

GENERAL NOTES:
 1. This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2. This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4. No Geodetic monuments were found within 500 feet of this site.
 5. This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

FIELD DATA:
 DATE OF FIELD SURVEY 11-30-21
 4:2-15-21.
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.
 EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: CHAMBRON INSTRUMENTS, PRO, SN:1033458,
 NETWORK: eGPSVRS

TRACT NO. 5
 TOTAL AREA: 179,603 SQ FT, 4.123 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 1,263,497 FEET
 SURVEY DATA: TRACT NO. 5
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 58991 PG 279
 PROPERTY OWNER AT TIME OF SURVEY: MAA SHELL LLC
 PARCEL NUMBER: R6124 169

TRACT NO. 5
 REFERENCE: PB 2 PG 234
 DB 58991 PG 279
 DB 51417 PG 231-236
 FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0136F EFFECTIVE DATE SEPTEMBER 29, 2006

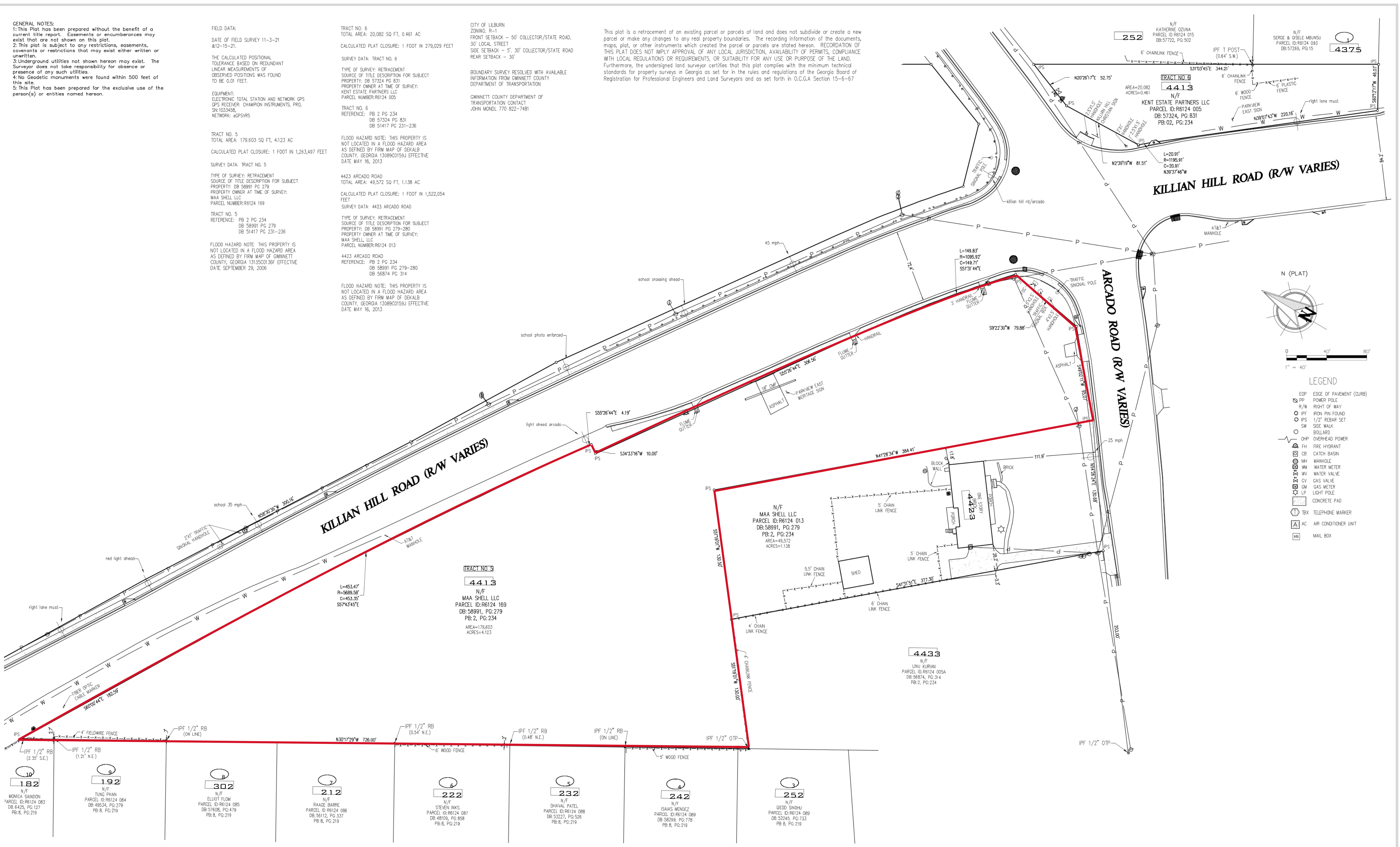
TRACT NO. 6
 TOTAL AREA: 20,082 SQ FT, 0.461 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 279,029 FEET
 SURVEY DATA: TRACT NO. 6
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 57324 PG 831
 PROPERTY OWNER AT TIME OF SURVEY: KENT ESTATE PARTNERS LLC
 PARCEL NUMBER: R6124 005

TRACT NO. 6
 REFERENCE: PB 2 PG 234
 DB 57324 PG 831
 DB 51417 PG 231-236
 FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0159J EFFECTIVE DATE MAY 16, 2013

TRACT NO. 6
 REFERENCE: PB 2 PG 234
 DB 58991 PG 279-280
 DB 56874 PG 314
 FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0159J EFFECTIVE DATE MAY 16, 2013

CITY OF LILBURN
 ZONING: R-1
 FRONT SETBACK - 50' COLLECTOR/STATE ROAD,
 30' LOCAL STREET
 SIDE SETBACK - 5', 30' COLLECTOR/STATE ROAD
 REAR SETBACK - 30'
 BOUNDARY SURVEY RESOLVED WITH AVAILABLE INFORMATION FROM GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION
 GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION CONTACT
 JOHN MONDL 770 822-7481

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, plat, 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



Date	Description	By

KEYSTONE LAND SURVEYING, INC.
 162 E. DODD ST.
 SUITE F
 LAWRENCEVILLE, GEORGIA
 770-543-8700
 www.keystonelandsurveying.com

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BOUNDARY SURVEY FOR
 MOHAMMAD TUHIN KHAN
 4413 KILLIAN HILL ROAD & 4423 ARCADE ROAD, LILBURN, GEORGIA 30047

LAND LOT 124 - 6TH DISTRICT, GWINNETT COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR
 No. 3077
 PATRICK F. CAREY

Date: 12-30-2021
 Scale: 1" = 40'
 Client: MOHAMMAD TUHIN KHAN
 Drawn By: JTF
 Sheet 1 of 1