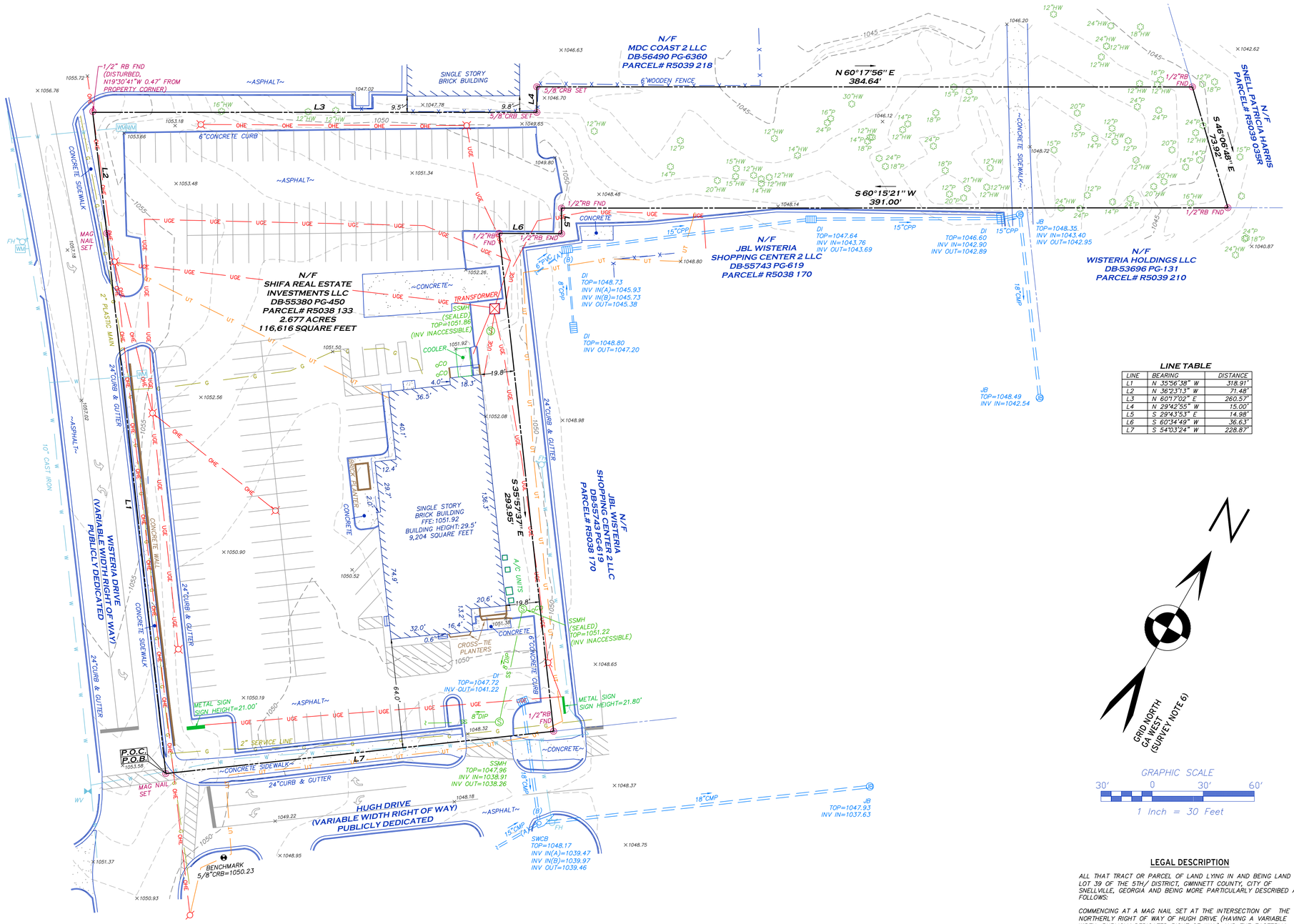

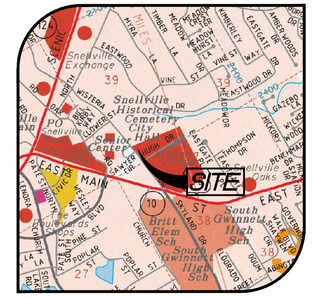

VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED AUGUST 18, 2023.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 35,954' WITH AN ANGULAR ERROR OF 3.52 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 327,462'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13135C0129F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 130102, IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 55380, PAGE 450, GWINNETT COUNTY RECORDS.

10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

14) SUBJECT PROPERTY HAS DIRECT ACCESS TO WISTERIA DRIVE AND HUGH DRIVE, BOTH HAVING PUBLICLY DEDICATED RIGHTS OF WAY.

15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXISTS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°56'38" W	318.91'
L2	N 36°23'13" W	71.48'
L3	N 60°17'02" E	260.57'
L4	N 29°42'55" W	15.00'
L5	S 29°43'53" E	14.98'
L6	S 60°34'49" W	36.63'
L7	S 54°03'24" W	228.87'

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LAND LOT 39 OF THE 5TH/ DISTRICT, GWINNETT COUNTY, CITY OF SNELLVILLE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF HUGH DRIVE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF WISTERIA DRIVE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF HUGH DRIVE AND CONTINUING ALONG SAID RIGHT OF WAY OF WISTERIA DRIVE THE FOLLOWING COURSES AND DISTANCES: NORTH 35 DEGREES 56 MINUTES 38 SECONDS WEST A DISTANCE OF 318.91 FEET TO A MAG NAIL SET; NORTH 36 DEGREES 23 MINUTES 13 SECONDS WEST A DISTANCE OF 71.48 FEET TO A 1/2 INCH DISTURBED REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 60 DEGREES 17 MINUTES 02 SECONDS EAST A DISTANCE OF 260.57 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 29 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 15.00 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 60 DEGREES 17 MINUTES 56 SECONDS EAST A DISTANCE OF 384.64 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 46 DEGREES 06 MINUTES 48 SECONDS EAST A DISTANCE OF 73.92 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 60 DEGREES 15 MINUTES 21 SECONDS WEST A DISTANCE OF 391.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 29 DEGREES 43 MINUTES 53 SECONDS EAST A DISTANCE OF 14.98 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 60 DEGREES 34 MINUTES 49 SECONDS WEST A DISTANCE OF 36.63 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 35 DEGREES 57 MINUTES 37 SECONDS EAST A DISTANCE OF 293.95 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 54 DEGREES 03 MINUTES 24 SECONDS WEST A DISTANCE OF 228.87 FEET TO A MAG NAIL FOUND, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.677 ACRES (116,616 SQUARE FEET).

UTILITY CONTACTS

WATER
GWINNETT COUNTY PUBLIC UTILITIES
678-325-9631

GAS
ATLANTA GAS LIGHT GWINNETT
470-484-2800

POWER
WALTON EMC
770-266-2547

COMMUNICATION
AT&T
305-409-1542

COMCAST
678-708-7112

GWINNETT COUNTY PUBLIC UTILITIES
678-639-8853

SEWER
GWINNETT COUNTY PUBLIC UTILITIES
678-325-9631

SURVEYOR'S 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 ANY 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.

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

MITCHELL LOWERY GEORGIA RLS# 3109

LEGEND

	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
S	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
FND	FOUND
	LIGHT POLE
	SIGN
	TREE
HW	HARDWOOD
P	PINE

PROFESSIONAL
LAND SURVEYORS, LLC
1020 CHATTANOOGA AVENUE
DALTON, GA 30720
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
SHIFA REAL ESTATE INVESTMENTS LLC

BOUNDARY & TOPOGRAPHIC SURVEY OF:
2380 WISTERIA DR.
SNELLVILLE, GA 30078
(CITY OF SNELLVILLE)

COUNTY: GWINNETT

STATE: GEORGIA

LAND LOT: 39

DISTRICT: 5

REVISIONS

DATE:	DESCRIPTION

PROFESSIONAL LAND SURVEYORS

DATE: AUGUST 23, 2023
JOB #: 234474
SCALE: 1"=30'
DRAWN BY: D. HALL