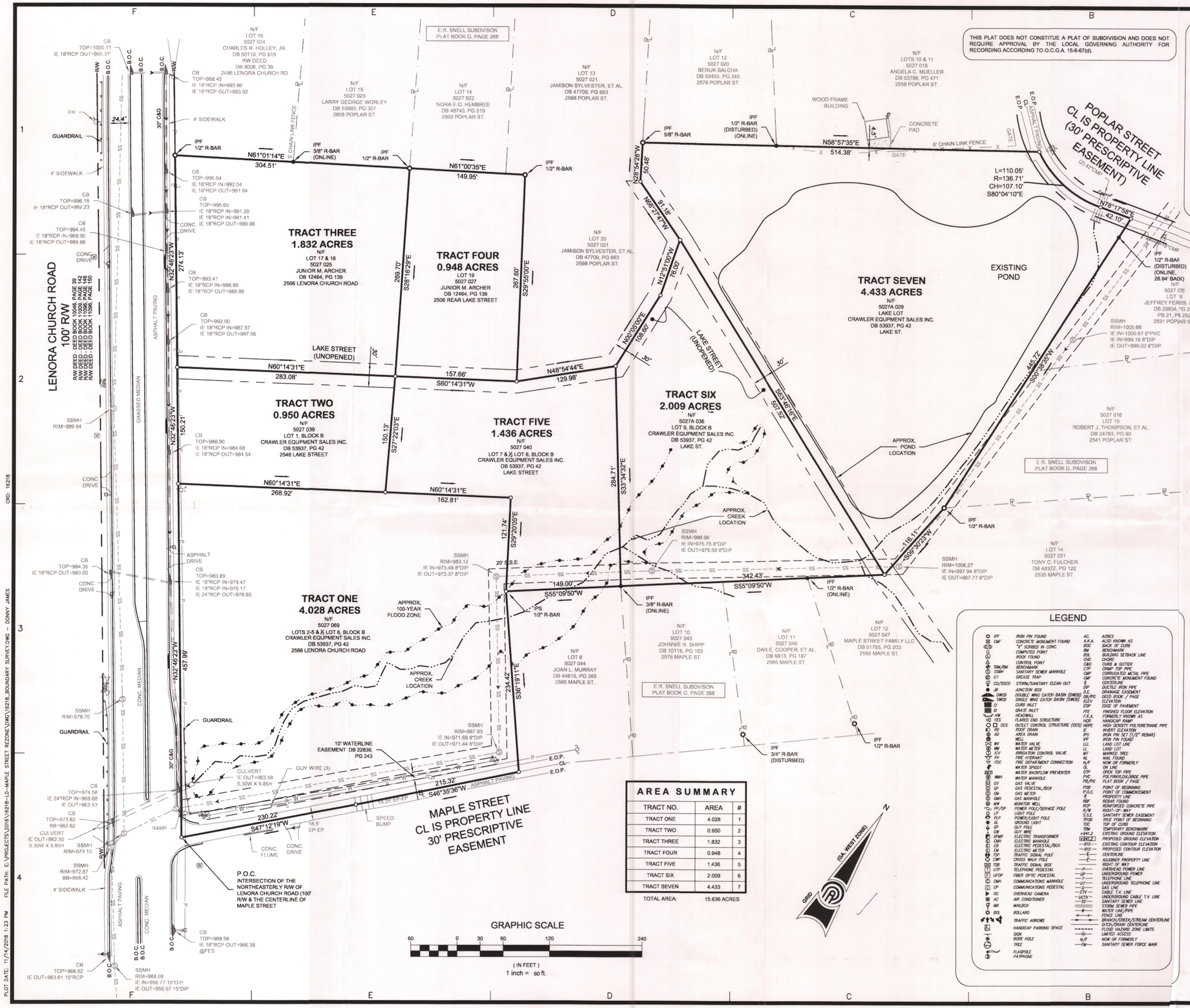
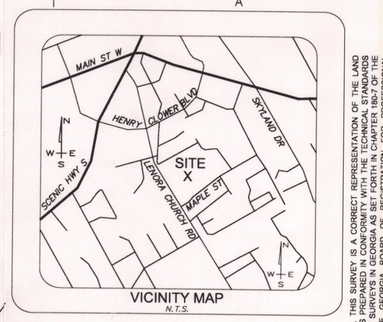


THIS PLAT DOES NOT CONSTITUE A PLAT OF SUBDIVISION AND DOES NOT REQUIRE APPROVAL BY THE LOCAL GOVERNING AUTHORITY FOR RECORDING ACCORDING TO O.C.G.A. 15-6-67(d).



VICINITY MAP
N.T.S.

PROPERTY INFORMATION:

LENORA CHURCH ROAD
SNELLVILLE, GEORGIA 30078

TAX PARCELS: 5027A025, 5027A027, 5027A029, 5027A036, 5027A039 & 5027A040, 5027A069.

PLAT & DEED REFERENCES:

DEED BOOK 12164, PAGE 139
DEED BOOK 53937, PAGE 42
PLAT BOOK G, PAGE 268

OTHERS AS NOTED ON SURVEY.

THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:

1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.

3.) PARTIAL INTERIOR IMPROVEMENTS WERE INCLUDED AS PART OF THIS SURVEY, OTHER IMPROVEMENTS EXIST (I.E. DWELLINGS, PARKING & UTILITIES, ETC. ALONG WITH OTHER ITEMS NOT INCLUDED WITHIN THE SURVEYORS SCOPE OF SERVICES) WITHIN AND ARE NOT SHOWN HEREON. THE ONLY IMPROVEMENTS SURVEYED WAS A 10' CORRIDOR ALONG THE PERIMETER PROPERTY LINES.

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,497 & AN ANGULAR ERROR OF 3.6 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 10/25/16.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT / FEET:
TRACT ONE: 1 : 241,631
TRACT TWO: 1 : 213,085
TRACT THREE: 1 : 282,855
TRACT FOUR: 1 : 844,910
TRACT FIVE: 1 : 289,007
TRACT SIX: 1 : 219,876
TRACT SEVEN: 1 : 1,874,990

HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12A.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FIRM PANELS NO.13135C0138F AND NO. 13135C0129F, EFFECTIVE ON 09/29/2006.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

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 DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

IN MY OPINION, THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED & WAS PREPARED IN CONFORMITY WITH THE MINIMUM 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 AS REQUIRED BY O.C.G.A. SECTION 43-15-19 OF THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-5, 43-15-19 & 43-15-22.

LEGEND

IPF	IRON PIN FOUND	AC.	ACRES
CMF	CONCRETE MONUMENT FOUND	A.K.A.	ALSO KNOWN AS
	"X" SCRIBED IN CONC.	BOC	BACK OF CURB
	COMPUTED POINT	BM	BENCHMARK
	ROOK FOUND	BSL	BUILDING SETBACK LINE
	CONTROL POINT	CND	CHORD
TBM/BM	BENCHMARK	C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE	CTP	CRIMP TOP PIPE
GT	GREASE TRAP	CMP	CORRUGATED METAL PIPE
CO/SSCO	STORM/SANITARY CLEAN OUT		CONCRETE MONUMENT FOUND
JB	JUNCTION BOX		CENTERLINE
DWCB	DOUBLE WING CATCH BASIN (DWCB)	DIP	DUCTILE IRON PIPE
SWCB	SINGLE WING CATCH BASIN (SWCB)	DE	DRAINAGE EASEMENT
CI	CURB INLET	DB/PG	DEED BOOK / PAGE
GI	GRATE INLET	ELEV	ELEVATION
HW	HEADWALL	EOP	EDGE OF PAVEMENT
FES	FLARED END STRUCTURE	FFE	FINISHED FLOOR ELEVATION
OCS	OUTLET CONTROL STRUCTURE (OCS)	F.K.A.	FORMERLY KNOWN AS
RD	ROOF DRAIN	HCR	HANDICAP RAMP
AD	AREA DRAIN	HDPE	HIGH DENSITY POLYURETHANE PIPE
	WELL	IE	INVERT ELEVATION
WV	WATER VALVE	IPS	IRON PIN SET (1/2" REBAR)
WM	WATER METER	IPF	IRON PIN FOUND
CV	IRRIGATION CONTROL VALVE	LL	LAND LOT LINE
FH	FIRE HYDRANT	LL	LAND LOT
FDC	FIRE DEPARTMENT CONNECTION	MT	MARKED TREE
	WATER SPIGOT	NL	NAIL FOUND
	WATER BACKFLOW PREVENTER	N/F	NOW OR FORMERLY
WMH	WATER MANHOLE	OL	ON LINE
GV	GAS VALVE	OTP	OPEN TOP PIPE
GP	GAS PEDESTAL/BOX	PVC	POLYVINYLCHLORIDE PIPE
GM	GAS METER	PB/PG	PLAT BOOK / PAGE
GMH	GAS MANHOLE	POB	POINT OF BEGINNING
MW	MONITOR WELL	P.O.C.	POINT OF COMMENCEMENT
PP/LP	POWER POLE/SERVICE POLE	PI	PROPERTY LINE
LP	LIGHT POLE	RBF	REBAR FOUND
PLP	POWER/LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
GL	GROUND LIGHT	R/W	RIGHT-OF-WAY
GY	GUY POLE	S.S.E.	SANITARY SEWER EASEMENT
GW	GUY WIRE	TPOB	TRUE POINT OF BEGINNING
XFMR	ELECTRIC TRANSFORMER	TOC	TOP OF CURB
EM	ELECTRIC MANHOLE	TBM	TEMPORARY BENCHMARK
EB	ELECTRIC PEDESTAL/BOX	+94.2	EXISTING GROUND ELEVATION
EM	ELECTRIC METER	94.2	PROPOSED GROUND ELEVATION
TSP	TRAFFIC SIGNAL POLE	—910—	EXISTING CONTOUR ELEVATION
CMP	CROSS WALK POLE	—910—	PROPOSED CONTOUR ELEVATION
TSB	TRAFFIC SIGNAL BOX	—C—	CENTERLINE
UTP	TELEPHONE PEDESTAL	—P—	AUGUMENT PROPERTY LINE
UFOP	FIBER OPTIC PEDESTAL	—UP—	RIGHT OF WAY
CMH	COMMUNICATIONS MANHOLE	—T—	OVERHEAD POWER LINE
CP	COMMUNICATIONS PEDESTAL	—UT—	UNDERGROUND POWER
OC	OVERHEAD CAMERA	—G—	TELEPHONE LINE
AC	AIR CONDITIONER	—CTV—	UNDERGROUND TELEPHONE LINE
MB	MAILBOX	—SS—	GAS LINE
BOL	BOLLARD	—W—	CABLE T.V. LINE
	TRAFFIC ARROWS		UNDERGROUND CABLE T.V. LINE
	HANDICAP PARKING SPACE		SANITARY SEWER LINE
	SIGN		STORM SEWER PIPE
	BORE HOLE		WATER LINE/PIPE
	TREE		FENCE LINE
	FLAGPOLE		BRANCH/CREEK/STREAM CENTERLINE
	PAYPHONE		DITCH/DRAIN CENTERLINE
			FLOOD HAZARD ZONE LIMITS
			LIMITED ACCESS
		N/F	NOW OR FORMERLY
		—FM—	SANITARY SEWER FORCE MAIN

AREA SUMMARY

TRACT NO.	AREA	#
TRACT ONE	4.028	1
TRACT TWO	0.950	2
TRACT THREE	1.832	3
TRACT FOUR	0.948	4
TRACT FIVE	1.436	5
TRACT SIX	2.009	6
TRACT SEVEN	4.433	7
TOTAL AREA:	15.636 ACRES	

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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GEORGIA REGISTERED LAND SURVEYOR DONALD G. HOLLAND
11/14/16
No 2837
EXP. 12-31-16

STAMP

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THE ESTATE OF JUNIOR M. ARCHER & CRAWLER EQUIPMENT SALES, INC.

LAND LOT 27, 5th LAND DISTRICT,
CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA

BOUNDARY SURVEY

SHEET TITLE		
FIELD	DRAWN	CHECKED
JRG	DGH	DEJ

DATE	NO.	DESCRIPTION

RECEIVED
DEC 13 2016
CITY OF SNELLVILLE
PLANNING DEPARTMENT

RELEASE

11/1/16
DATE

S16218
PPI PROJECT NO.

1 of 1

PLOT DATE: 11/14/2016 1:23 PM FILE PATH: E:\PROJECTS\2016\16218-LD-MAPLE STREET REZONE\DWG\16218_BOUNDARY SURVEY.DWG - DONNY JAMES

CRD: 16218