LEGEND

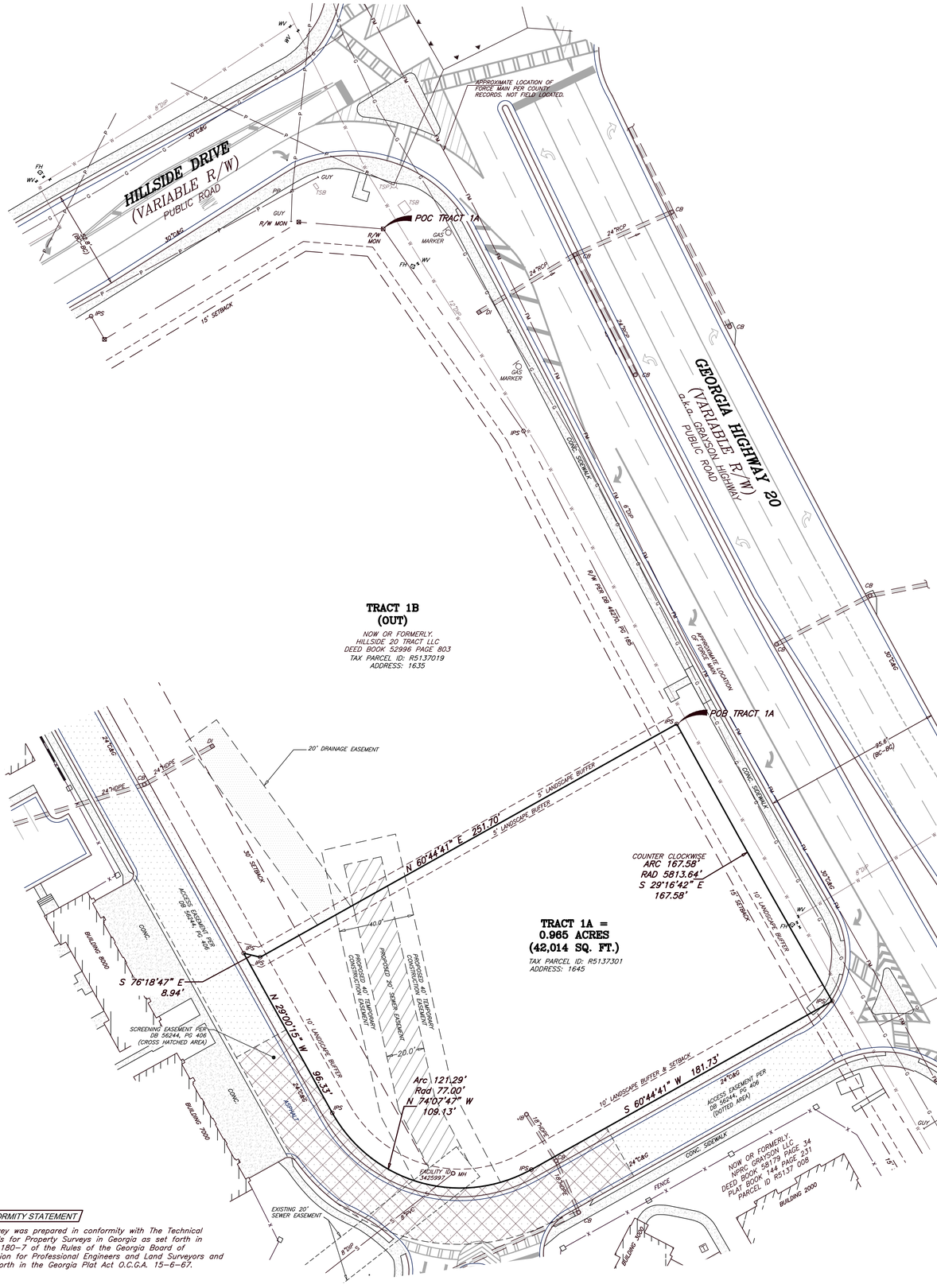
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING
TSP	TRAFFIC SIGNAL POLE

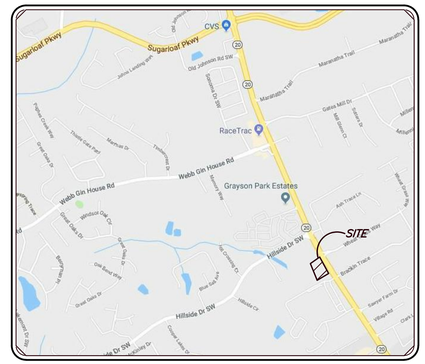
30 0 30 60 90

GRAPHIC SCALE – FEET

LINETYPE LEGEND

- WATER LINE
- STORM SEWER
- SANITARY SEWER
- GAS LINE UNDERGROUND
- ELECTRIC UNDERGROUND
- OVERHEAD ELECTRIC
- COMMUNICATION UNDERGROUND





VICINITY MAP ~ NOT TO SCALE

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED C2

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13135C0104F, DATED SEPTEMBER 29, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO BUILDINGS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
4. NO STRIPED PARKING WAS OBSERVED N THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

REFERENCES

1. FINAL PLAT BOOK 144, PAGE 231, PREPARED BY TECHNICAL SURVEY SERVICES, INC, DATED DECEMBER 22, 2018.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 171,011 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 57,190 FEET.

CONFORMITY STATEMENT

This survey was 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 as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

LEGAL DESCRIPTION

Tract 1A

All that tract or parcel of land lying and being in Land Lot 137 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING, commence at a Right of Way monument found at the most easterly mitered intersection of the southwesterly Right of Way of Georgia Highway 20 (Variable R/W) and the southeasterly Right of Way of Hillside Drive (Variable R/W); thence running along the southwesterly Right of Way of Georgia Highway 20 (Variable R/W) the following courses: South 34° 46' 44" East a distance of 129.76 feet to an iron pin set; thence running along a curve to the left an arc length of 174.36 feet, (said curve having a radius of 5,813.64 feet, with a chord bearing of South 27° 35' 36" East, and a chord length of 174.35 feet) to an iron pin set and the TRUE POINT OF BEGINNING; thence running along a curve to the left an arc length of 167.58 feet, (said curve having a radius of 5813.64 feet, with a chord bearing of South 29° 16' 42" East, and a chord length of 167.58 feet) to an iron pin set; thence South 60° 44' 41" West a distance of 181.73 feet to an iron pin set; thence running along a curve to the right an arc length of 121.29 feet, (said curve having a radius of 77.00 feet, with a chord bearing of North 74° 07' 47" West, and a chord length of 109.13 feet) to an iron pin set; thence North 29° 00' 15" West a distance of 96.33 feet to an iron pin set; thence South 76° 18' 47" East a distance of 8.94 feet to an iron pin set; thence North 60° 44' 41" East a distance of 251.70 feet to an iron pin set and the TRUE POINT OF BEGINNING, Said tract contains 0.965 Acres (42,014 Square Feet).

SURVEYOR'S CERTIFICATION

To TBD:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18 & 19_ of Table A thereof. The fieldwork was completed on _July 28, 2021_.

DRAFT
6/15/2022

_____ _____ _June 15, 2021_
Aubrey J. Akin, R.L.S. #3138 Date of Plat

SITE ADDRESS

1645 GEORGIA HIGHWAY 20
GRAYSON, GEORGIA 30017

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
info@tss-atl.com
www.tss-atl.com

No	Revision	Date

Field Date: 07/28/2021
Plat Date: 06/15/2022
Scale: 1" =30'

ALTS/NSPS LAND TITLE SURVEY OF TRACT 1A

LAND LOT 137 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB #: 2018-418
CRD: HILLSIDE DR
DWG: HILLSIDE DR
LSV: ALTA 2 TRACTS