

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.



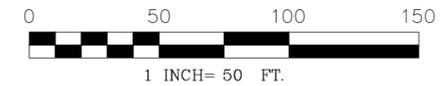
SYMBOL LEGEND

- ☆ LP = LIGHT POLE
- ⊙ PP = POWER POLE
- ⊙ = 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
- DB = DEED BOOK
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- X = SPOT ELEVATION
- EP = EDGE OF PAVEMENT
- FE = FINISHED FLOOR ELEVATION
- IE = INVERTED ELEVATION
- RF = REBAR WITH FOUND
- RS = REBAR SET
- LL = LAND LOT
- NZF = NOW OR FORMERLY
- P/L = PROPERTY LINE
- P.B. = 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

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



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

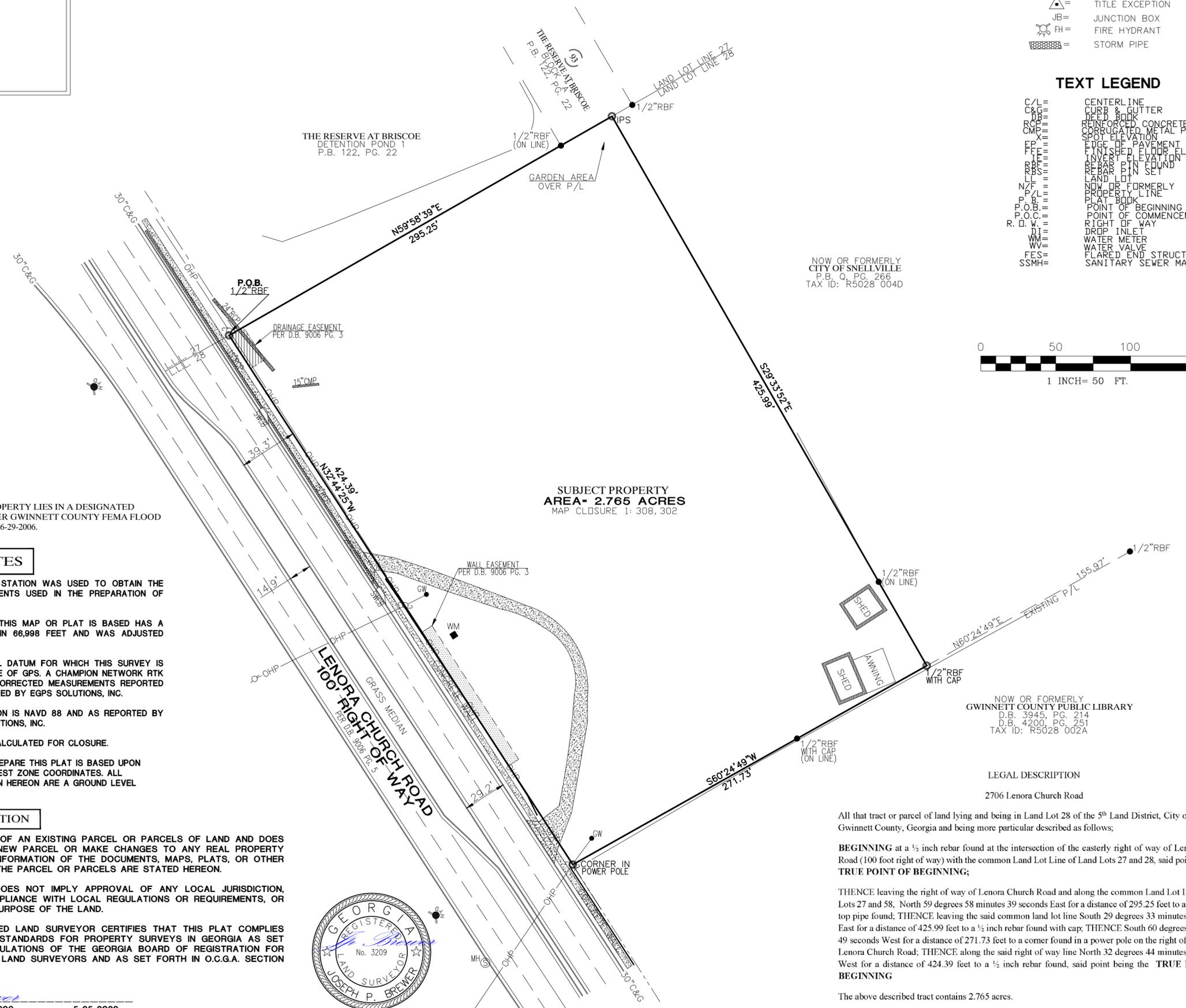
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

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 5-25-2022



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

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 5th 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 58, 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:	COUNTY:	LAND DISTRICT:
5/25/2022	GWINNETT	28
CITY:	DRAWN BY:	
SNELLVILLE	BENNETT	
JOB NUMBER:	SCALE:	DATE OF FIELD WORK:
19-187	1"=50'	5/25/2022

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