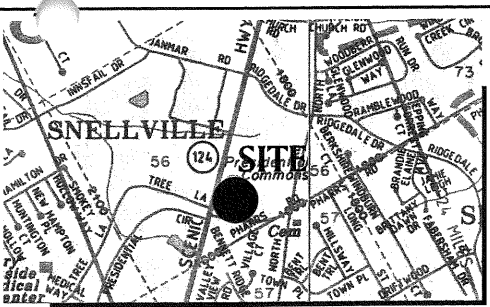
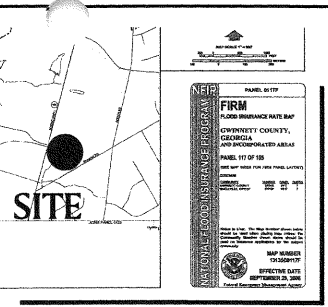


Plat  
Recorded 5/12/2017 8:50 AM  
RICHARD T ALEXANDER JR  
Clerk of Superior Court  
Gwinnett County, GA  
Book 139 Page 150  
Participant IDs: 2854823208

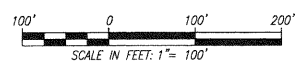
RESERVED FOR CLERK OF COURT



VICINITY MAP  
SCALE: NTS



FIRM PANEL MAP  
SCALE: NTS



ABBREVIATION LEGEND	SYMBOL LEGEND
AC ACRES	(100') RECORD DIMENSION
ASPH ASPHALT	BOX (P-POWER, C-CABLE)
BSL BUILDING SETBACK LINE	COMPUTED POINT (NOT MONUMENTED)
CONC CONCRETE	FIRE HYDRANT
CIP CRIMP TOP PIPE	GUY WIRE
DB DEED BOOK	LIGHT POLE
EST ESTABLISHES	MANHOLE (P-POWER, S-SANITARY SEWER)
LLC LAND LOT CORNER	METER (P-POWER, W-WATER, G-GAS)
LLL LAND LOT LINE	MONUMENT FOUND
LSS LANDSCAPE STRIP	MONUMENT SET
N/A NOT AVAILABLE OR ACCESSIBLE	POWER POLE
N/F NOW OR FORMERLY	PROPERTY CORNER FOUND
OTP OPEN TOP PIPE	PROPERTY CORNER SET (NO. 4 RBC)
PB PLAT BOOK	STREET SIGN
PG PAGE	TEST HOLE
PID PARCEL IDENTIFICATION NUMBER	TRAFFIC CONTROL BOX
PK PK NAIL	TRAFFIC SIGNAL POLE
POB POINT OF BEGINNING	TRAFFIC WIRE PULLBOX
POC POINT OF COMMENCEMENT	TRAFFIC SIGNAL POLE
RBC REBAR W/ CAP	VALVE (G-GAS, W-WATER)
RB REBAR	
R/W RIGHT OF WAY	
RWM RIGHT OF WAY MONUMENT	
SPOC STATE PLANE GRID COORDINATE	
SSMH SANITARY SEWER MANHOLE	

LINE LEGEND
CENTERLINE-ROAD
CENTERLINE-STREAM
FENCE
PROPERTY LINE-ADJACENT
PROPERTY LINE-EXTERIOR
PROPERTY LINE-INTERIOR
RIGHT-OF-WAY
STORM SEWER
UTILITY-CABLE
UTILITY-FIBER OPTIC
UTILITY-GAS
UTILITY-POWER OVERHEAD
UTILITY-POWER UNDERGROUND
UTILITY-SANITARY SEWER
UTILITY-TELEPHONE
UTILITY-WATER

**SURVEYORS NOTES**

- DATUM  
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 (NAD83) ESTABLISHED BY GPS OBSERVATIONS (EGPS NETWORK)  
VERTICAL: NAVD 88 ESTABLISHED BY GPS OBSERVATIONS (EGPS NETWORK)  
U.S. SURVEY FEET
- CLOSURE STATEMENT  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 97,820 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE PARCELS HAVE AN ACCURACY 1:1 FOOT IN:  
  - OUTLOT-1: 81.525
  - OUTLOT-2: 76.470
  - OUTLOT-3: 72.174
  - OUTLOT-4: 59.991
  - OUTLOT-5: 102.996
  - OUTLOT-6: 105.707
  - OUTLOT-7: 105.707
  - OUTLOT-8: 295.105
  - OUTLOT-9: 130.232
- EQUIPMENT STATEMENT  
LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE R5 GPS RECEIVER.
- FLOOD ZONE  
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 12135C 01177, HAVING AN EFFECTIVE DATE OF 29 SEPTEMBER 2006. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
- REFERENCE INFORMATION NOT SHOWN  
A. GEORGIA DOT PLANS, PROJECT F-078-1(1-4), P.L. NO. 12055S, SHEETS 3-5, DATED 04 FEBRUARY 1988, SHEET 3 LAST REVISED 11 MAY 1992, SHEETS 4-5 LAST REVISED 19 OCTOBER 1990.  
B. PB 134 PG 186  
C. PB 135 PG 244
- CERTIFICATION  
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- COUNTY NOTES  
GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CURBS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.  
  - STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
  - STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION, EXCEPT AS ALLOWED BY VARIANCE.
  - THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLING SIDEWALKS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - PER ARTICLE 8, SECTION 8.2.6.b OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY AND STORM SEWER CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.
  - WATER AND SANITARY SEWER SERVICE PROVIDED BY GWINNETT COUNTY.

**SURVEYORS CERTIFICATIONS**

- AS REQUIRED BY SUBSECTION (c) OF OCGA SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNMENT AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.
- SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES CONTAIN HEREON WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.
- IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL, ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION ON ONE FOOT IN 97,820 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 246,856 FEET, AND CONTAINS A TOTAL OF 12.93 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE R5 GPS RECEIVER.

11 MAY 2017  
DMTE  
KRISTOPHER B. MANLEY - REG. NO. GA PLS 3301 - Expr. 12.31.18



LAND PLANNERS  
ENGINEERS • SURVEYORS  
TRANSPORTATION  
LANDSCAPE ARCHITECTS  
85-A MILL STREET  
SUITE 200  
ROSWELL, GEORGIA 30075  
VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com

**PAULSON MITCHELL**  
INCORPORATED  
**RECEIVED**

SEP 13 2022

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

**PARK PLACE**  
**SNELLVILLE, LLC**

LAND LOT 56-5TH DISTRICT  
CITY OF SNELLVILLE, GEORGIA

FINAL PLAT FOR

NOT VALID WITHOUT SEAL AND SIGNATURE FOR THE FIRM  
PAULSON MITCHELL, INC. LIS# 000797

**RECEIVED**  
APR 25 2017  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

**REVISIONS**

01.02.09.17	COMBINED LOTS 5-6, RECONFIGURED
	LOTS 1-2, & UPDATED NOTES
02.04.19.17	RECONFIGURED LOTS 1-2

PROJECT NUMBER: 2014219  
DATE: 20 APRIL 2016  
FIELD DATE: 15 MARCH 2016  
DRAWN BY: K.MANLEY  
CHECKED BY: D.RAINES  
FILE NAME: 2014219V.DWG

**SHEET**  
1 OF 2

**OWNER/DEVELOPER:**  
**PARK PLACE SNELLVILLE, LLC**  
1505 LAKES PARKWAY SUITE 190  
LAWRENCEVILLE, GA 30043

**CONTACT PERSON:**  
**MARK NOERNBERG**  
PHONE: 678.584.9373

**Curve Table**

Curve	Length	Radius	Chord Bearing	Chord Length
C1	311.01	22795.31'	N15° 09' 10"E	311.01'
C2	170.04	22795.31'	N15° 45' 26"E	170.04'
C3	211.80	22795.31'	N16° 14' 13"E	211.80'
C4	20.67	22795.31'	N16° 31' 45"E	20.67'
C5	184.57	23041.32'	N16° 19' 33"E	184.57'
C6	268.82	23041.32'	N15° 45' 43"E	268.82'
C7	59.96	7960.00'	S54° 25' 11"W	59.94'
C8	25.82	125.00'	S36° 04' 37"E	25.78'
C9	70.28	125.00'	S58° 06' 01"E	69.96'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S60° 20' 13"W	23.87'
L2	S29° 41' 43"E	6.92'
L3	S60° 19' 43"W	26.47'
L4	S29° 41' 42"E	1.01'
L5	N67° 08' 08"W	22.19'
L6	N29° 44' 30"W	32.51'
L7	N15° 47' 39"E	21.09'
L8	N67° 08' 08"W	50.52'
L9	N75° 27' 57"W	50.87'

**PHARRS ROAD**  
(24' ASPHALT VARIABLE R/W)

**MUNICIPAL/JURISDICTIONAL CERTIFICATIONS**  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 5 DAY OF 2 2017  
DIRECTOR-DEPARTMENT OF PLANNING & DEVELOPMENT

**OWNERS ACKNOWLEDGEMENT AND DECLARATION:**

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIGHT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER  
Park Place Snellville, LLC

SIGNATURE OF OWNER DATE SIGNED  
Richard D. Swasey, Managing Member April 21, 2017

PRINTED OR TYPED NAME OF SUBDIVIDER