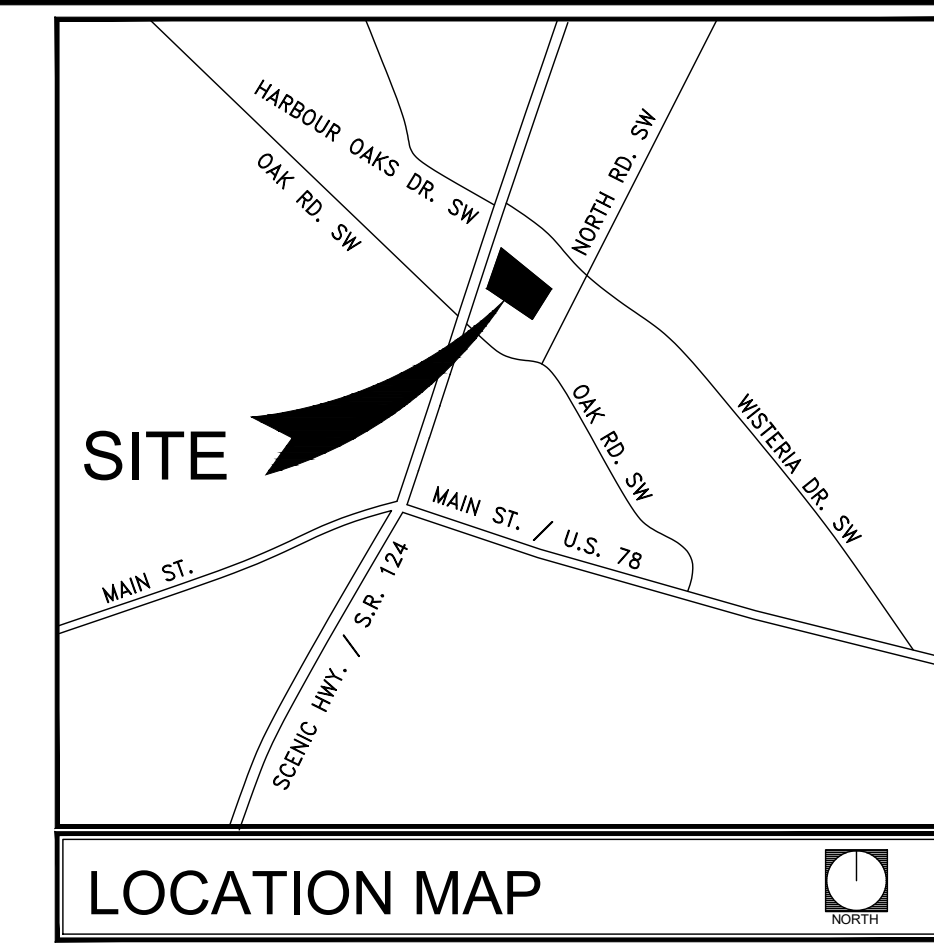


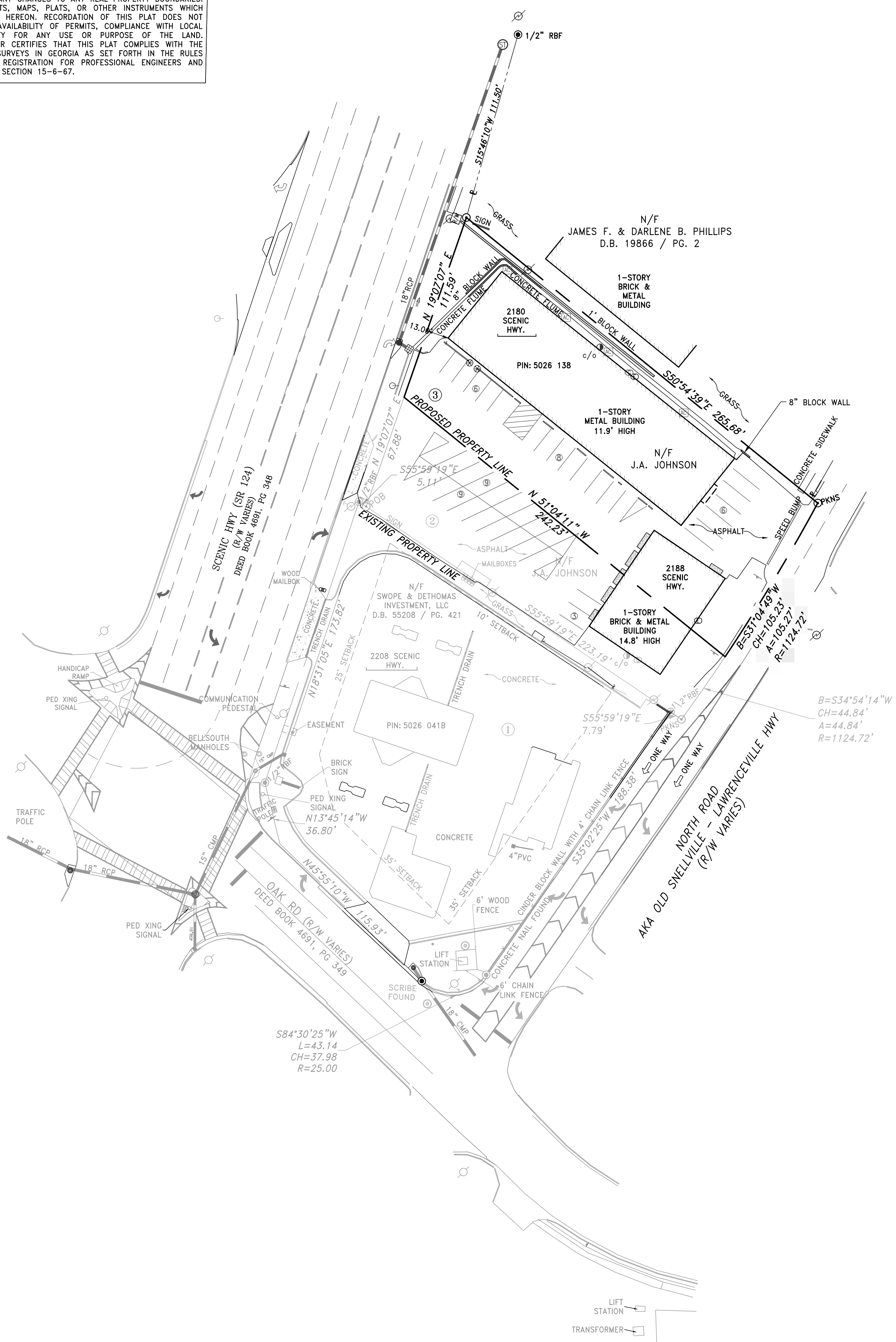
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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.G.C.A. SECTION 15-6-67.



**COLUMBIA ENGINEERING**  
 2862 BUFORD HIGHWAY  
 SUITE 200  
 DULUTH, GEORGIA 30096  
 (770) 925-0357



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TOTAL AREA LOT 3= 0.612 ACRES  
 (26,664 SQ. FT.)

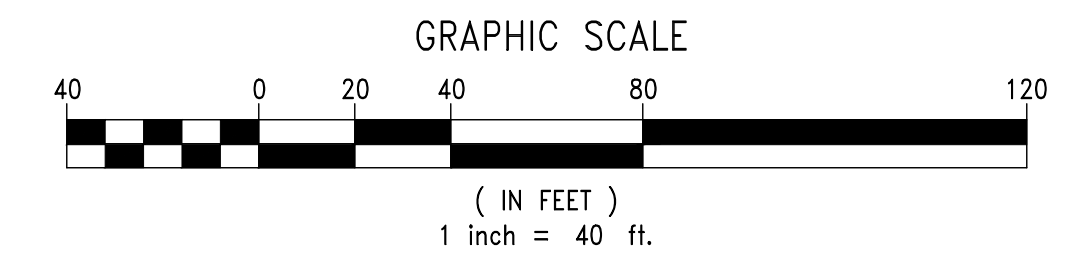
- NOTES:**
- BY GRAPHIC PLOTTING ONLY. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NO. 13135C0129F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 AND IT IS NOT IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 0.2% ANNUAL CHANCE FLOOD.
  - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
  - EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: SPECTRA PRECISION SP80 GPS UNIT, TRIMBLE NIKON NIVO NIO 3.M TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
  - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD '83.
  - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 05/03/2018.
  - THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A SPECTRA PRECISION SP80 DUAL FREQUENCY RECEIVER WITH A SPECTRA PRECISION TSC3 DATA COLLECTOR. NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY eGPS SOLUTIONS, INC.
  - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
  - THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,366 FEET AND AN ANGULAR ERROR OF 1.03 SECONDS PER SETUP, AND WAS ADJUSTED USING THE COMPASS RULE. A NIKON NIVO NIO 3.M ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,688 FEET.
  - THIS SITE IS ZONED BG - GENERAL BUSINESS.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
  - ALL IRON PINS SET ARE 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED.
  - 43 TOTAL PARKING SPACES.
  - SANITARY SEWER DRAINS TO SEPTIC TANK. LOCATION UNKNOWN.

- LEGEND**
- 5/0 CLEAN OUT
  - IRON PIN FOUND
  - IPS IRON PIN SET
  - ▬ R/W RIGHT OF WAY MONUMENT
  - ▬ SWCB SINGLE WING CATCH BASIN
  - STMH STORM MANHOLE
  - DI DROP INLET
  - MAILBOX
  - POWER POLE
  - AC UNIT
  - GUY ANCHOR
  - SIGN
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - UTILITY POLE
  - OVERHEAD UTILITY LINE
  - FENCE
  - STORM LINE
  - R/W RIGHT OF WAY
  - N/F NOW OR FORMERLY
  - D.B. DEED BOOK
  - PG. PAGE
  - RCP REINFORCED CONCRETE PIPE
  - CMP CORRUGATED METAL PIPE
  - PVC POLYVINYL PLASTIC PIPE
  - LL LAND LOT
  - RBF REBAR FOUND
  - POB POINT OF BEGINNING
  - E PROPERTY LINE
  - POC POINT OF COMMENCEMENT
  - PKNS P.K. NAIL SET

**BOUNDARY SURVEY FOR:**  
**SWOPE & THOMAS INVESTMENT, LLC**  
 LOCATED IN LAND LOT 26 OF THE 5TH LAND DISTRICT  
 CITY OF SNELLVILLE  
 GWINNETT COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE		
<b>BOUNDARY SURVEY</b>		
FILE NAME: 4914.01_Subdivision 1	DRAWN BY: AG	DRAWING NO.
PROJECT NO: 4914.01	FIELD DATE: 05/03/18	<b>1 OF 1</b>
PLAT DATE: 03/13/19	SCALE: 1"=40'	



**CIVIL ENGINEERS \* LAND PLANNERS**  
**\* LANDSCAPE ARCHITECTS \* SURVEYORS**

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