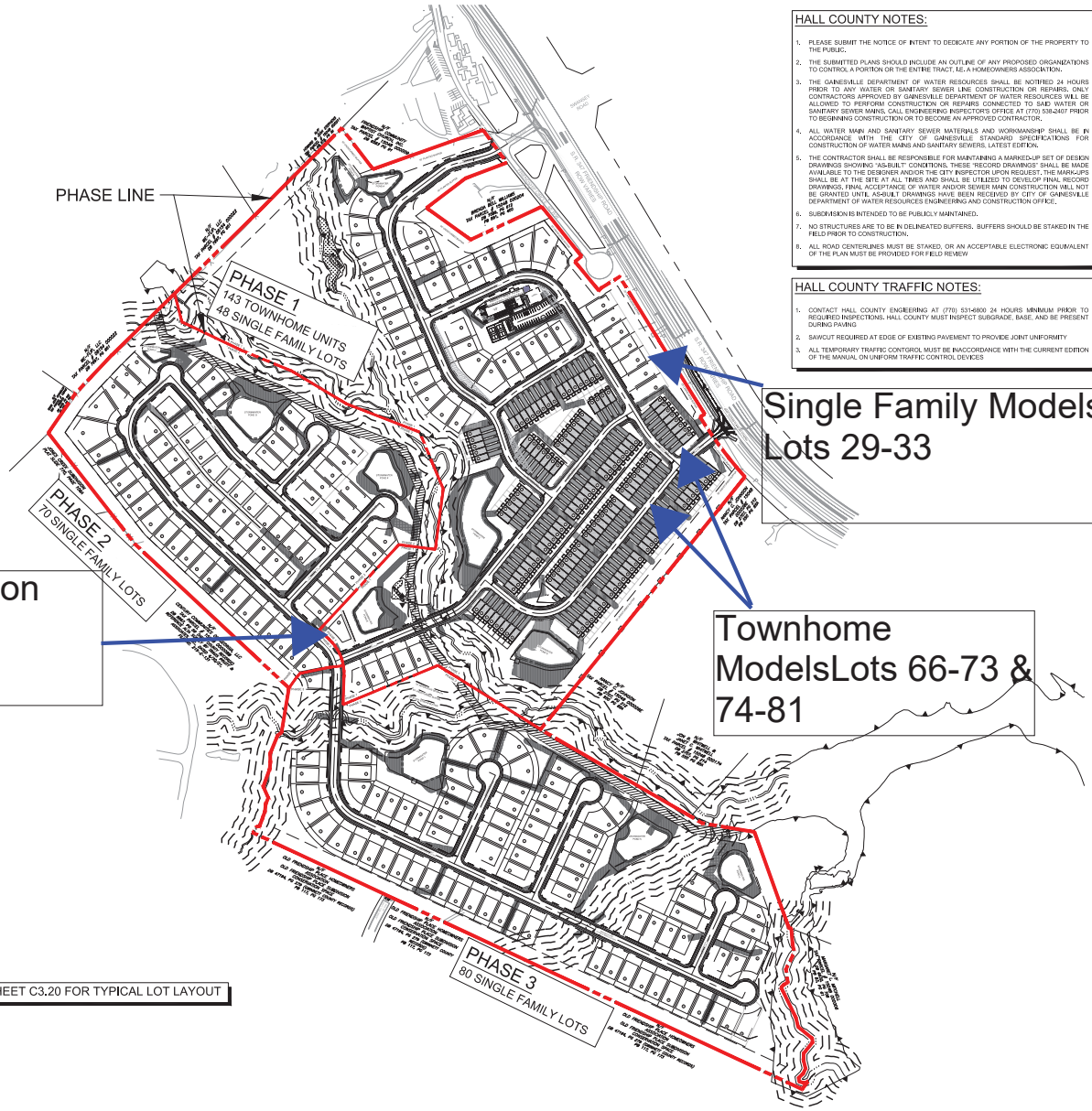

SEE SHEET C3.20 FOR TYPICAL LOT LAYOUT

HALL COUNTY NOTES:

1. PLEASE SUBMIT THE NOTICE OF INTENT TO DEDICATE ANY PORTION OF THE PROPERTY TO THE PUBLIC.
2. THE SUBMITTED PLANS SHOULD INCLUDE AN OUTLINE OF ANY PROPOSED ORGANIZATIONS TO CONTROL A PORTION OR THE ENTIRE TRACT, IE.A HOMEOWNERS ASSOCIATION.
3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
4. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARKUPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS. FINAL ACCEPTANCE OF WATER AND/OR SEWER MAIN CONSTRUCTION WILL NOT BE GRANTED UNTIL AS-BUILT DRAWINGS HAVE BEEN RECEIVED BY CITY OF GAINESVILLE DEPARTMENT OF WATER RESOURCES ENGINEERING AND CONSTRUCTION OFFICE.
6. SUBDIVISION IS INTENDED TO BE PUBLICLY MAINTAINED.
7. NO STRUCTURES ARE TO BE IN DELINEATED BUFFERS. BUFFERS SHOULD BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL ROAD CENTERLINES MUST BE STAKED, OR AN ACCEPTABLE ELECTRONIC EQUIVALENT OF THE PLAN MUST BE PROVIDED FOR FIELD REVIEW

HALL COUNTY TRAFFIC NOTES:

1. CONTACT HALL COUNTY ENGIEERING AT (770) 531-6800 24 HOURS MINIMUM PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING.
2. SAWCUT REQUIRED AT EDGE OF EXISTING PAVEMENT TO PROVIDE JOINT UNIFORMITY
3. ALL TEMPORARY TRAFFIC CONTGROL MUST BE INACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE DATA:	
SITE AREA	116.00 ACRES
ZONING	
ZONING	PRD
ZONING JURISDICTION	HALL COUNTY, GA
USE CALCULATIONS	
TOTAL OPEN SPACE	43.67 ACRES
PERCENTAGE OF SITE OPEN SPACE	38.0% SITE
PROPERTY SETBACK REQUIREMENTS	
BUFFER SURROUNDING PROPERTY	50 FEET UNDISTURBED ALONG THE PERIMETER EXCEPT FOR FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD 25 FEET LANDSCAPE BUFFER ALONG FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD
DETACHED LOT SETBACK REQUIREMENTS	
FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SETACK	30 FEET
DEVELOPMENT STANDARDS	
TOTAL RESIDENTIAL LOTS	341 LOTS
24' ATTACHED HOMES TOTAL	143 LOTS
24' ATTACHED HOME MIN. LOT AREA	2,880 SF
SINGLE FAMILY DETACHED	198 LOTS
SINGLE FAMILY DETACHED MIN. LOT SIZE	8,000 SF
SINGLE FAMILY DETACHED MIN. LOT WIDTH	60 FEET
SITE DENSITY	2.94 LOTS/ACRE
MAX. HEIGHT	3 STORIES / 40 FEET
PARKING REQUIREMENTS	
PARKING SPACES REQUIRED	682 SPACES (2 SPACES/DWELLING)
PARKING PROVIDED (SINGLE FAMILY DETACHED)	792 SPACES (2 SPACES DRIVE/2 GARAGE)
PARKING PROVIDED (TOWNHOMES)	858 SPACES (4 SPACES DRIVE/2 GARAGE)
AMENITY PARKING PROVIDED	35 SPACES
TOTAL PARKING PROVIDED	1,685 SPACES

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM HALL REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE HALL, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION. A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF HALL CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE HALL STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE HALL, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY SEWER SERVICE DISTRICT 1.
8. ALL PROPOSED LIGHTING SHALL BE LOW-LEVEL, NON-SPILL TYPE.
9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO. ALL UTILITIES. STORM DRAINAGE. SIGNS. TRAFFIC SIGNALS AND POLES. ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
18. THERE ARE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
19. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
20. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE OF COMMON SPACE AND AMENITIES.
21. A NOTICE OF INTENT (NOI) MUST BE FILED BEFORE ANY PORTION OF THE PROPERTY IS DEDICATED TO THE PUBLIC

CURB LEGEND:

24" NORMAL CURB & GUTTER (DETAIL C8.00)

24" ROLL & GUTTER CURB (DETAIL C8.00)

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PEACHTREE CORNERS, GA 30092

PROJECT

WEATHERFIELD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

FRIENDSHIP G.M.D. 1419
HALL COUNTY, GA

FOR

TAYLOR MORRISON
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30022
P: 770.741.0268

HALL COUNTY PROJECT#
HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KINGSLAND 12/6/24

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

GRID NORTH

C3.00
SHEET

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part, nor is it to be used on any other project and is to be returned upon request.

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Susan S. Anderson, PLS 2933 — 9-10-2024
Date

GEORGIA REGISTERED No. 2933 PROFESSIONAL LAND SURVEYOR SUSAN S. ANDERSON

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 23-101
Dated: SEPTEMBER 1, 2024

SCHEDULE B, PART II – EXCEPTIONS

(3) Deleted

(4) Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records as shown hereon.

(5) Deleted

(6) Limitations on access to Friendship Road as described in that Right of Way Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Georgia Department of Transportation dated September 24, 2009, and recorded at Deed Book 6617, Page 406, Hall County, Georgia records as shown hereon.

(7) Limitations on access to Friendship Road as described in that Right of Way Deed from James E. McNeal and Freida M. McNeal to Georgia Department of Transportation dated September 20, 2011, and recorded at Deed Book 6898, Page 365, Hall County, Georgia Records as shown hereon.

(8) Deleted

(9) Access, Construction, and Maintenance Easement from Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy to Hall County, Georgia, dated September 25, 2018, and recorded at Deed Book 8222, Page 1, Hall County, Georgia Records; as affected by that Agreement to Exchange Temporary Construction Easement, by Charles D. Bell, et al., dated September 9, 2023, and recorded at Deed Book 9616, page 709, aforesaid Records as shown hereon.

(10) Access, Construction, and Maintenance Easement from David E. Williams and Joan Williams, Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and Williams Family Holdings, L.L.L.P., dated August 28, 2019, and recorded at Deed Book 8324, Page 324, Hall County, Georgia Records, as affected by that Agreement to Exchange Temporary Construction Easement, by Estate of Edgar F. Williams, Jr., dated September 9, 2023, and recorded at Deed Book 9616, page 727, aforesaid Records as shown hereon.

LEGEND

CAGS	CITY GATE	RBr	REBAR
DCS	DRILLED CONTROL STRUCTURE	Nc	NORTHING
TBM	TEMPORARY BENCH MARK	Ec	EASTING
CONC.	CONCRETE	HT	HOWELL
ELEV.	ELEVATION	CB	CURB BOX
IF	IRON PIN FOUND	CI	CURB INLET
IPS	IRON PIN SET (1/2"REBAR)	DI	DRAIN INLET
OT	OPEN TOP PIPE	JB	JUNCTION BOX
CT	CRAMP TOP PIPE	CMP	CORRUGATED METAL PIPE
CMF	CONC. MONUMENT FOUND	RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY	FES	FLARED END SECTION
P/L	PROPERTY LINE	GM	GAS METER
L/L	LAND LOT	DIP	DUCTILE IRON PIPE
LL	LAND LOT LINE	VCP	VITRIFIED CLAY PIPE
L/F	LAND LOT LINE	FFE	FINISHED FLOOR ELEVATION
N/F	NOW OR FORMERLY	BFE	BASEMENT FLOOR ELEVATION
DB	DEED BOOK	CRE	CRAWL SPACE ELEVATION
PB	PLAT BOOK	PVC	POLYVINYL CHLORIDE PIPE
FH	FIRE HYDRANT	D.E.	DRAINAGE EASEMENT
NTS	NOT TO SCALE	S.S.E.	SANITARY SEWER EASEMENT
POC	POINT OF COMMENCEMENT	CB	CABLE TV BOX
POB	POINT OF BEGINNING	PP	POWER POLE
	SIGN	LP	LIGHT POLE
FOC	FIBER OPTIC CABLE	YB	YARD LIGHT
SSMH	SANITARY SEWER MANHOLE	GA	GUY WIRE ANCHOR
U.G.	UNDERGROUND	TP	TELEPHONE POLE
	INTERVALVE	TM	TELEPHONE MANHOLE
CP	CAMERA POLE	SB	SOUTHERN BELL (BELL SOUTH)
TP	TRAFFIC POLE	TR	TRANSFORMER
	ELECTRIC MANHOLE	OH	OVERHEAD POWER
	ELECTRIC	OP	OVERHEAD POWER
	ELECTRIC BOX	PT	OVERHEAD POWER & TELE
	FIRE DEPT. CONNECTION	UP	UNDERGROUND POWER
FH	FIRE HYDRANT	UT	UNDERGROUND TELEPHONE
	WATER VALVE MONUMENT	UC	U.G. COMMUNICATIONS
	WATER METER		UNDERGROUND GAS
	WATER VALVE		TELEPHONE TERMINAL/BOX
CPP	CORRUGATED PLASTIC PIPE		TRAFFIC SIGNAL BOX
SGB	SINGLE WING CATCH BASIN		WATER LINE
DWCB	DOUBLE WING CATCH BASIN		SANITARY SEWER LINE

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,000,000 FEET AND AN ANGLE ERROR OF ___ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 382,695 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TYPE OF EQUIPMENT: TOPCON GTS-313

AS SURVEYED LEGAL DESCRIPTION TRACT 2

All that tract or parcel of land lying and being in Hall County, Georgia, Friendship District and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle; Thence, South 30 degrees 00 minutes 20 seconds East for a distance of 249.93 feet along said right-of-way to and iron pin found (1/2" rebar); Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar); Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING.

Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar);
Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar) at an angle iron on said southwesterly right-of-way of Friendship Circle;
Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.72 feet along said right-of-way to an iron pin found (1/2" rebar);
Thence, South 50 degrees 51 minutes 31 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar);
Thence, South 38 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar);
Thence, South 42 degrees 58 minutes 06 seconds West for a distance of 627.54 feet leaving said right-of-way to an iron pin set (1/2" rebar) in the base of a 36" oak tree;
Thence, South 73 degrees 45 minutes 31 seconds West for a distance of 1211.36 feet to an iron pin found;
Thence, North 37 degrees 37 minutes 12 seconds West for a distance of 524.28 feet to an iron pin found (3/4" open top) at a rock with a 1/2" rebar witnessed set;
Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (1/2" open top);
Thence, North 43 degrees 25 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (7" open top);
Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top);
Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top);
Thence, South 37 degrees 25 minutes 22 seconds East for a distance of 191.96 feet to an axel found;
Thence, South 54 degrees 08 minutes 56 seconds East for a distance of 246.26 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING.

Containing within said bounds an area of 57.996 acres.

RECORD LEGAL DESCRIPTION TRACT 2

All that tract or parcel of land lying and being in Hall County, Georgia, Friendship District described as follows:

Beginning at a rock corner on Buford and Houchton Road near Friendship Church. Bounded as follows: on the north by lands of Puckett, Harrison, Elmburg and Harrison on west; west by Deaton Rube Puckett. Said lot being 42 acres, more or less, and being the same lands deeded by Emmerson C. Holland to H.D. Puckett as recorded in Deed Book 96, Pages 163-164 of the Hall County, Georgia Deed Records.

This being same property as described in a Warranty Deed from J.D. Puckett to R.C. Bell as recorded in Deed Book 223, Page 479-480 of the Hall County, Georgia Deed Records.

This also being the same property as described in a Quit Claim Deed dated May 19, 2006 from Howell C. Bell by and through Bob Pruett and Charles Bell, Trustees to Mildred M. Bell as recorded on Deed Book 5692, pages 182-183 of the Hall County, Georgia Deed Records.

Less and Except: A previous conveyance to Friendship Baptist Church by deed dated March 21, 1975 and recorded in Deed Book 500, Page 207 of the Hall County, Georgia, Deed Records, and a second conveyance to Friendship Baptist Church by deed dated June 9, 1988 and recorded in Deed Book 1227, Pages 218-219 of the Hall County, Georgia, Deed Records.

Less and Except: A conveyance made to the Georgia Department of Transportation dated October 6, 2011, and recorded in Deed Book 6901, Page 162-166 of the Hall County, Georgia Deed Records.

AS SURVEYED LEGAL DESCRIPTION TRACT 3

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle; Thence, South 30 degrees 00 minutes 20 seconds East for a distance of 149.93 feet along said right-of-way to and iron pin found (1/2" rebar); Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar); Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar); Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar); Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar) at an angle iron on said southwesterly right-of-way of Friendship Circle; Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.72 feet along said right-of-way to an iron pin found (1/2" rebar); Thence, South 50 degrees 51 minutes 31 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, South 38 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, North 45 degrees 07 minutes 08 seconds East for a distance of 34.34 feet continuing along said right-of-way to a concrete monument found; Thence, North 58 degrees 30 minutes 53 seconds East for a distance of 70.35 feet leaving said right-of-way to an iron pin found (1/2" rebar) on the southwesterly right-of-way of Friendship Road, having a variable right-of-way width; Thence, South 31 degrees 38 minutes 53 seconds East for a distance of 277.01 feet along said right-of-way of Friendship Road to an iron pin found (1/2" rebar); Thence, South 42 degrees 38 minutes 36 seconds West for a distance of 53.09 feet leaving said right-of-way to an iron pin found (1" square tube); Thence, South 39 degrees 31 minutes 58 seconds West for a distance of 748.75 feet to an iron pin found (1" crimp top); Thence, North 54 degrees 41 minutes 29 seconds West for a distance of 140.23 feet to an iron pin found (3/4" open top); Thence, North 54 degrees 31 minutes 19 seconds West for a distance of 196.76 feet to an iron pin set (1/2" rebar) in the base of a 36" oak tree; Thence, North 42 degrees 58 minutes 06 seconds East for a distance of 827.54 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING.

Containing within said bounds an area of 6.112 acres.

RECORD LEGAL DESCRIPTION TRACT 3

All that tract or parcel of land lying and being in GMD 1419, Hall County, Georgia and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southwest right of way of Friendship Circle (right of way varies) and the southwest right of way of Friendship Road (right of way varies), said point having the Georgia State Plane Coordinates (West Zone) of North 1300704.7867 and East 2370840.8436, said point marked by a 1/2 inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way of Friendship Road South 31 Degrees 39 Minutes 38 Seconds East for a distance of 277.02 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right of way and traveling South 42 Degrees 47 Minutes 42 Seconds West for a distance of 53.25 feet to a point, said point marked by a Square Rod Rebar Found; THENCE South 39 Degrees 30 Minutes 53 Seconds West for a distance of 748.69 feet to a point, said point marked by a 1/2 Inch Crimp Top Pipe found; THENCE traveling North 54 Degrees 44 Minutes 26 Seconds West for a distance of 140.17 feet to a point, said point marked by a 3/4 inch Open Top Pipe found; THENCE North 54 Degrees 08 Minutes 40 Seconds West for a distance of 196.46 feet to a point, said point marked by a 42" Oak Tree; THENCE North 42 Degrees 03 Minutes 01 Seconds West for a distance of 830.11 feet to a point on the southwest right of way of Friendship Circle (right of way varies), said point marked by a 1/2 inch rebar pin set; THENCE traveling on said right of way North 43 Degrees 03 Minutes 01 Seconds East for a distance of 34.51 feet to a point, said point marked by a Rock found; THENCE continuing on said right of way North 58 Degrees 59 minutes 58 seconds East for a distance of 78.93 feet to a point on the southwest right of way of Friendship Road (right of way varies), said point marked by a 1/2 inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

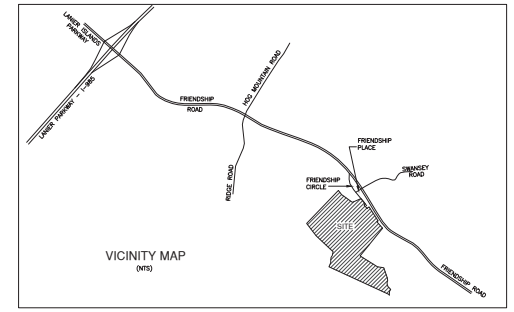
Said property contains 6.131 Acres.

Said property being known as 3746 Friendship Circle according to the present system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

AS SURVEYED LEGAL DESCRIPTION TRACT 4

All that tract or parcel of land lying and being in 1419th G.M. District of Hall County, Georgia and in the Land Lots of the 1st and 2nd Land Districts of Georgia and being shown as a 98.17 acres total tract on a plat of survey for Edgar F. Williams, Jr. and Helen Deaton Williams, made by Owen Patton, Georgia Registered Land Surveyor No. 1324, dated December 27, 1981 and recorded in Plat Book 161, Slide 205-A, Clerk's Office, Hall Superior Court and recorded in Plat Book 56, Page 215, Clerk's Office, Gwinnett Superior Court, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property.

LESS AND EXCEPT the real property conveyed in that General Warranty Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Old Friendship Partners, LLC, dated June 28, 2005, and recorded in Deed Book 43213, Page 21, Gwinnett County, Georgia records.



VICINITY MAP
(NTS)

AS SURVEYED LEGAL DESCRIPTION TRACTS 1, 2, 3 & 4

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle; Thence, South 30 degrees 00 minutes 20 seconds East for a distance of 149.93 feet along said right-of-way to and iron pin found (1/2" rebar); Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar); Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar); Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar);
Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar) at an angle iron on said southwesterly right-of-way of Friendship Circle;
Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.72 feet along said right-of-way to an iron pin found (1/2" rebar);
Thence, South 50 degrees 51 minutes 31 seconds West for a distance of 31.04 feet continuing along said right-of-way to a concrete monument found;
Thence along a curve to the left with an arc length of 278.27 feet, and a radius of 1352.23 feet, having a chord bearing of South 36 degrees 48 minutes 12 seconds East, and a chord length of 278.00 feet continuing along said right-of-way as an iron pin set (1/2" rebar);
Thence, South 38 degrees 00 minutes 20 seconds East for a distance of 149.93 feet along said southwesterly right-of-way of Friendship Circle to an iron pin found (1/2" rebar);
Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar);
Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar);
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