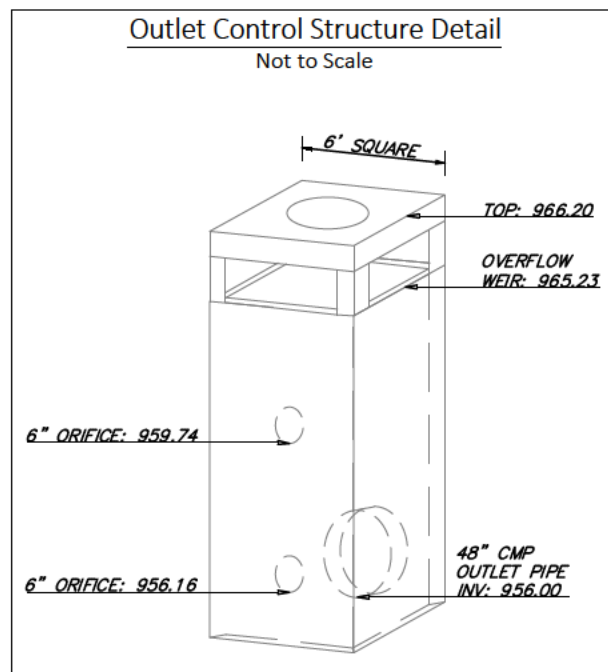


| Name                                      | Facility Type      | Phone                   |
|-------------------------------------------|--------------------|-------------------------|
| ATLANTA GAS LIGHT GWINNETT – AGL14        | Gas                | (470) 484-2800          |
| ATT / D – 85CA                            | Telecommunication  | (770) 763-9207          |
| COMCAST – CMAGWN                          | Telecommunication  | (678) 708-7112          |
| GWINNETT COUNTY PUBLIC UTILITIES – GW10   | Water              | (678) 325-9631          |
| GWINNETT COUNTY PUBLIC UTILITIES – GW91   | Sewer              | (678) 325-9631          |
| GWINNETT COUNTY PUBLIC UTILITIES – GW92   | Telecommunication  | (678) 639-8889          |
| GWINNETT COUNTY PUBLIC UTILITIES – GW93   | Traffic - Electric | (678) 639-8839          |
| VERIZON BUSINESS (MCI FACILITIES) – MCI02 | Telecommunication  | (404) 264-9675          |
| WALTON EMC – WAL70                        | Electric           | (770) 267-2505 Ext 7034 |

## SURVEY NOTES

1. This plat was prepared for the exclusive use of the person, persons, or entity named on this plat. This does not extend to any unnamed third party without an expressed restatement by the surveyor.
2. This plat does not constitute a title search or title report and may be subject to easements, rights-of-way, restrictive covenants, zoning regulations, or other encumbrances not shown hereon.
3. Field data for this plat was collected using a Leica GS18 dual-frequency GNSS receiver with duplicate corner observations between 05/18 to 05/18/2026 through the Leica SmartNet network. Bearings and the north arrow are referenced to the Georgia West Zone, NAD 83 (2011). The processed data has a horizontal positional accuracy within 03 feet, and a scale factor of 1.0001397899976 was applied to convert grid distances to ground distances. All shown distances are horizontal ground measurements in U.S. survey feet (1 foot =  $\frac{1}{39.37}$  meters).
4. This plat has been calculated for closure and found to have a precision of one foot in 122,768 feet.
5. No evidence of human burials or cemeteries was observed at the time of survey.
6. At the time of field survey, no observable evidence of recent earth moving, building construction or additions, changes in right-of-way, or recent street or sidewalk construction or repairs was observed
7. Underground utilities shown hereon are depicted based on a combination of existing data, field observations, information, and field markings provided by Prime Utility Solutions. The locations shown are approximate and are intended for planning purposes only. Underground utilities not shown may exist. Davis Engineering does not guarantee the accuracy or completeness of the utility information depicted. If a utility shown hereon is contacted prior to any design, excavation, or construction activities, the user assumes all liability.
8. This property is shown to be located within Zone X based on graphical interpretation of FEMA Flood Insurance Rate Map (FIRM) No. 13155AH0100E effective 05/18/2026. Flood hazard designations shown hereon are approximate only. If the accurate location and/or elevation of the flood hazard is required, a detailed study may be necessary.
9. The topographic and elevation data shown hereon are based on data acquired from a field-run topographic survey conducted by this firm on 05/18 through 05/18/2026 and are referenced to the NAVD 88 datum. Contours are depicted at a one-foot interval.
10. No buildings observed on the subject property.



## ZONING INFORMATION

The subject property is zoned BG per the City of Snellville Zoning Map accessed on 06/15/2026, last updated 09/28/2023.

Per the City of Snellville Municode, accessed on 06/15/2026, the minimum setback requirements for zone BG are:

Front - 10 Feet  
Side - 10 Feet (interior)  
Rear - 20 Feet  
  
Building Height: 80' Maximum

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

## SURVEY OBSERVATIONS

The following observations are based upon visible evidence observed during the course of the survey. These observations are informational only and are not intended as determinations of ownership, possession, or property rights.

- Overhead electric observed crossing the subject property along its northern boundary.
- Stormwater drainage observed crossing the subject property near the southeasterly corner from an off-site 18" corrugated metal pipe [CMP]. No recorded drainage easement affecting this area was identified during the course of the survey.
- Parking spaces and underground electric facilities observed within the 45' Access Easement to QuikTrip
- Chain link fence surrounding detention pond crosses the southerly line of the subject property.

### SURVEYOR CERTIFICATION (GEORGIA)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat to intended use or purpose. 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.

### ALTA/NSPS CERTIFICATION

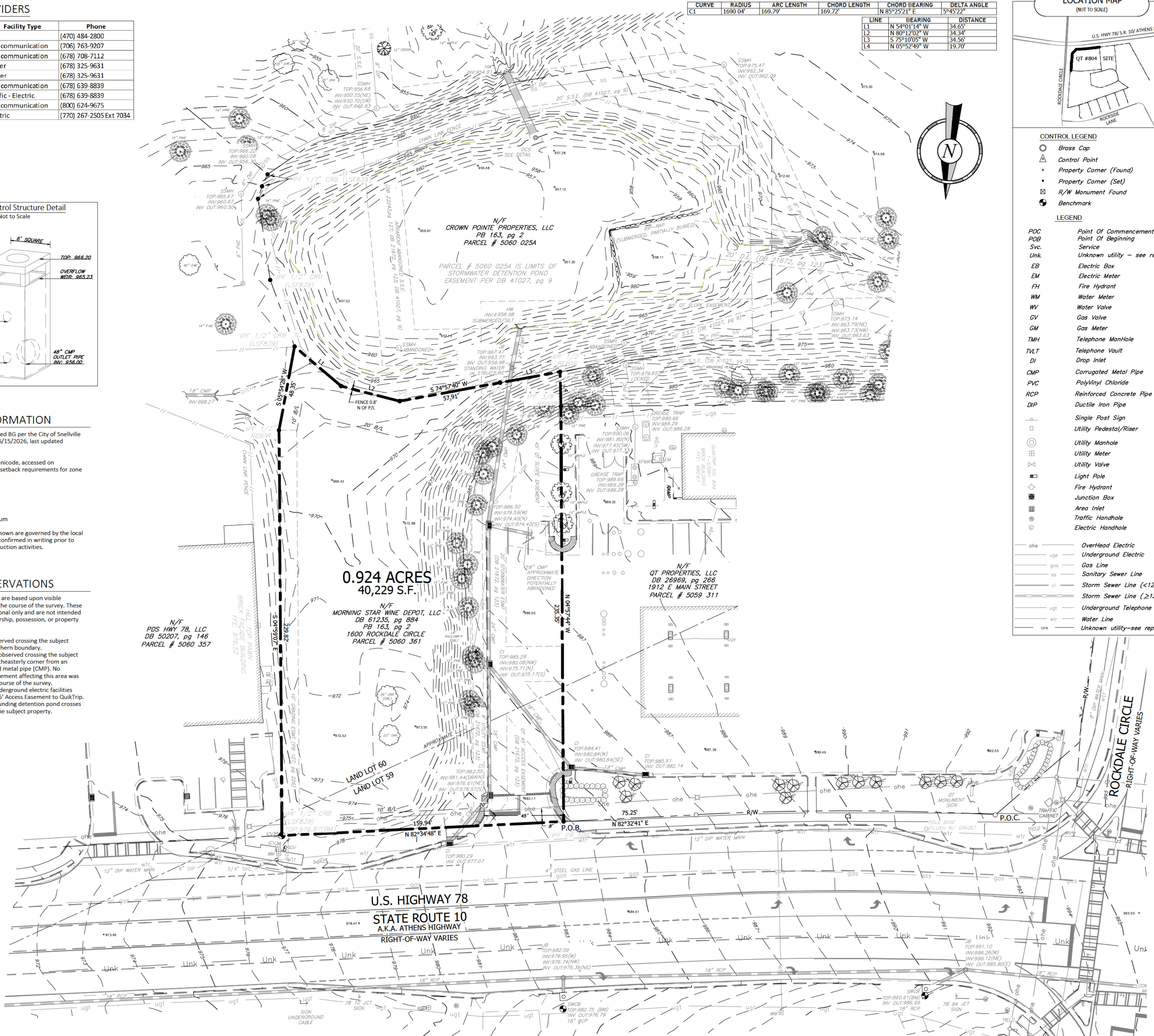
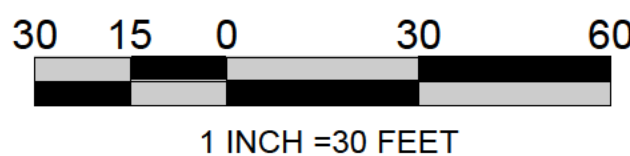
To QuikTrip Corporation, an Oklahoma Corporation, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(b), 13, & 20 of Table A thereof. The fieldwork was completed on 05/08/2026.

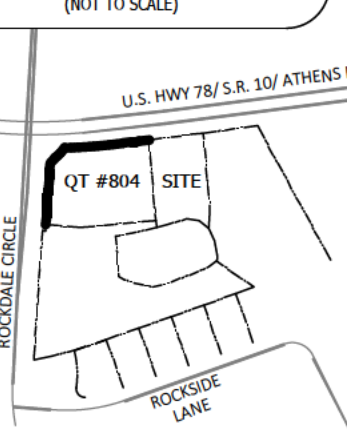
Date of plat or map: 07/07/2026



FARRAN ANDERSON PLS# 3614



## LOCATION MAP



### CONTROL LEGEND

-  *Brass Cap*
-  *Control Point*
-  *Property Corner (Found)*
-  *Property Corner (Set)*
-  *R/W Monument Found*
-  *Benchmark*

### LEGEND

- |                                                                                       |                              |
|---------------------------------------------------------------------------------------|------------------------------|
| POC                                                                                   | Point Of Commencement        |
| POB                                                                                   | Point Of Beginning           |
| Svc.                                                                                  | Service                      |
| Unk.                                                                                  | Unknown utility - see report |
| EB                                                                                    | Electric Box                 |
| EM                                                                                    | Electric Meter               |
| FH                                                                                    | Fire Hydrant                 |
| WM                                                                                    | Water Meter                  |
| WV                                                                                    | Water Valve                  |
| GV                                                                                    | Gas Valve                    |
| GM                                                                                    | Gas Meter                    |
| TMH                                                                                   | Telephone Manhole            |
| TVL                                                                                   | Telephone Vault              |
| DI                                                                                    | Drip Inlet                   |
| CMP                                                                                   | Corrugated Metal Pipe        |
| PVC                                                                                   | PolyVinyl Chloride           |
| RCP                                                                                   | Reinforced Concrete Pipe     |
| DIP                                                                                   | Ductile Iron Pipe            |
|    | Single Post Sign             |
|    | Utility Pedestal/Riser       |
|    | Utility Manhole              |
|    | Utility Meter                |
|    | Utility Valve                |
|    | Light Pole                   |
|    | Fire Hydrant                 |
|   | Junction Box                 |
|  | Area Inlet                   |
|  | Traffic Handhole             |
|  | Electric Handhole            |

DES  
DAVIS ENGINEERING  
& SURVEYING

PROJECT NO.: 26-29

TOPOGRAPHIC ALTA/NSPS LAND TITLE SURVEY

QuikTrip Bubble Bath 61816

1600 Rockdale Circle Snellville, Georgia

Land Lots 59 and 60 of the 5th District  
City of Snellville - Gwinnett County, Georgia



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PROTOTYPE: P-112 (11/01/22)

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY: FA

[illegible]

SHEET TITLE:

## SURVEY PLAN

SHEET NUMBER:

C020

1
|
2

## 6 |

5 | 6 | 7

- 5 6 7 8

## 11 |

|   |  |    |  |    |  |
|---|--|----|--|----|--|
| 0 |  | 11 |  | 12 |  |
|---|--|----|--|----|--|

10 | 11 | 12 |

## 11 |

10 | 11 | 12 |

10 | 11 | 12 |

10 | 11

10 | 11 | 12 |

