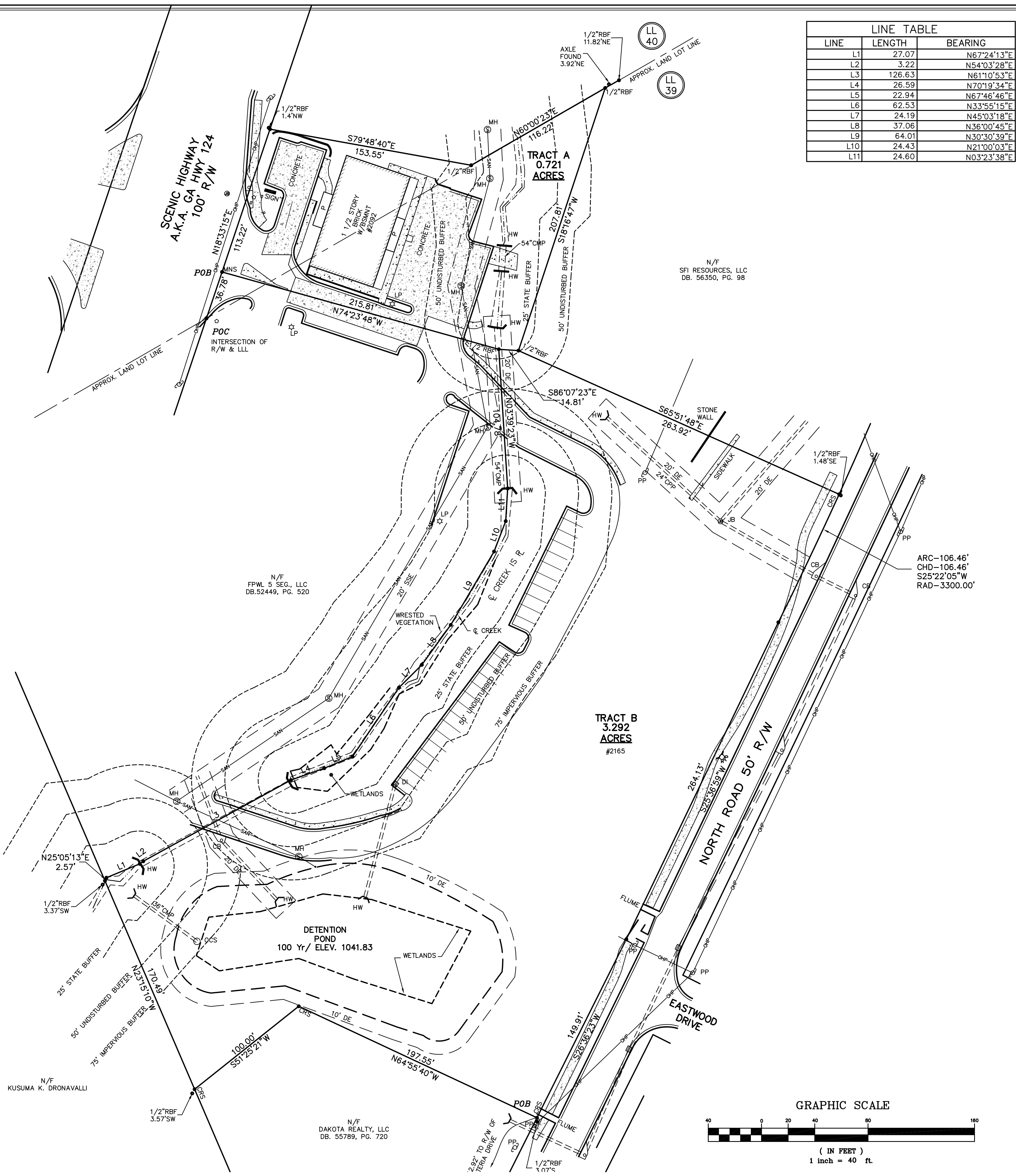


- LEGEND**
- RBF REBAR FOUND (1/2" REBAR)
  - CRS CAPPED REBAR SET (1/2" REBAR)
  - OTF OPEN TOP FOUND
  - CTF CRIMP TOP FOUND
  - LL L AND LOT LINE
  - MH MANHOLE
  - PL PROPERTY LINE
  - BL BUILDING LINE
  - C.L.F. CHAIN LINK FENCE
  - C/O SEWER CLEAN OUT
  - DE DRAINAGE EASEMENT
  - D/I DROP INLET
  - R/W REBAR FOUND RIGHT-OF-WAY
  - SE SANITARY SEWER EASEMENT
  - CRZ CRITICAL ROOT ZONE
  - UE UTILITY EASEMENT
  - FD FIRE HYDRANT
  - SW SINGLE WING CATCHBASIN
  - DW DOUBLE WING CATCHBASIN
  - WV WATER VALVE
  - GV GAS VALVE
  - HW HEADWALL

BASE BEARING ON EAST  
P PER RECORDED PLAT



LINE	LENGTH	BEARING
L1	27.07	N67°24'13"E
L2	3.22	N54°03'28"E
L3	126.63	N61°10'53"E
L4	26.59	N70°19'34"E
L5	22.94	N67°46'46"E
L6	62.53	N33°55'15"E
L7	24.19	N45°03'18"E
L8	37.06	N36°00'45"E
L9	64.01	N30°30'39"E
L10	24.43	N21°00'03"E
L11	24.60	N03°23'38"E

**GENERAL NOTES**

TRACT A  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 239,272 FEET.

TRACT B  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 433,321 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 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON 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.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

**FLOOD NOTE:**  
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13135C0129F DATED 9/29/06.

**SURVEYED LEGAL DESCRIPTION**

**TRACT "A"**

All that tract or parcel of land lying in and being in Land Lots 39 and 40 of the 5th District, City of Snellville, Gwinnett County Georgia, and being Tract 1 of the Exemption Plat for E.R. Snell, recorded in Plat Book 131, Page 265, Gwinnett County records, and shown as Tract "A" per survey by SCI Development Services for PLG Partners, dated September 17, 2021, and being more particularly described as follows:

COMMENCE at a point where the right-of-way line of Scenic Highway (a.k.a. Ga. Hwy 124) (100' r/w) intersects with the Land Lot Line of Land Lots 39 and 40, thence running along said right-of-way line of Ga. Hwy 124 a distance of 36.78 feet to a Mag Nail Set and the POINT OF BEGINNING; thence continuing along said right-of-way line of Scenic Highway and running N18°33'15"E a distance of 113.22 feet to a capped rebar set; thence leaving said right-of-way line and running S79°48'40"E a distance of 153.55 feet to a 1/2" rebar on the Land Lot Line of Land Lots 39 and 40; thence continuing along said Land Lot Line and running N60°00'23"E a distance of 116.22 feet to a 1/2" rebar; thence leaving said Land Lot Line and running S18°16'47"W a distance of 207.81 feet to a 1/2" rebar; running thence N86°07'23"W a distance of 14.81 feet to a 1/2" rebar; running thence N74°23'48"W a distance of 215.81 feet to a Mag Nail Set and the POINT OF BEGINNING.

Said tract or parcel of land containing 0.721 acres.

**TRACT "B"**

All that tract or parcel of land lying in and being in Land Lot 39 of the 5th District, City of Snellville, Gwinnett County Georgia, and being Tract 3 of the Exemption Plat for E.R. Snell, recorded in Plat Book 131, Page 265, Gwinnett County records, and shown as Tract "B" per survey by SCI Development Services for PLG Partners, dated September 17, 2021, and being more particularly described as follows:

BEGINNING at a capped rebar set on the northwesterly right-of-way line of North Road (50' r/w), said rebar being 842.92 feet from the mitered intersection of Wisteria Drive; thence leaving said right-of-way line and running N64°55'40"W a distance of 197.55 feet to a capped rebar set; running thence S51°25'21"W a distance of 100.00 feet to a capped rebar set; running thence N23°15'10"W a distance of 170.49 feet to a capped rebar set in the center line of a creek; thence following the meanderings of said creek the following calls: N25°05'13"E a distance of 2.57 feet; thence N67°24'13"E a distance of 27.07 feet; thence N54°03'28"E a distance of 3.22 feet; thence N61°10'53"E a distance of 126.63 feet; thence N70°19'34"E a distance of 26.59 feet; thence N67°46'46"E a distance of 22.94 feet; thence N35°55'15"E a distance of 62.53 feet; thence N45°03'18"E a distance of 24.19 feet; thence N36°00'45"E a distance of 37.06 feet; thence N30°30'39"E a distance of 64.01 feet; thence N21°00'03"E a distance of 24.43 feet; thence N03°23'38"E a distance of 24.60 feet to a point; thence leaving the centerline of said creek and running N03°39'23"W a distance of 104.78 feet to a 1/2" rebar; running thence S86°07'23"E a distance of 14.81 feet to a 1/2" rebar; running thence S65°51'48"E a distance of 263.92 feet to a capped rebar set on the northwesterly right-of-way line of North Road; thence continuing along said right-of-way line and following a curve to the left, said curve having a length of 106.46 feet with a radius of 3,300.00 feet, and being subtended by a chord of S25°22'05"W a distance of 106.46 feet to a point; thence continuing along said right-of-way line and running S25°36'59"W a distance of 264.13 feet to a point; thence continuing along said right-of-way line and running S26°36'23"W a distance of 149.91 feet to a capped rebar set and the POINT OF BEGINNING.

Said tract or parcel of land containing 3.292 acres.

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

**SCI Development Services**  
ENGINEERS - SURVEYORS - PLANNERS  
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078  
(770) 736-7666 FAX (770) 736-4623  
MAIL@SURVEYCONCEPTS.NET

**PLG PARTNERS**  
2165 NORTH ROAD and 2096 SCENIC HIGHWAY  
TRACTS 1 and 3 SUBDIVISION E.R. SNELL  
LAND LOTS 39 and 40 5th DISTRICT  
CITY OF SNELLVILLE  
GWINNETT COUNTY, GEORGIA REF. IN PB. 131, PG. 265

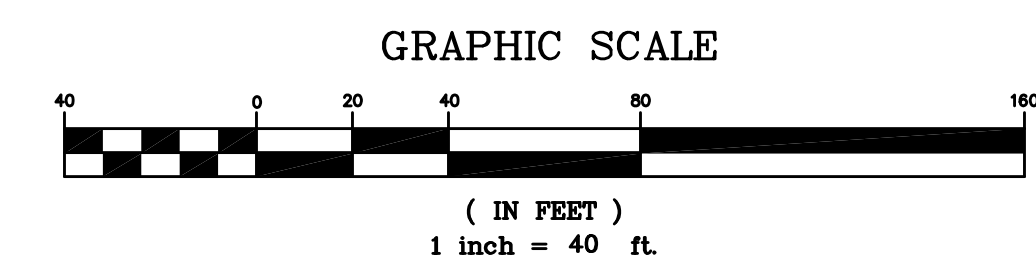
SURVEY FOR:

DATE	DRAWN	CHECKED
8/27/21	DCP	JAS

SCALE 1" = 30'  
SHEET TITLE

PROJECT NUMBER  
55390

**S-1**



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.