

GRAPHIC SCALE  
0' 30' 60' 120' 180'

1 INCH = 60 FEET

GRID NORTH

BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)

THIS BLOCK RESERVED FOR RECORDING INFORMATION

**FIELD SURVEY CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,708 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 17, 2017.

**PLAT CLOSURE STATEMENT**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 248,000 FEET.



**VICINITY MAP**

NOT TO SCALE

**BASELINE**  
SURVEYING &  
ENGINEERING, INC.

P.O. BOX 269  
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-614-1952

MATT@BASELINEGA.COM

**PROJECT DATA**

CLIENT: VISION GLOBAL MANAGEMENT, LLC

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#3069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM  
706-614-1952

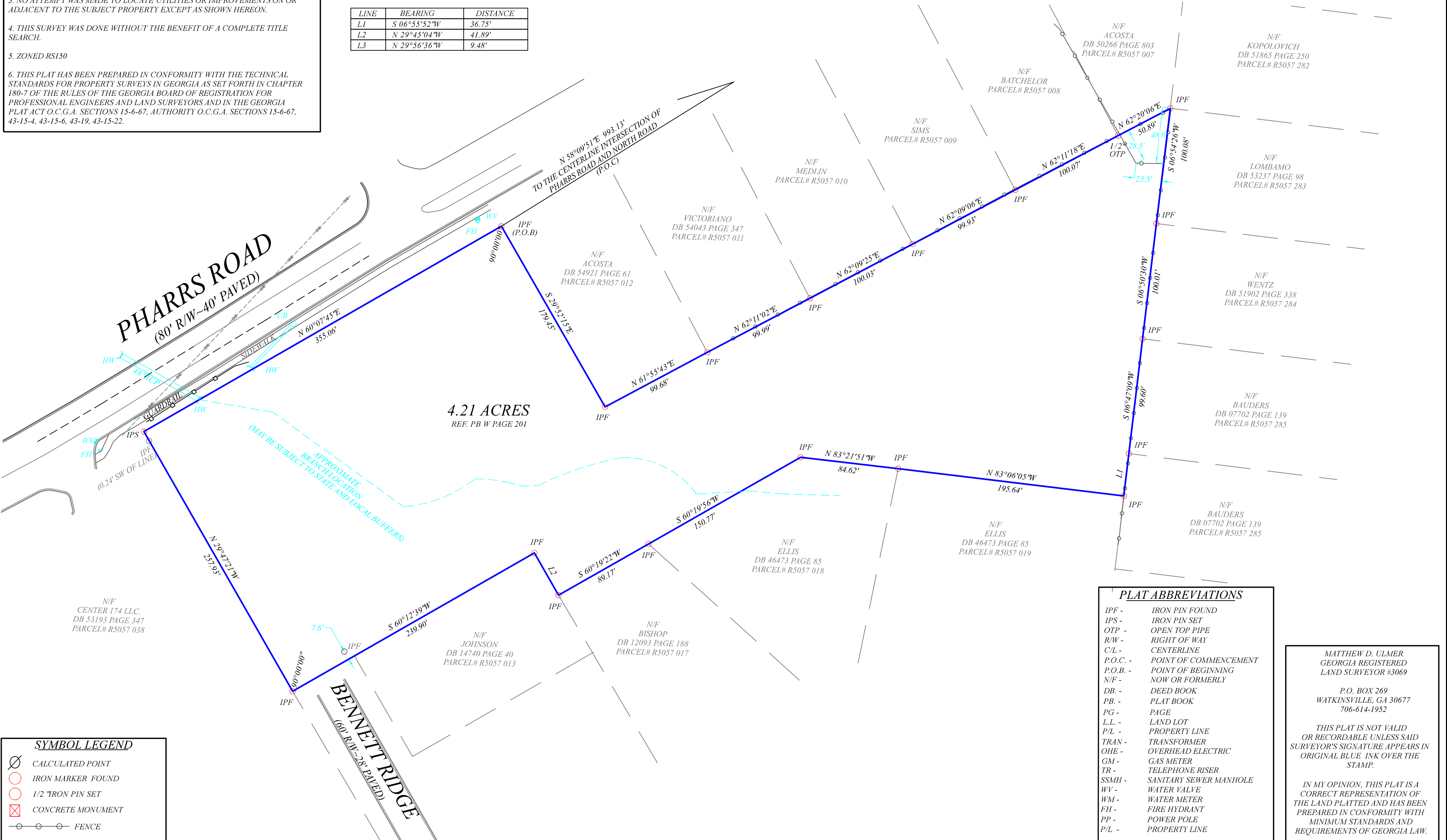
- TOTAL PROJECT ACREAGE: 4.21 ACRES
- TAX PARCEL #: R5057 091
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED RS150
- THIS PLAT HAS BEEN PREPARED IN 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 IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.

**SURVEYOR CERTIFICATIONS**

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.

MATTHEW D. ULMER, GA. RLS#3069

LINE	BEARING	DISTANCE
L1	S 06°55'52"W	36.75'
L2	N 29°45'04"W	41.89'
L3	N 29°56'36"W	9.48'



**PLAT FOR:**

VISION GLOBAL  
MANAGEMENT, LLC

LAND LOT 57  
5TH DISTRICT

GWINNETT COUNTY

PHYSICAL ADDRESS:

1972 PHARRS ROAD  
SNELLVILLE, GEORGIA  
30078

**REVISIONS**

REVISIONS	DATE

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**DATE**

11/27/17

**PROJECT**

17-1041S

**RETRACEMENT**

BOUNDARY  
SURVEY

**SHEET**

1 OF 1

**PLAT ABBREVIATIONS**

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- OTF - OPEN TOP PIPE
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- N/F - NOW OR FORMERLY
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- LL - LAND LOT
- P/L - PROPERTY LINE
- TRAN - TRANSFORMER
- OHE - OVERHEAD ELECTRIC
- GM - GAS METER
- TR - TELEPHONE RISER
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- P/L - PROPERTY LINE

MATTHEW D. ULMER  
GEORGIA REGISTERED  
LAND SURVEYOR #3069

P.O. BOX 269  
WATKINSVILLE, GA 30677  
706-614-1952

THIS PLAT IS NOT VALID  
OR RECORDABLE UNLESS SAID  
SURVEYOR'S SIGNATURE APPEARS IN  
ORIGINAL BLUE INK OVER THE  
STAMP.

IN MY OPINION, THIS PLAT IS A  
CORRECT REPRESENTATION OF  
THE LAND PLATTED AND HAS BEEN  
PREPARED IN CONFORMITY WITH  
MINIMUM STANDARDS AND  
REQUIREMENTS OF GEORGIA LAW.



LSF#001108  
EXPIRES 12-31-2018

**SYMBOL LEGEND**

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- ⊠ CONCRETE MONUMENT
- FENCE