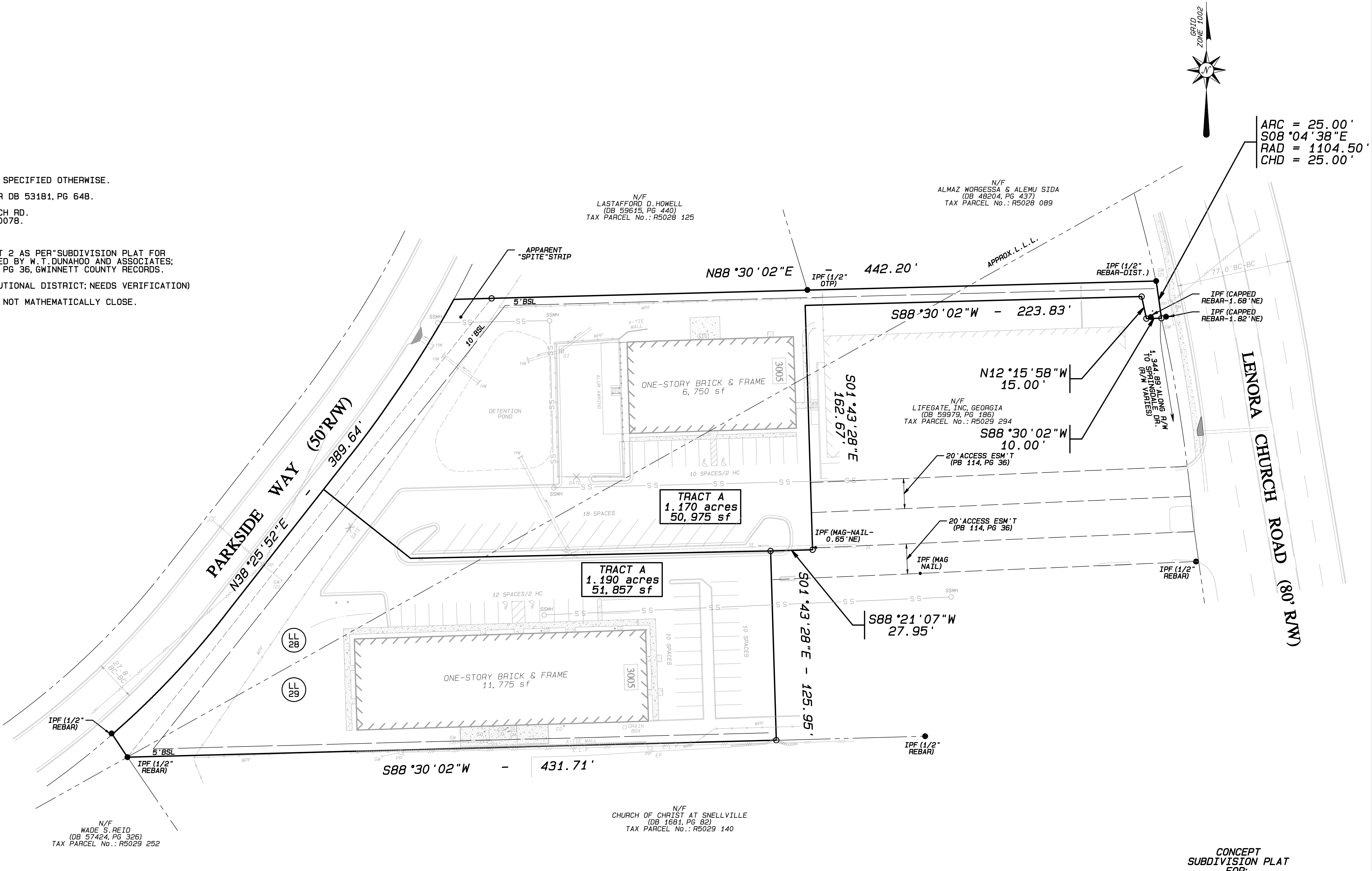


ARC = 25.00'
 S08°04'38"E
 RAD = 1104.50'
 CHD = 25.00'

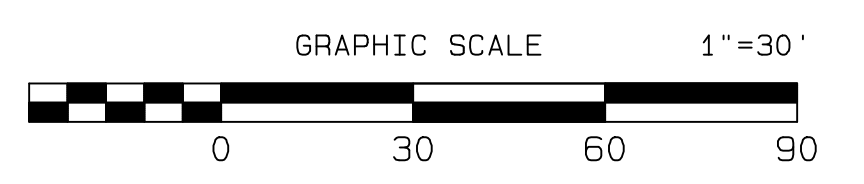
- NOTES:
1. BEARINGS ARE TO GRID NORTH.
 2. ALL PINS SET ARE 1/2" REBAR, UNLESS SPECIFIED OTHERWISE.
 3. PROPERTY IS VESTED TO GSCA, LLC, PER DB 53181, PG 648.
 4. PROPERTY ADDRESS: 3005 LENORA CHURCH RD. SNELLVILLE, GA 30078.
 5. THE TAX PARCEL No. IS: R5029 096.
 6. SUBJECT PROPERTY IS KNOWN AS TRACT 2 AS PER SUBDIVISION PLAT FOR 3005 LENORA CHURCH, L.L.C.; PREPARED BY W.T. DUNAHOO AND ASSOCIATES; DATED 12/21/05; RECORDED IN PB 114, PG 36, GWINNETT COUNTY RECORDS.
 7. PROPERTY IS ZONED CI (CIVIC-INSTITUTIONAL DISTRICT; NEEDS VERIFICATION)
 8. RECORDED BOUNDARY INFORMATION DID NOT MATHEMATICALLY CLOSE.

- LEGEND:
- ARC LENGTH OF CURVE
 - A/C AIR-CONDITIONED
 - BC BACK OF CURB
 - BFP BACKFLOW PREVENTER
 - BSL BUILDING SETBACK LINE
 - BSMH BELLSOUTH MANHOLE
 - C CENTERLINE
 - CB CATCH BASIN
 - CHD LENGTH OF CHORD
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - C&G CURB AND GUTTER
 - CO CLEAN OUT
 - COMM COMMUNICATIONS
 - CONC CONCRETE
 - CPB CONDO PLAT BOOK
 - CTP CRIMP-TOP PIPE
 - DB DEED BOOK
 - DIP DUCTILE-IRON PIPE
 - DWCB DOUBLE-WING CATCH BASIN
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - ESM'T EASEMENT
 - PH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - GI GRATE INLET
 - GM GAS METER
 - GL GROUND LIGHT
 - GP GUARD POST
 - GV GAS VALVE
 - GW GUY WIRE
 - HC HANDICAPPED
 - HW HEADWALL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - JB JUNCTION BOX
 - LL LAND LOT
 - LP LIGHT POLE
 - N' BORS NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - OC OVERHEAD CABLE
 - PB PLAT BOOK
 - PG PAGE
 - PIV POST INDICATOR VALVE
 - PL PROPERTY LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PP POWER POLE
 - PVC POLYVINYL CHLORIDE
 - RAD RADIUS OF CURVE
 - RCP REINFORCED CONCRETE PIPE
 - RR RAILROAD
 - R/W RIGHT-OF-WAY
 - SDMH STORM DRAIN MANHOLE
 - SF SQUARE FEET
 - SSE SANITARY SEWER EASEMENT
 - SSMH SANITARY SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - SV SPRINKLER VALVE
 - SWCB SINGLE-WING CATCH BASIN
 - S/W SIDEWALK
 - TBX TELEPHONE BOX
 - TRANS TRANSFORMER
 - TYP TYPICAL
 - UGC UNDERGROUND CABLE
 - U UNDERGROUND ELECTRIC CABLE
 - UT UNDERGROUND TELEPHONE
 - UMH UTILITY MANHOLE
 - W WATER LINE
 - WI WEIR INLET
 - W.I.F. WROUGHT-IRON FENCE
 - WM WATER METER
 - WF WIRE FENCE
 - WPF WOOD-PRIVACY FENCE
 - WV WATER VALVE

- STANDARD SURVEY NOTES:
- 1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 245,762 FEET AND AN ANGULAR ERROR OF 1.8 SECS PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
 - 2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 372,887 FEET.
 - 3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A GEOMAX ZOOM 90 & CARLSON BRX7 GPS.



REVISIONS		
DATE	Δ	DESCRIPTION



THIS PROPERTY IS LOCATED ON PANEL 13135C0138F OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED 09/29/06 FOR GWINNETT COUNTY & INCORP AREAS AND A PORTION IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE "X"

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY TRIPOD SOLUTIONS, LLC.

TOTAL SITE AREA =
 2.268 acres
 98,804 sf

CONCEPT
 SUBDIVISION PLAT
 FOR:
GSCA, LLC
 LAND LOTS 28 & 29, 5th DISTRICT
 CITY OF SNELLVILLE
 GWINNETT COUNTY, GEORGIA

PREPARED BY:
TRIPOD SOLUTIONS, LLC
 4426 HUGH HOWELL RD.; SUITE B511
 TUCKER, GEORGIA 30084
 PHONE: (404) 693-1766 www.tripodsolutions.net
 SCALE: 1" = 30' DATE: 03/05/26 [LSF 1429]

PLOTTED ON: Thu, 05/11/2006 09:59:29 AM
 C:\Users\jlee\Documents\Projects\13135C0138F\13135C0138F.dwg
 PLOTTER: HP DesignJet 245C