

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (NFIP) COMMUNITY NUMBER 130322, MAP NUMBER 13135C0129F DATED SEPTEMBER 29, 2006.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

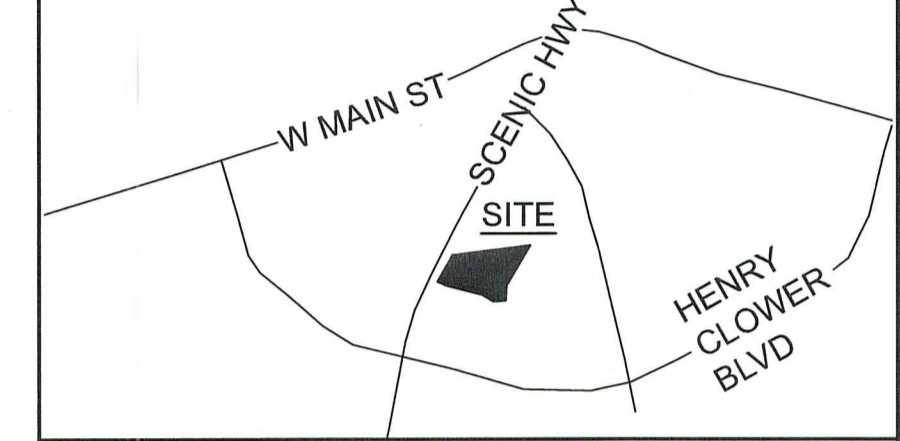
Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677
P: 770-725-1200
www.carterengineering.net

RETRACEMENT SURVEY FOR:

JAMES WILKERSON

2338 SCENIC HWY S
SNELLVILLE, GA 30078
GWINNETT COUNTY
LAND LOT 26, 5TH DISTRICT

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LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	⊙	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	⊕	BENCHMARK/CONTROL
BL	BUILDING SETBACK LINE	⊖	BOLLARD
CL	CENTERLINE	⊗	BURIED CABLE POST
CM	CONCRETE MONUMENT	⊘	CABLE TV FEDESTAL
CMP	CORRUGATED METAL PIPE	⊙	CATCH BASIN (SINGLE WING)
CONC	CONCRETE	⊙	CATCH BASIN (DOUBLE WING)
COV	COVERED	⊗	CHAIN LINK FENCE
DB	DEED BOOK	⊕	ELECTRIC BOX
DE	DRAINAGE EASEMENT	⊕	ELECTRIC MANHOLE
DWCB	DOUBLE WING CATCH BASIN	⊕	ELECTRIC METER
ENCR	ENCROACHMENT	⊕	ELECTRIC PEDESTAL
EP	EDGE OF PAVEMENT	⊕	FIRE HYDRANT
ESMT	EASEMENT	⊕	GAS BOX
ET	ELECTRIC TRANSFORMER	⊕	GAS LINE (BURIED)
FES	FLARED END SECTION	⊕	GAS METER
FD	FOUND	⊕	GAS POST
FF	FINISHED FLOOR	⊕	GAS VALVE
INV	INVERT	⊕	GAS VENT STACK
IP	IRON PIPE	⊕	GATE/WATER VALVE
IPC	IRON PIPE WITH CAP	⊕	GREASE TRAP MH
IR	IRON REBAR	⊕	GUY/ANCHOR
IRC	IRON REBAR WITH CAP	⊕	IRRIGATION CONTROL VALVE
M	MEASURED	⊕	METAL LIGHT POLE
MH	MANHOLE	⊕	OVERHEAD UTILITIES
NF	NOW OR FORMERLY	⊕	PHONE LINE (BURIED)
NTS	NOT TO SCALE	⊕	POWER (BURIED)
OS	OFFSET	⊕	SANITARY SEWER CLEAN-OUT
P	PLAT	⊕	SS LINE (BURIED)
PB	PLAT BOOK	⊕	SANITARY SEWER MANHOLE
PDI	PEDESTAL DROP INLET	⊕	SIGN
PG	PAGE	⊕	STORM SEWER MANHOLE
POB	POINT OF BEGINNING	⊕	STORM SEWER LINE (BURIED)
POC	POINT OF COMMENCEMENT	⊕	STREET PARKING LIGHT
R	RADIAL/RADIUS	⊕	STUB (UNKNOWN)
RCP	REINFORCED CONCRETE PIPE	⊕	TELEPHONE PEDESTAL
R/W	RIGHT-OF-WAY	⊕	TRAFFIC SIGNAL BOX
SWB	STATE WATERS BUFFER	⊕	WATER LINE (BURIED)
SWCB	SINGLE WING CATCH BASIN	⊕	WATER METER
SS	SANITARY SEWER	⊕	WELL
SSMH	SANITARY SEWER MANHOLE	⊕	WOOD FENCE
TYP	TYPICAL	⊕	WOOD LIGHT POLE
UE	UTILITY EASEMENT	⊕	WOOD POLE
3/4"OTF	3/4" OPEN TOP PIPE FOUND	PKNS	PK NAIL SET
#4RBF	1/2" REBAR FOUND	RWFM	5"x5" RW MONUMENT FOUND
#4RBS	1/2" REBAR SET		
NF	NAIL FOUND		

- SURVEYOR'S NOTES:**
- DISTANCES ON THIS SURVEY ARE HORIZONTAL DISTANCES SHOWN AS "GROUND" DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
 - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
 - NO CEMETERIES WERE OBSERVED ON THIS PROPERTY AT THE TIME OF SURVEY.
 - UNDERGROUND FOUNDATIONS, AND UTILITIES, HAVE NOT BEEN LOCATED.
 - BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE eggs NETWORK.
 - THE FIELD WORK WAS COMPLETED ON JUNE 17th, 2022 AND WAS PERFORMED USING A CARLSON BRX7 BASE AND ROVER.
 - THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET (HORIZONTAL AND VERTICAL) AT THE 95% CONFIDENCE LEVEL.
 - THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 417,269.0 FEET.
 - THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88.
 - SURVEYOR NOT PROVIDED WITH ZONING REPORT. ZONING SHOWN PER GWINNETT COUNTY GIS.
 - CREEKS RUNNING THROUGH THE PROPERTY, IF ANY, ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO BUFFERS.
 - VERTICAL MEASUREMENTS COMPLY WITH GEORGIA STATE BOARD FOR ENGINEERS AND LAND SURVEYORS. RULE 180-7-.04.
 - LOCATION OF STREAM AND STREAM BUFFERS ON FACE OF SURVEY WERE SCALED USING PLAT BOOK 146 PAGE 217.
 - LOCATION OF SEWER AND DRAINAGE EASEMENTS ON FACE OF SURVEY WERE SCALED USING PLAT BOOK 146 PAGE 217.
 - AT THE TIME OF SURVEY, NO EVIDENCE WAS FOUND OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(M) THIS PLAN 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 PLAN 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 PLAN 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.



Michael Foley
DATE: 08-16-2022

DATE PREPARED: 8-16-2022
PROJECT #: 22001JWA

REVISIONS: _____ **DATE:** _____

GRAPHIC SCALE
0' 15' 30' 60' 90'
SCALE: 1" = 30'

SHEET #
1/1

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION