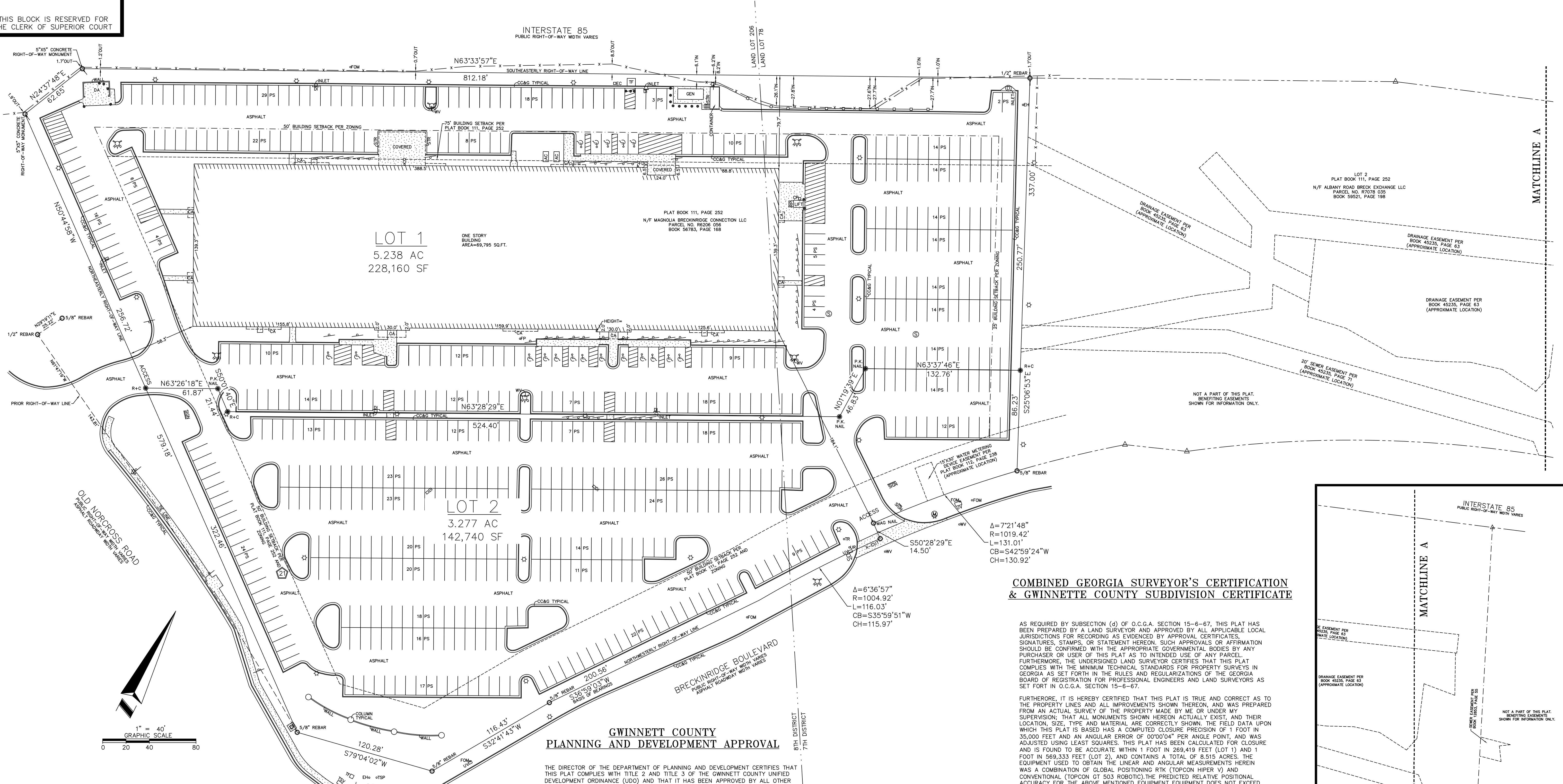


**MINOR SUBDIVISION PLAT**  
**BRECKINRIDGE CONNECTION ADDITION TO DULUTH**  
 SITUATED IN  
 LAND LOT 206, 6TH DISTRICT, AND LAND LOT 78, 7TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

THIS BLOCK IS RESERVED FOR  
 THE CLERK OF SUPERIOR COURT



**COMBINED GEORGIA SURVEYOR'S CERTIFICATION  
 & GWINNETT COUNTY SUBDIVISION CERTIFICATE**

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 STATEMENT HEREON. SUCH APPROVALS OR AFFIRMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

FURTHERMORE, IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A COMPUTED CLOSURE PRECISION OF 1 FOOT IN 35,000 FEET AND AN ANGULAR ERROR OF 00'00"04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 269,419 FEET (LOT 1) AND 1 FOOT IN 669,333 FEET (LOT 2), AND CONTAINS A TOTAL OF 8,515 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A COMBINATION OF GLOBAL POSITIONING RTK (TOPCON HIPER V) AND CONVENTIONAL (TOPCON GT 503 ROBOTIC). THE PREDICTED RELATIVE POSITIONAL ACCURACY FOR THE ABOVE MENTIONED EQUIPMENT DOES NOT EXCEED 0.07 FEET PLUS 50 PARTS PER MILLION HORIZONTAL, AND WAS VERIFIED BY REDUNDANT GPS OBSERVATIONS IN THE FIELD.

BY: DOUGLAS P. CRUSE, III, GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2973  
 DATE OF EXPIRATION: 12/31/2024  
 GA COA LSF001326

**GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT APPROVAL**

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, DATED THIS DAY OF , 20 \_\_\_\_

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

**SURVEYOR'S NOTES:**  
 1. THIS PLAT BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS FIRM (CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 231395GA). ALL MATTERS OF TITLE ARE REFERRED TO SAID SURVEY.  
 2. BEARINGS SHOWN BASED ON NORTHWESTERLY RIGHT-OF-WAY LINE OF BRECKINRIDGE BOULEVARD BEING S36°59'03"W, PER PLAT BOOK 11, PAGE 252.

**VICINITY MAP**  
 NOT TO SCALE  
 MAP DATA © 2022 GOOGLE



<b>LEGEND</b>	CONCRETE SURFACE	TR CO	TELEPHONE RISER	(C)	COMPUTED RECORD	FP	FLAG POLE	TSB	TRAFFIC SIGNAL BOX	FIRE HYDRANT
	NO PARKING AREA	Δ	CLEAN OUT	(R)	PER PLAT BOOK 111, PAGE 252	FDC	FIRE DEPARTMENT CONNECTION	TSV	TRAFFIC SIGNAL VAULT	SIGN
	HANDICAP PARKING SPACE	L	CENTRAL ANGLE	(P)	REBAR WITH AEI ID TAG	CC&G	CONCRETE CURB & GUTTER	TSV	TRAFFIC SIGNAL POLE	BOLLARD
	PARKING SPACE(S)	R	ARC LENGTH	R+C	PK NAIL WITH ID TAG	UR	UTILITY RISER	FOM	FIBER OPTIC MARKER	GUARDRAIL
	TRANSFORMER	CB	RADIUS	N/F	NOW OR FORMERLY	DI	DRAINAGE INLET	⊙	MANHOLE	CHAIN LINK FENCE
	COVERED AREA	CH	CHORD BEARING	N/F	GENERATOR	DA	DUMPSTER AREA	⊙	STORM MANHOLE	CENTER RIGHT-OF-WAY LINE
	ELECTRIC HANDHOLE	CH	CHORD LENGTH	GEN	AIR CONDITIONER	WV	WATER VALVE	⊙	SANITARY MANHOLE	RIGHT-OF-WAY LINE
	STAIRS	STR	SET MONUMENT	AC	UTILITY VAULT	EC	ELECTRIC CABINET	⊙	ELECTRIC MANHOLE	ADJOINING BOUNDARY LINE
			FOUND MONUMENT	UV		CP	CONTROL PANEL	⊙	LIGHT POLE	EASEMENT LINE
			COMPUTED POINT (NO MONUMENT)			RP	RAMP	⊙		GOVERNMENT LAND LINE
								⊙		SETPACK LINE

MEASUREMENT NOTE: UNLESS OTHERWISE NOTED WITH (R) OR (C) ALL MEASUREMENTS HEREON ARE ACTUAL.  
 IMPROVEMENT NOTE: THE WORDS "IN" AND "OUT" WHEN USED TO DELINEATE IMPROVEMENTS NEAR BOUNDARY LINES ARE IN REFERENCE TO INSIDE OR OUTSIDE SUBJECT PROPERTY.

**PERFORMED BY:**  
**AEI**  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEYS@AECONSULTANTS.COM

**PREPARED FOR:**  
 DENALI INVESTMENT GROUP, LLC  
 1134 EMPIRE ROAD  
 ATLANTA GA, 30329  
 TEL: 404.988.4226

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 481953
			SCALE: AS-SHOWN
			DRAWN BY: DPC / UB
			APPROVED BY: DPC / BM