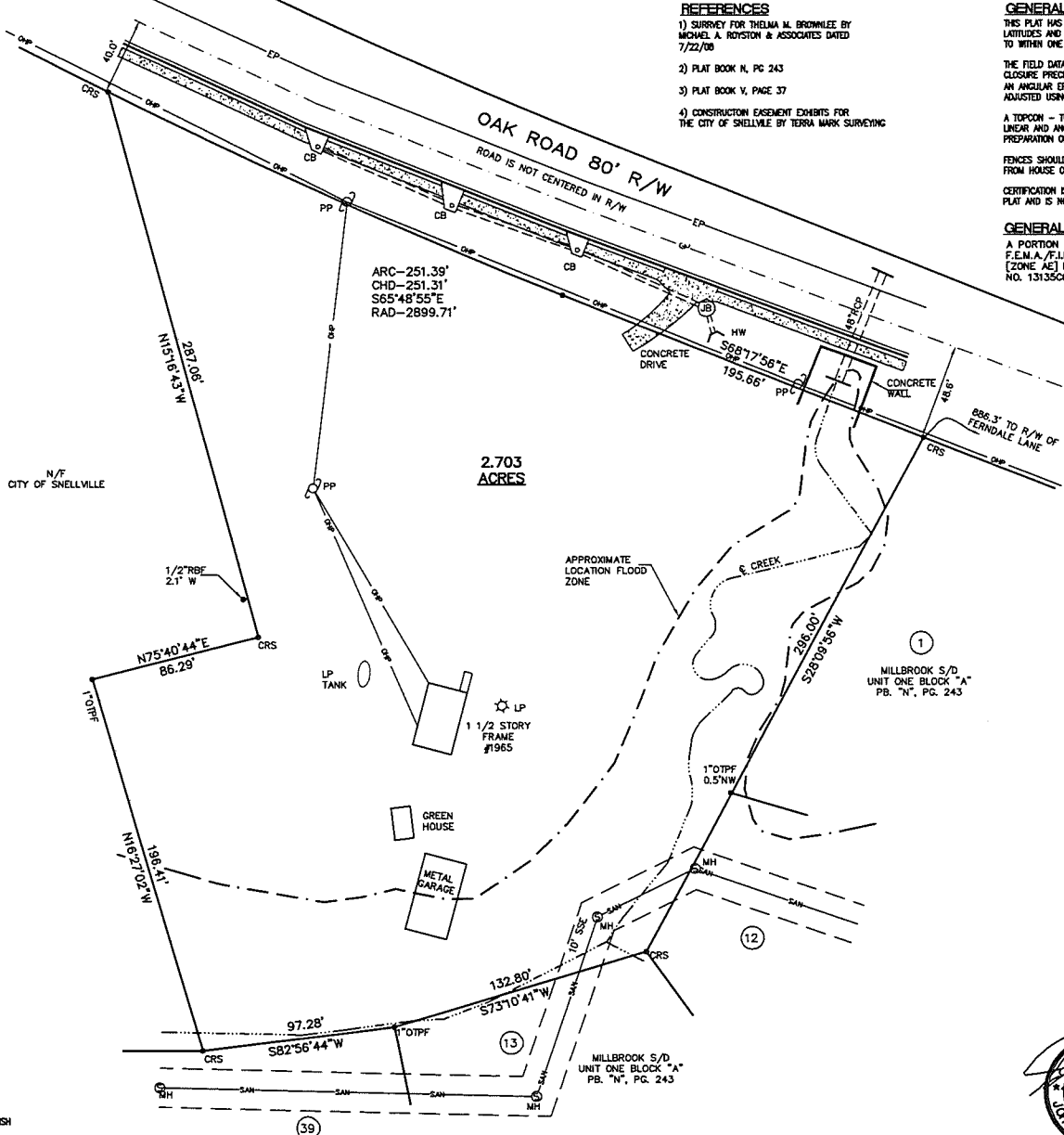


- LEGEND**
- RF FOUND
 - CRS CAPPED REBAR SET
 - OTF OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - X- FENCE
 - R/W RIGHT OF WAY
 - BL BUILDING LINE
 - WM WATER METER
 - P PORCH
 - CTV CABLE TV
 - CB CATCH BASIN
 - DI DROP INLET
 - CATV CABLE TV
 - TPED PHONE
 - CLF CHAIN LINK FENCE
 - LP LIGHT POLE
 - HW HEAD WALL
 - UCP UNDERGROUND POWER
 - SBMH SOUTHERN BELL MANHOLE
 - MH MANHOLE
 - CO SEWER CLEANOUT

BASE BEARING ON EAST
ASSUMED PLAT
(ASSUMED)



REFERENCES

- 1) SURVEY FOR THELMA M. BROWNLEE BY MICHAEL A. ROYSTON & ASSOCIATES DATED 7/22/00
- 2) PLAT BOOK N, PG. 243
- 3) PLAT BOOK V, PAGE 37
- 4) CONSTRUCTION EASEMENT EXHIBITS FOR THE CITY OF SNELLVILLE BY TERRA MARK SURVEYING

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 126,123 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 92" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPOCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

GENERAL NOTES

A PORTION OF THIS PROPERTY DOES LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA [ZONE AE] PER COMMUNITY PANEL NO. 13135C0128F DATED 9/29/06

NOTE: THE PUBLIC RECORDS REFERENCED HEREIN REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. ENCUMBRANCES OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SCI Development Services

BIRMINGHAM - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT - STE E - SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
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MID CENTURY INVESTORS, LLC

1965 OAK ROAD
LAND LOT 25 5th DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

DRAWN	CHECKED
DCP	JAS
DATE 1/1/17	
SCALE 1"=40'	
PROJECT NUMBER 52883	

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