

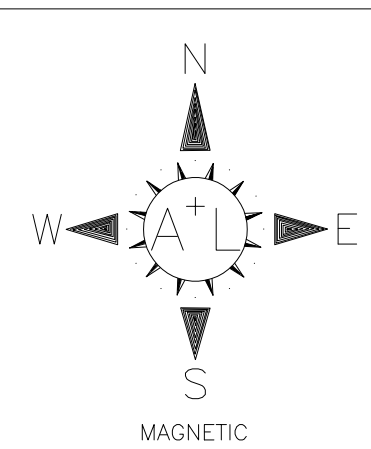
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AREA
2.912 ACRES
126,875 SQ. FEET

SCALE : 1" = 30'
0' 10' 20' 30' 40' 50' 60'

VERTICAL DATUM
PER GWINNETT COUNTY
SANITARY AS-BUILTS

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,830 FEET AND AN ANGULAR ERROR OF 00 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 314,059 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH CAP NUMBER 2867, UNLESS NOTED.



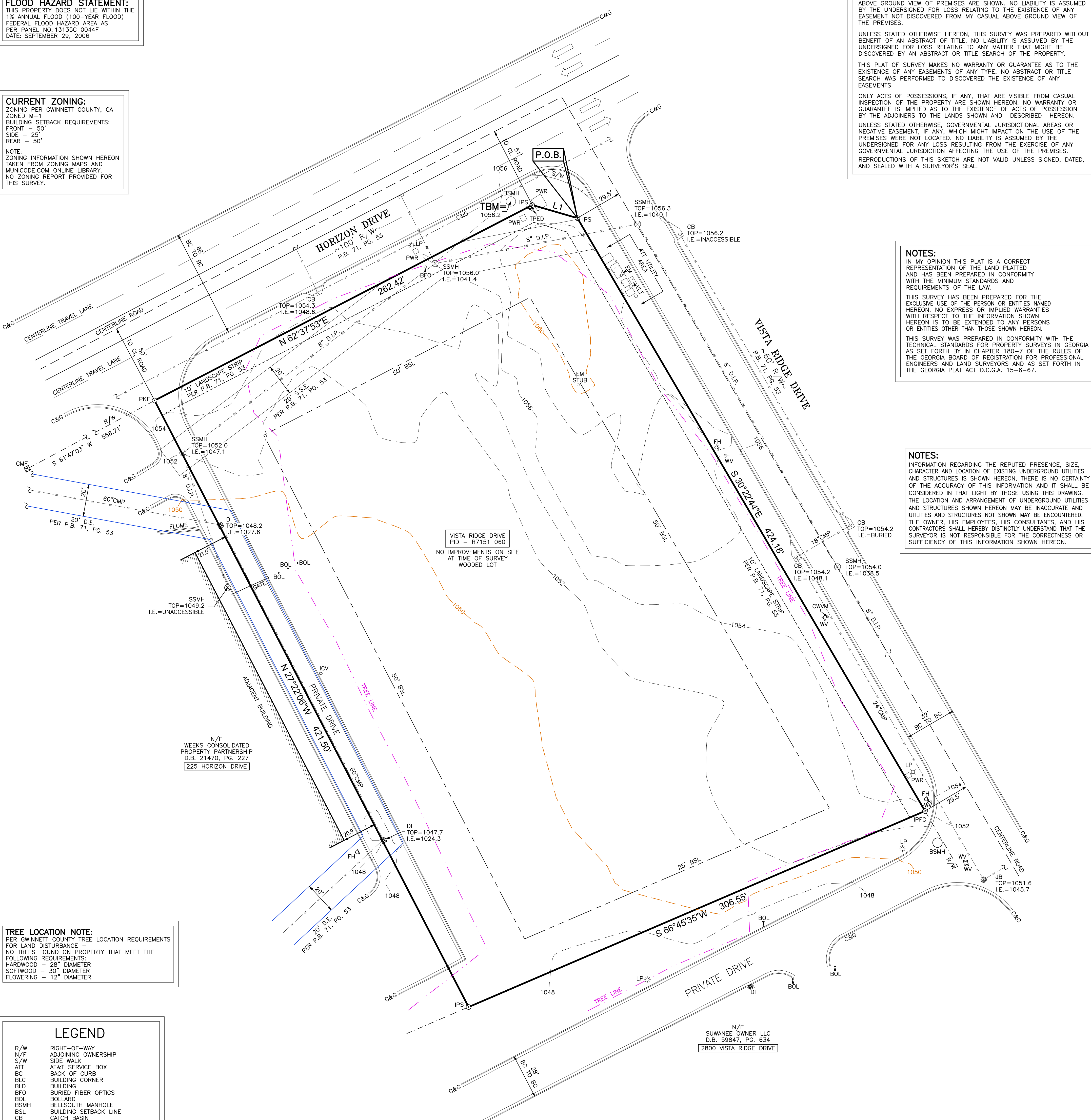
FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0044F DATE: SEPTEMBER 29, 2006

CURRENT ZONING:
ZONING PER GWINNETT COUNTY, GA ZONED M-1
BUILDING SETBACK REQUIREMENTS:
FRONT - 50'
SIDE - 25'
REAR - 50'
NOTE:
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICIPAL CODE ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR THIS SURVEY.

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTES:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.



TREE LOCATION NOTE:
PER GWINNETT COUNTY TREE LOCATION REQUIREMENTS FOR LAND DISTURBANCE:
NO TREES FOUND ON PROPERTY THAT MEET THE FOLLOWING REQUIREMENTS:
HARDWOOD - 28" DIAMETER
SOFTWOOD - 30" DIAMETER
FLOWERING - 12" DIAMETER

- LEGEND
- R/W RIGHT-OF-WAY
 - N/F ADJOINING OWNERSHIP
 - S/W SIDE WALK
 - ATT AT&T SERVICE BOX
 - BC BACK OF CURB
 - BLC BUILDING CORNER
 - BLD BUILDING
 - BFO BURIED FIBER OPTICS
 - BOL BOLLARD
 - BSMH BELLSOUTH MANHOLE
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CMF CONCRETE MONUMENT FOUND
 - CMP CORRUGATED METAL PIPE
 - CWM CONCRETE WATER VALVE MARKER
 - CONC CONCRETE
 - COR CORNER
 - C&G CURB & GUTTER
 - CP CALCULATED POINT
 - D.E. DRAINAGE EASEMENT
 - DI DROP INLET
 - D.I.P. DUCTILE IRON PIPE
 - EM ELECTRICITY METER
 - FH FIRE HYDRANT
 - FRM FLOOD INSURANCE RATE MAP
 - ICV IRRIGATION CONTROL VALVE
 - I.E. INVERT ELEVATION
 - IPFC 1/2" REBAR
 - IPFC 1/2" REBAR W/ CAP
 - IPS 1/2" REBAR W/ CAP
 - JB JUNCTION BOX
 - LP LIGHT POLE
 - MON MONUMENT
 - PKF "PK" NAIL FOUND
 - PL PROPERTY LINE
 - P.B. DEED BOOK
 - P.B. PLAT BOOK
 - P.O.B. POINT OF BEGINNING
 - PWR POWER TRANSFORMER
 - RB REBAR
 - S.S.E. SANITARY SEWER EASEMENT
 - S.S.E. SANITARY SEWER LINE
 - SSMH SANITARY SEWER MANHOLE
 - STORM STORM LINES
 - TBM TEMPORARY BENCHMARK
 - TPED TELEPHONE PEDESTAL
 - VLT VAULT
 - WM WATER METER
 - WV WATER VALVE

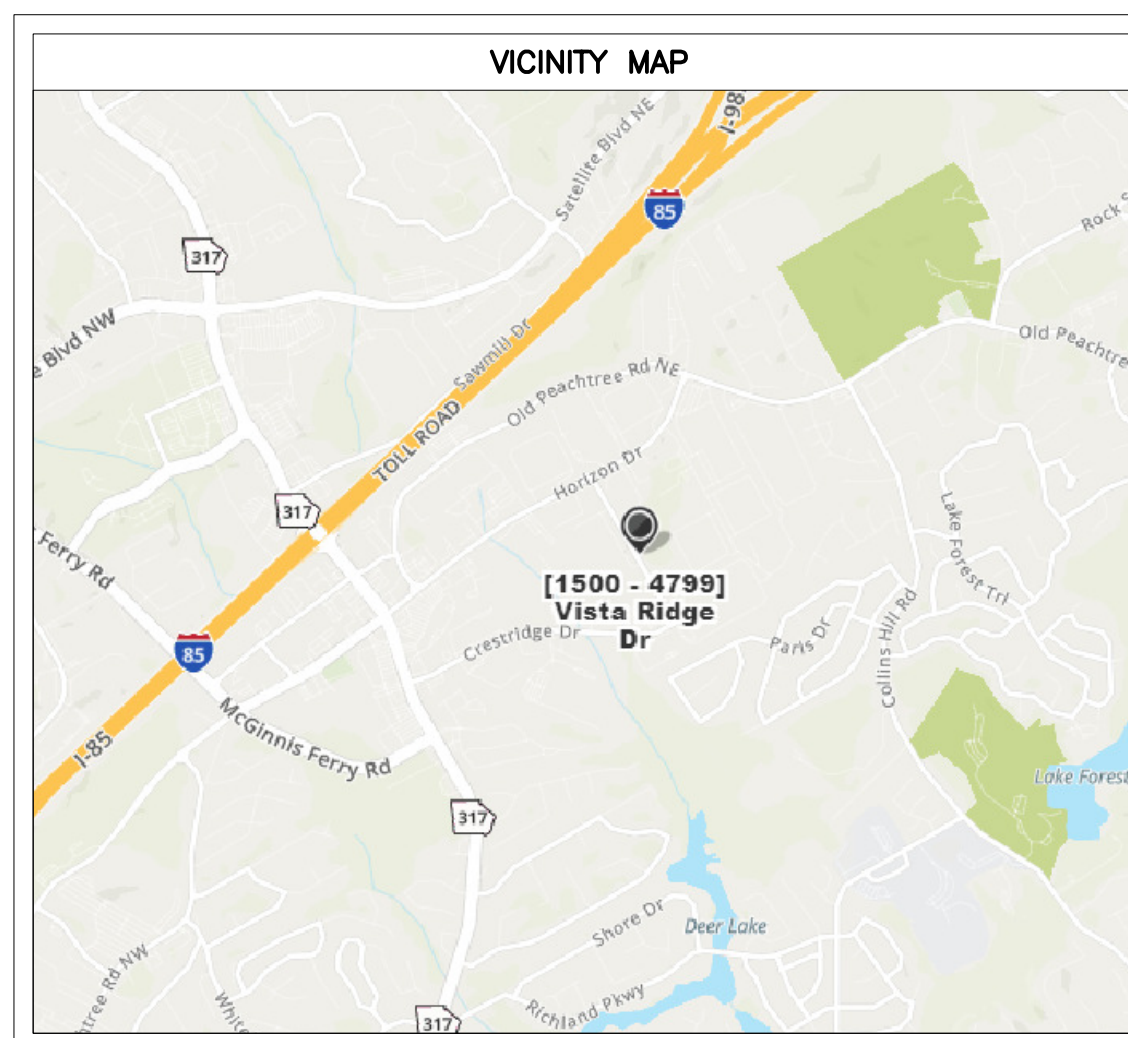
BOUNDARY LINE CHART

Course	Bearing	Distance
L1	S 73°52'25" E	29.02'

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA...
CALL US FIRST!

UTILITIES PROTECTION CENTER
811
IT'S THE LAW!



2"x3" FOR OFFICIAL USE ONLY

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 SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

SIGNATURE: *[Signature]* JAMES A. JACOBS
PRINTED NAME: JAMES A. JACOBS
DATE: 05/27/2022