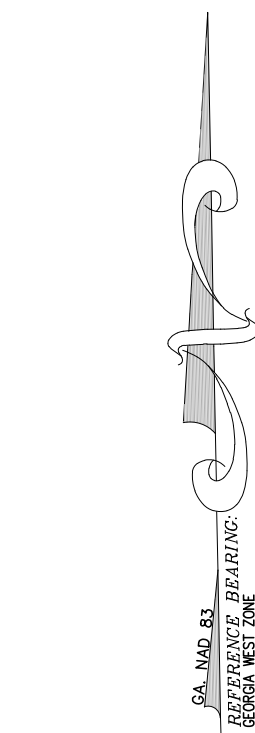


**BOUNDARY SURVEY OF AN EXISTING TAX PARCEL**  
**LAND LOT 28 OF THE 5TH LAND DISTRICT**  
**CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA**  
**REFERENCE DEED: D.B. 14430 PG. 71**  
**EXISTING TAX PARCEL: R5028 001**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



**FLOOD NOTE**

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD MAP NUMBER 13135C0138F, DATED 6-29-2006.

**SURVEYOR'S NOTES**

1. A LEICA TS12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 66,998 FEET AND WAS ADJUSTED USING LEAST SQUARES.
3. THE HORIZONTAL AND VERTICAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CHAMPION NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. VERTICAL DATUM SHOWN HEREON IS NAVD 88 AND AS REPORTED BY THE RTN OPERATED BY EGPS SOLUTIONS, INC.
5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
6. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.

**SURVEYOR 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 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.

Joseph P. Brewer Ga. RLS #3209 12-9-2020

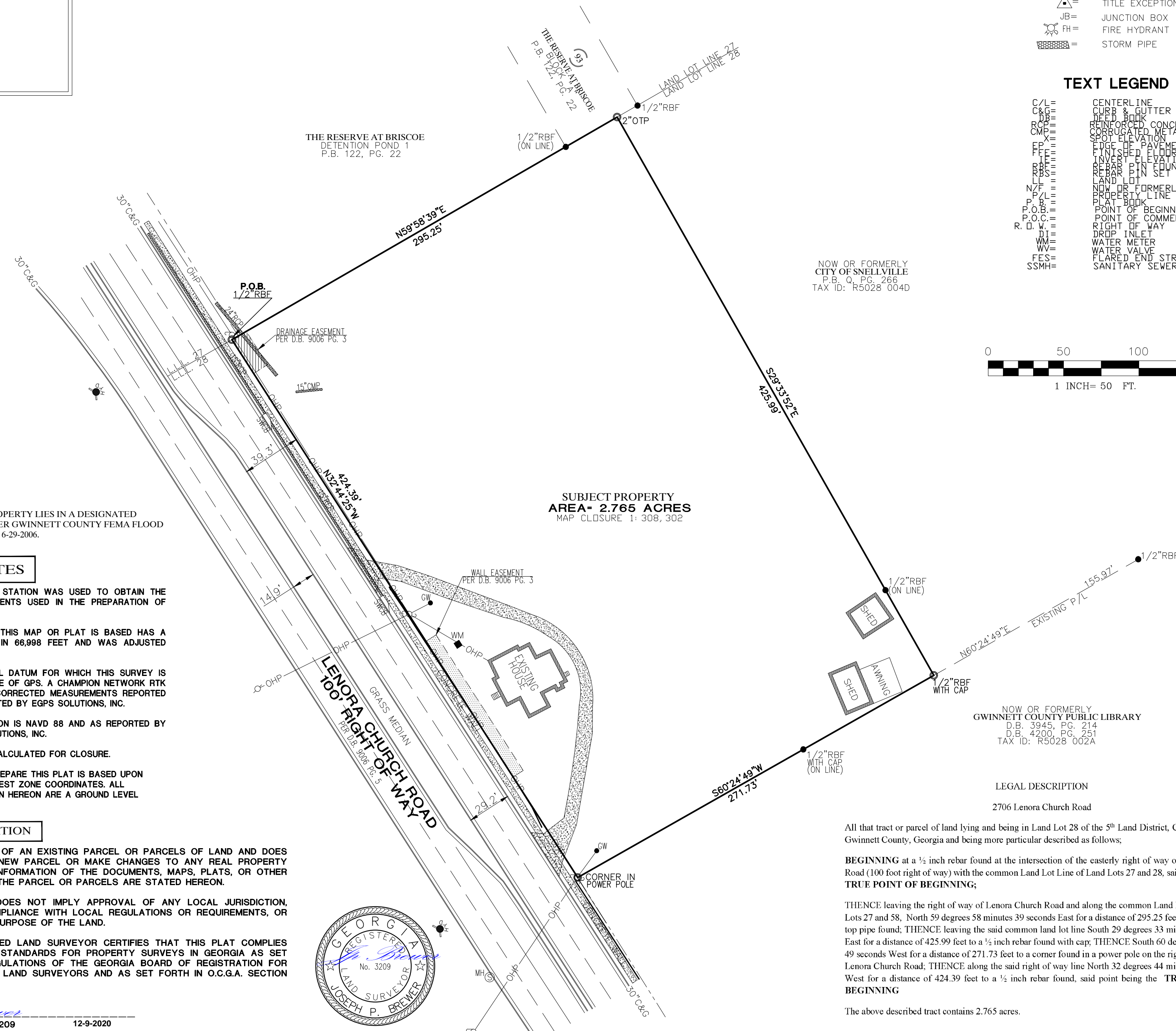
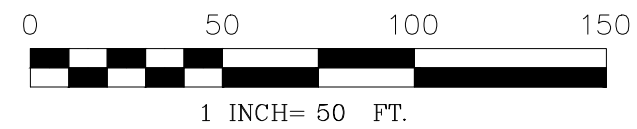


**SYMBOL LEGEND**

- ☆ IP = LIGHT POLE
- ⊙ PP = POWER POLE
- ⊙ TP = TRAFFIC POLE
- ⊙ M.H. = SANITARY SEWER MANHOLE
- ⊙ DWCB = DOUBLE WING CATCH BASIN
- ⊙ SWCB = SINGLE WING CATCH BASIN
- ⊙ TRAN = TRANSFORMER ELECTRIC
- X- = FENCE LINE
- △ = TITLE EXCEPTION
- JB = JUNCTION BOX
- FH = FIRE HYDRANT
- ⊞ = STORM PIPE

**TEXT LEGEND**

- C/L = CENTERLINE
- C&G = CURB & GUTTER
- DR = DRAINAGE
- RC = REINFORCED CONCRETE
- CM = CORRUGATED METAL PIPE
- SP = SPOT ELEVATION
- TP = FINISHED PAVEMENT
- IN = FINISHED FLOOR ELEVATION
- IB = INVERT ELEVATION
- LB = LAND BOUNDARY
- LD = LAND LOT
- NZ = NOW OR FORMERLY
- PL = PLAT
- PLB = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- DI = DROP INLET
- WM = WATER METER
- WV = WATER VALVE
- FES = FLARED END STRUCTURE
- SSMH = SANITARY SEWER MANHOLE



**SUBJECT PROPERTY**  
**AREA- 2.765 ACRES**  
**MAP CLOSURE 1: 308, 302**

NOW OR FORMERLY  
 CITY OF SNELLVILLE  
 P.B. Q, PG. 266  
 TAX ID: R5028 004D

NOW OR FORMERLY  
 GWINNETT COUNTY PUBLIC LIBRARY  
 D.B. 3945, PG. 214  
 D.B. 4200, PG. 251  
 TAX ID: R5028 002A

**LEGAL DESCRIPTION**

2706 Lenora Church Road

All that tract or parcel of land lying and being in Land Lot 28 of the 5<sup>th</sup> Land District, City of Snellville, Gwinnett County, Georgia and being more particular described as follows;

**BEGINNING** at a 1/2 inch rebar found at the intersection of the easterly right of way of Lenora Church Road (100 foot right of way) with the common Land Lot Line of Land Lots 27 and 28, said point being the **TRUE POINT OF BEGINNING**;

THENCE leaving the right of way of Lenora Church Road and along the common Land Lot Line of Land Lots 27 and 28, North 59 degrees 58 minutes 39 seconds East for a distance of 295.25 feet to a 2 inch open top pipe found; THENCE leaving the said common land lot line South 29 degrees 33 minutes 52 seconds East for a distance of 425.99 feet to a 1/2 inch rebar found with cap; THENCE South 60 degrees 24 minutes 49 seconds West for a distance of 271.73 feet to a corner found in a power pole on the right of way line of Lenora Church Road; THENCE along the said right of way line North 32 degrees 44 minutes 25 seconds West for a distance of 424.39 feet to a 1/2 inch rebar found, said point being the **TRUE POINT OF BEGINNING**

The above described tract contains 2.765 acres.

BOUNDARY SURVEY FOR:

NO.	DATE:	REVISION:
1	12/9/20	added legal description as requested

SURVEY INFORMATION:

DATE: 5/17/2020 LAND LOT: 28 LAND DISTRICT: 5TH

COUNTY: GWINNETT CITY: SNELLVILLE DRAWN BY: BENNETT

JOB NUMBER: 19-187 SCALE: 1"=50' DATE OF FIELD WORK: 4/5/2019

PREPARED BY: A Georgia Land Surveying Firm: LSF# 001105

**acre**  
 PROFESSIONAL SURVEYORS

ACRE GROUP, INC.  
 P.O. BOX 54 | LOGANVILLE, GEORGIA 30052 | 770.290.0050

**BRITT & CAMP, LLC**

SHEET 1 OF 1