

Recorded & recorded
 DATE: 7/26/2018
 TIME: 9:58 AM
 PAGE: 00277
 RECORDING FEE: 9.00
 PARTIAL FEE: 61.96303927
 CLERK: Richard T. Alexander Jr.
 Gwinnett County, GA

SURVEYOR CERTIFICATION:

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 as to the intended use of any parcel. 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 set forth in O.C.G.A. Section 15-6-67.



Signed: *Byron T. Freeman* Registration No. 3184 Date: 6/27/18

STATEMENT OF APPROVAL:

All requirements of the Development Regulations of the City of Duluth relative to the preparation and submission of a subdivision development permit application having been fulfilled and said application and all supporting plans and data having been reviewed and approved by all effected governmental jurisdictions, agencies and departments under their applicable regulations, approval is hereby granted, on this Preliminary Plat and all other Development Plans associated with this subdivision, subject to all further provisions of said Development Regulations and other City existing Regulations.

Signed: *Clint Walters* Date: 6/27/18
 Planning and Development Department

THIS APPROVAL EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

NOTE: The purpose of this plat is to subdivide the land for addressing. No streets, right-of-ways, or utilities are being dedicated at this time. The boundaries of the lots shown on this Plat have not been surveyed.

Owners Acknowledgement and Declaration:

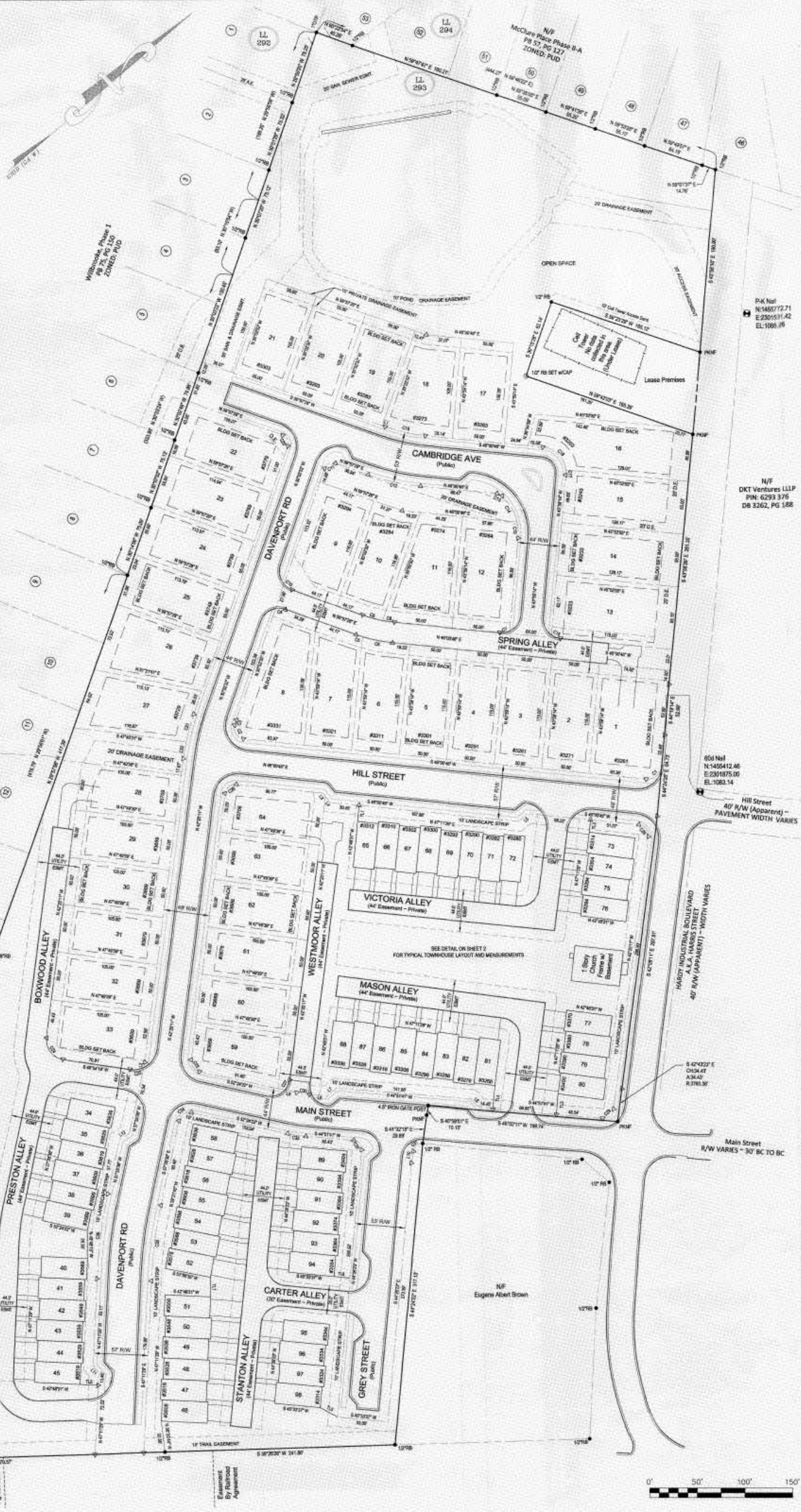
STATE OF GEORGIA COUNTY OF GWINNETT
 The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates by this Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances hereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes herein expressed.

Signed: *Clint Walters* Date: 6/27/18
 Signature of Subdivider Printed Name of Subdivider

OWNER/DEVELOPER:
 HOME SOUTH COMMUNITIES LLC
 390 BROGDON ROAD
 SUWANEE, GA 30024
 CONTACT: CLINT WALTERS
 PHONE 678-541-2593

CITY OF DULUTH
 APPROVED FOR RECORDING BY:
Clint Walters
 6/27/18

Wilmington, Phase Two
 PG 28, PG 29, PG 30
 ZONED: PUD



P/K Ref:
 N: 1455772.71
 E: 230181.42
 EL: 1088.95

N/F
 DKT Ventures LLLP
 PIN: 6293 376
 DB 3262, PG 188

601 Ref
 N: 1456412.46
 E: 2301875.00
 EL: 1083.14

Hill Street
 40' R/W (Apparent) -
 PAVEMENT WIDTH VARIES

HARDY INDUSTRIAL BOULEVARD
 A.K.A. HARRIS STREET
 40' R/W (APPARENT) - WIDTH VARIES

3424327'E
 034344'
 A3342'
 R3163.39'

Main Street
 R/W VARIES - 30' BC TO BC



South on Main
 Preliminary Plat
 Home South Communities
 390 Brogdon Road
 Suwanee, GA 30024
 Phone (678) 541-2593
 LAND LOT 263 - 6TH DISTRICT
 CITY OF DULUTH - GWINNETT COUNTY - GEORGIA

POND
 3500 Parkway Lane, Suite 600
 Norcross, GA 30052
 Phone (678) 335-7740
 Fax (678) 335-7741

Designed By: PL	Date: 06-11-2017
Drawn By: DG	Checked By: DTT
Submitted By:	Customer Number:
Plot Scale: 1" = 50'	Plot Date: 06-26-2018
Scale: AS-CD	File Name: 148 & Main Pre-Plat.dwg

REV	DESCRIPTION	DATE	APPR
1	Added Gwinnett County approved addresses to all lots	05-07-2018	BF
2	Added Statement of Approval and Owners Acknowledgement to all sheets	05-10-2018	BF
3	Labeled all permit roads as public or private & updated Conditions on sheet 2	05-29-2018	BF
4	Changed the name of North Star Boulevard to Main Street	06-05-2018	BF

PLATINUM GEOMETRICS, LLC
 5039 B U BOWMAN DRIVE
 SUITE 400
 BUFORD, GA 30518
 PH: 678.298.3969
 GEORGIA CERTIFICATE OF
 AUTHORIZATION NO. LS001238