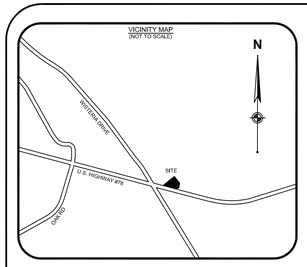
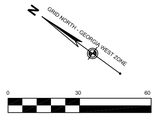
VICINITY MAP
(NOT TO SCALE)





AS-SURVEYED DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LAND LYING AND BEING IN LAND LOT 38 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA AND BEING LOT 2 OF THE EXEMPTION PLAT OF WISTERIA VILLAGE AS RECORDED IN PLAT BOOK 142 AT PAGE 42, AMONG THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WISTERIA DRIVE (70' R/W) AND THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #78 (86' R/W); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 75°39'20" E A DISTANCE OF 85.39 FEET TO A "X" MARK IN CONCRETE AND THE POINT OF BEGINNING OF SAID LOT 2; THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY LINE AND RUN ALONG THE EASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY DECATUR FEDERAL SAVINGS AND LOAN ASSOCIATION N 54°02'11" E A DISTANCE OF 175.82 FEET TO A 1/2" REBAR; THENCE DEPART SAID EASTERLY LINE AND RUN ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID EXEMPTION PLAT THE FOLLOWING COURSES AND DISTANCES: S 35°56'54" E A DISTANCE OF 101.93 FEET TO A POINT; 8.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET TO BEAR S 10°34'33" E WITH A CHORD OF 8.57 FEET TO A POINT; S 14°47'47" W A DISTANCE OF 42.83 FEET TO A POINT; 31.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET TO BEAR S 59°36'54" W WITH A CHORD OF 28.19 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #78; THENCE DEPART SAID SOUTHERLY LINE AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE
N 75°39'20" W A DISTANCE OF 173.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.363 ACRES (15,826 SQUARE FEET) MORE OR LESS.

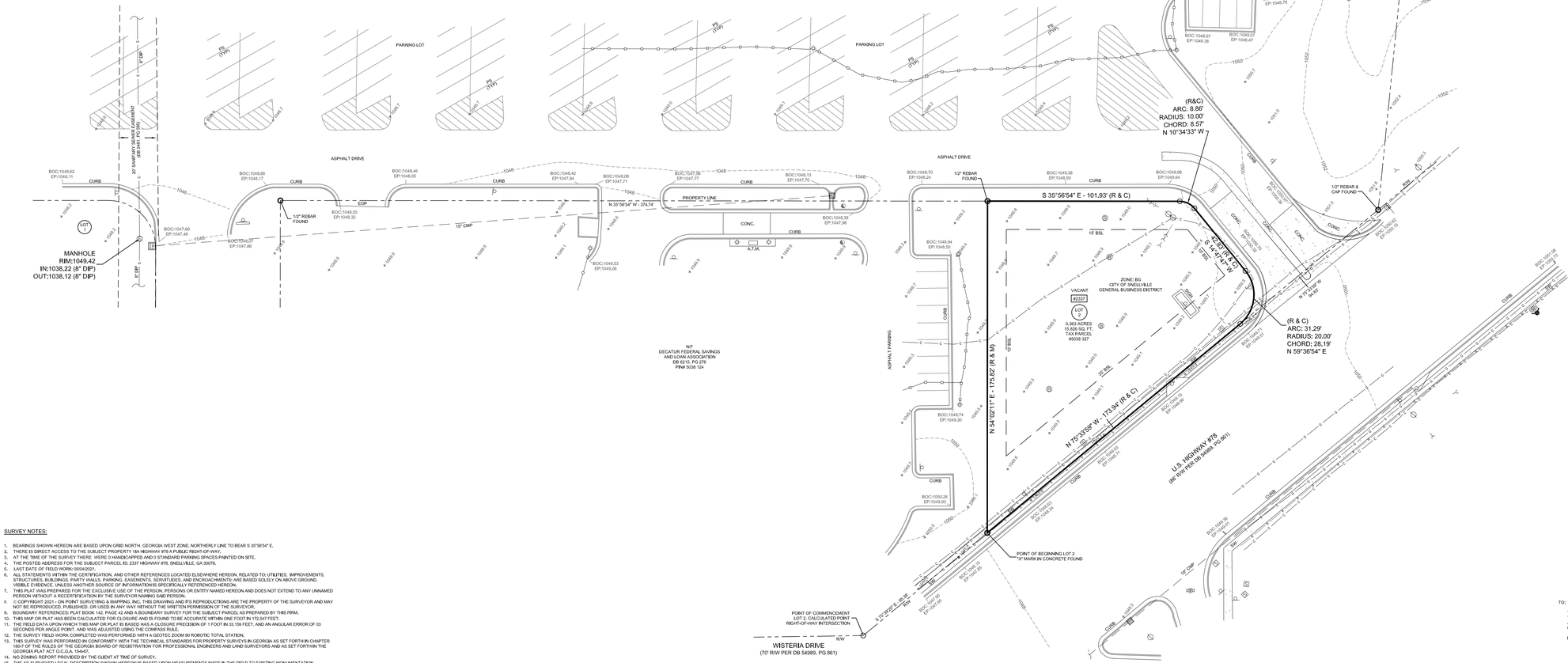
FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, COMMUNITY PANEL NO. 13135C0129F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" DENOTES AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN.

ENCROACHMENT OBSERVATIONS:

NONE OBSERVED



LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	BSL	BUILDING SETBACK LINE
●	PROPERTY CORNER SET AS NOTED	CB	CATCH BASIN
⊙	CALCULATED POINT	CL	CENTERLINE
▲	FIRE HYDRANT	CONC.	CONCRETE
⊠	WATER METER	CP	CONCRETE PAD
⋈	WATER VALVE	DB	DEED BOOK
⋈	IRRIGATION VALVE	EOP	EDGE OF PAVEMENT
⍰	UTILITY POLE	LL	LAND LOT
⊣	GUY WIRE	N/F	NOW OR FORMERLY
▯	POWER BOX	N.T.S.	NOT TO SCALE
▩	TRANSFORMER	P	PORCH
▩	AIR CONDITIONING UNIT	PB	PLAT BOOK
▯	POOL EQUIPMENT	PG	PAGE
☼	LIGHT POLE	R	RAMP
⌽	UTILITY/LIGHT POLE	R/W	RIGHT-OF-WAY
▯	SIGNAL / UTIBUTY BOX	S	STEP/STEPS
▯	SIGNAL POLE	SQ. FT.	SQUARE FEET
▯	MAIL BOX	SW	CONCRETE WALK WAY
⊙	MANHOLE	(TYP)	TYPICAL
ⓒ	CLEAN OUT	PS	PAINTED PARKING STRIPE
▯	GAS METER	C	CALCULATED
⋈	GAS VALVE	M	MEASURED
▯	CABLE BOX	R	RECORD
▯	TELEPHONE BOX		
▩	DRAIN INLET		
⊛	JUNCTION BOX		
⍋	BOLLARD		
⏃	SIGN		
— X —	FENCE LINE		

UTILITY MARKINGS LEGEND: (SEE NOTE #17)

UNDERGROUND COMMUNICATION LINE	C C
UNDERGROUND GAS LINE	G G
OVERHEAD UTILITY LINE	U U
UNKNOWN LINE TYPE	
UNDERGROUND ELECTRIC LINE	E E
UNDERGROUND SEWER LINE	S S
UNDERGROUND WATER LINE	W W

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH, GEORGIA WEST ZONE, NORTHERLY LINE TO BEAR S 35°56'54" E.
2. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA HIGHWAY #78 A PUBLIC RIGHT-OF-WAY.
3. AT THE TIME OF THE SURVEY THERE WERE 0 HANDICAPPED AND 0 STANDARD PARKING SPACES PAINTED ON SITE.
4. THE POSTED ADDRESS FOR THE SUBJECT PARCEL IS: 2337 HIGHWAY #78, SNELLVILLE, GA 30078.
5. LAST DATE OF FIELD WORK: 05/04/2021.
6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS: ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
7. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
8. © COPYRIGHT 2021 - ON POINT SURVEYING & MAPPING, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
9. BOUNDARY REFERENCES: PLAT BOOK 142, PAGE 42 AND A BOUNDARY SURVEY FOR THE SUBJECT PARCEL AS PREPARED BY THIS FIRM.
10. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 172,547 FEET.
11. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 33,159 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
12. THE SURVEY FIELD WORK COMPLETED WAS PERFORMED WITH A GEOTEC ZOOM 90 ROBOTIC TOTAL STATION.
13. THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL 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 AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
14. NO ZONING REPORT PROVIDED BY THE CLIENT AT TIME OF SURVEY.
15. THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON IS BASED UPON MEASUREMENTS MADE IN THE FIELD TO EXISTING MONUMENTATION.
16. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
17. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. MARKING AS PROVIDED BY OTHERS. 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.

TO: JBL ASSET MANAGEMENT, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/04/2021.

DATE OF PLAT OR MAP: 05/10/2021

DANIEL W. VENABLE, R.L.S. GEORGIA REGISTRATION LAND SURVEYOR NO. 2897 FOR THE FIRM ON POINT SURVEYING & MAPPING, INC.

05/10/2021
DATE

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.

GEORGIA REGISTERED No. 2897 LAND SURVEYOR DANIEL W.VENABLE

05/10/2021

FOR THE FIRM
ON POINT SURVEYING
& MAPPING, INC
NOT VALID WITHOUT
ORIGINAL SIGNATURE

NO.	REVISION	DATE

PROJECT NO: 17-169
DATE 05/10/2021
DRAWING NO. 17-169-03
DWG: RLM
CHK: DWV

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR JBL ASSET MANAGEMENT
LOT 2, EXEMPTION PLAT FOR WISTERIA VILLAGE
SITE ADDRESS: 2337 HIGHWAY #78, SNELLVILLE, GA 30078
GWINNETT COUNTY PARCEL NUMBER: #5038 327
LAND LOT 38, 5TH DISTRICT, CITY OF SNELLVILLE,
GWINNETT COUNTY, GEORGIA

3348 PEACHTREE ROAD NE,
STE. #700, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com

ON POINT
SURVEYING AND MAPPING, INC.
LAND SURVEYORS & PLANNERS

SHEET NO.
1 OF 1