

GEORGIA CERTIFICATION

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 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 and as set forth in O.C.G.A. Section 15-6-67.

Steve Hardy
Georgia Land Surveyor No. 2662



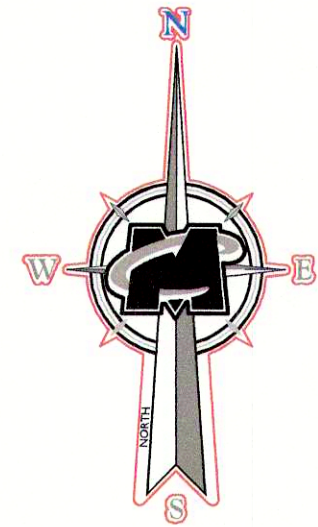
SITE DATA

CLIENT: JAMES M. TONEY
1605 WINDING CREEK CIRCLE
SNELLVILLE, GEORGIA 30078

SURVEYOR: COLLIER'S ENGINEERING & DESIGN
1305 MALL OF GA BOULEVARD
SUITE 120
BUFORD, GA 30519
OFFICE: 678.288.4491

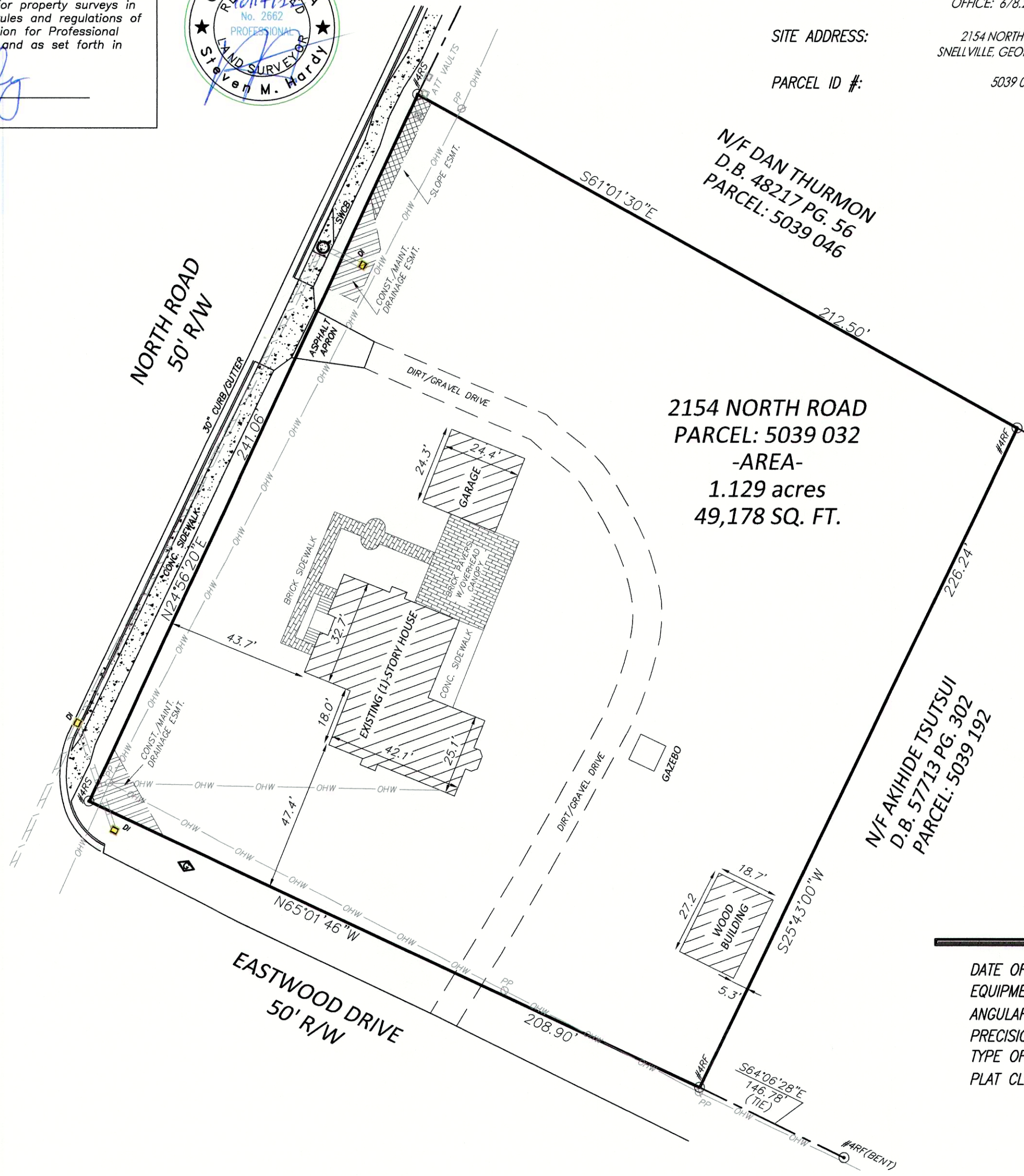
SITE ADDRESS: 2154 NORTH ROAD
SNELLVILLE, GEORGIA 30078

PARCEL ID #: 5039 032



AREA
1.129 ACRES
49,178 SQ. FT
ZONING: RS30

2154 NORTH ROAD
PARCEL: 5039 032
-AREA-
1.129 acres
49,178 SQ. FT.



RESERVED FOR CLERK OF SUPERIOR COURT

NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THIS TRACT OF LAND DOES NOT LIE WITHIN THE LIMITS OF A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13135C0129F DATED SEPTEMBER 29 2006.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR OF RECORD.

HORIZONTAL DATUM IS REFERENCED TO MAGNETIC NORTH PER THE REFERENCE PLAT RECORDED IN PLAT BOOK 78, PAGE 119.

BOUNDARY REFERENCE TAKEN FROM:
PLAT BOOK 78, PAGE 119;
PLAT BOOK N, PAGE 200;
DEED BOOK 57713, PAGE 304;
RIGHT-OF-WAY PLANS FOR GWINNETT COUNTY, GA DOT (PROJECT #F-0820-01) BY LOWE ENGINEERS LAST REVISED JANUARY 25, 2018

ZONING INFORMATION TAKEN FROM GWINNETT COUNTY G.I.S. RECORDS

LEGAL DESCRIPTION: AS SURVEYED

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN GWINNETT COUNTY, GEORGIA WITHIN THE CITY LIMITS OF SNELLVILLE IN LAND LOT 39 OF THE 5TH DISTRICT AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR JAMES M. TONEY & MEGHAN B. TONEY BY COLLIER'S ENGINEERING AND DESIGN BEARING THE SEAL OF STEVE M. HARDY, PLS #2662 DATED 10/13/22 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A POINT WHERE THE EAST RIGHT-OF-WAY OF NORTH ROAD (50' R/W) INTERSECTS THE NORTH RIGHT-OF-WAY OF EASTWOOD DRIVE (50' R/W) AT A #4 REBAR SET THE POINT-OF-BEGINNING (P.O.B.);

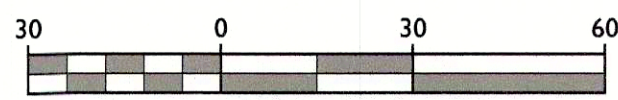
THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF NORTH ROAD (50' R/W) NORTH 24 DEGREES 56 MINUTES 20 SECONDS EAST (N24°56'20"E) A DISTANCE OF 241.06' TO A #4 REBAR SET; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINE OF N/F DAN THURMON SOUTH 61 DEGREES 01 MINUTES 30 SECONDS EAST (S61°01'30"E) A DISTANCE OF 212.50' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG THE LINE OF N/F AKIHIDE TSUTSUI SOUTH 25 DEGREES 43 MINUTES 00 SECONDS WEST (S25°43'00"W) A DISTANCE OF 226.24' TO A #4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY OF EASTWOOD DRIVE (50' R/W); THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 65 DEGREES 01 MINUTES 46 SECONDS WEST (N65°01'46"W) A DISTANCE OF 208.90' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINING 1.129 ACRES (49,178 SQ. FT.).

LEGEND

- #4RF #4 REBAR FOUND
- #4RS #4 REBAR SET
- OTF OPEN TOP PIPE FOUND
- PP POWER POLE
- SWCB SINGLE WING CATCH BASIN
- DI DROP INLET
- GMRK GAS MARKER

TECHNICAL DATA

DATE OF SURVEY: SEPTEMBER 2022
EQUIPMENT USED: NIKON NPL 322
ANGULAR ERROR: 0'00'30"±
PRECISION: 1: 25,000+
TYPE OF ADJUSTMENT: COMPASS RULE
PLAT CLOSURE: 1:100,000+



SCALE : 1" = 30'

Colliers

Engineering & Design

www.colliersengineering.com

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Doing Business as **MASER CONSULTING**

REV	DATE	DESCRIPTION

BOUNDARY SURVEY

FOR
JAMES M. TONEY & MEGHAN B. TONEY

LAND LOT 39

5TH DISTRICT
GWINNETT COUNTY, GEORGIA
CITY OF SNELLVILLE

Colliers RED BANK (Headquarters)
331 Newnan Springs Road,
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: 1" = 30'	DATE: 10/12/2022	DRAWN BY: SMH	CHECKED BY: SMH
PROJECT NUMBER: TONEY	DRAWING NAME: TONEY		

SHEET TITLE:

SHEET NUMBER:
1 OF 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.