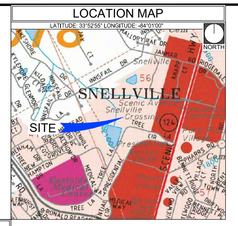
LOCATION MAP



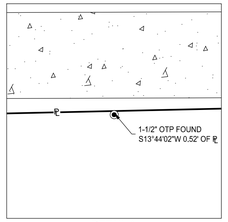
SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE 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.

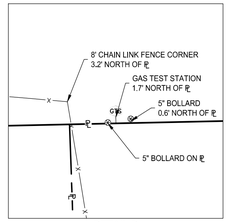
GEORGIA REGISTERED No. 2683 LAND SURVEYOR DAVID E. SIMMONS

JUNE 17, 2025

GEORGIA LAND SURVEYOR LICENSE NO. LS002683



DETAIL C
SCALE: 1"=10'



DETAIL D
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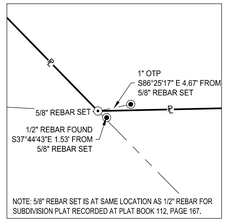

DETAIL E
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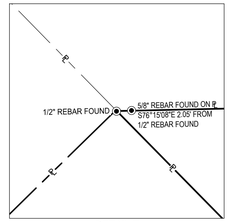
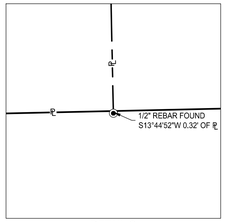
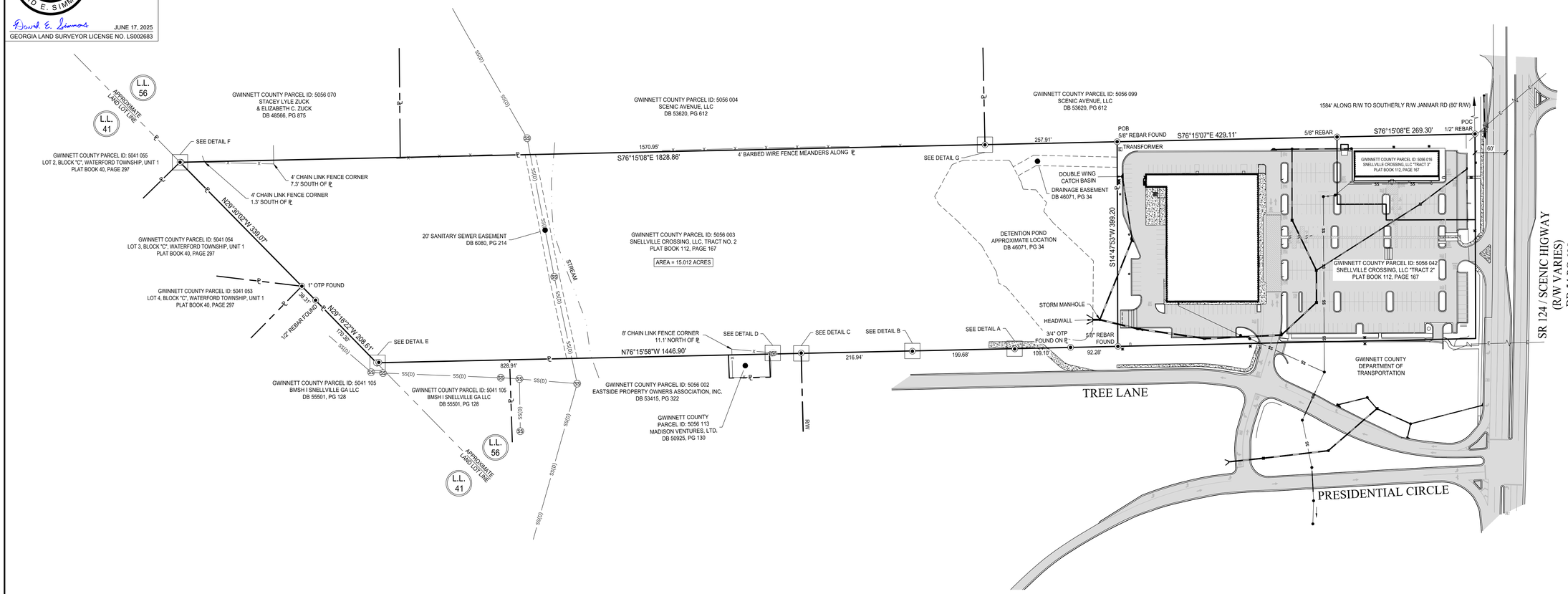


DETAIL F
SCALE: 1"=10'



DETAIL G
SCALE: 1"=10'



LEGEND

ASPHALT PAVING	
CONCRETE PAVING	
SUBJECT PROPERTY LINE	℄
RIGHT-OF-WAY LINE	R/W
UNDERGROUND SANITARY SEWER LINE	SS
STORMWATER PIPE	
FENCE	X X
BOLLARD	⊗
GAS TEST STATION	GTS
PROPERTY CORNER SET	⊙
PROPERTY CORNER FOUND	◉

GENERAL NOTES:

1. COLUMBIA ENGINEERING AND SERVICES, INC HAS BEEN ISSUED A CERTIFICATE OF AUTHORIZATION AS A LAND SURVEYOR FIRM, LICENSE NUMBER LSF000902, BY THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. THE PROJECT HORIZONTAL DATUM IS RELATIVE TO NAD 83(NSRS2011) NATIONAL READJUSTMENT, PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE SHOWN IN DECIMAL US SURVEY FOOT UTILIZING A GRID-TO-GROUND COMBINED SCALE FACTOR OF 1.00014184.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS COLLECTED USING TRIMBLE S6 2-SECOND ELECTRONIC TOTAL STATION AND HAS A CLOSURE PRECISION OF ONE FOOT IN 66,357 FEET, AND AN ANGULAR ERROR OF 0.28 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 537,781 FEET.
5. PER FEMA FLOOD INSURANCE RATE MAP PANEL 13135C0117F WITH AN EFFECTIVE DATE OF 09/29/2006, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA; SUBJECT PROPERTY WITHIN AREA DESIGNATED "ZONE X".

100 0 100 200
1" = 100'

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COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

REVISION

DATE

SNELLVILLE CROSSING, LLC ~ TRACT NO. 2

1719 SCENIC HIGHWAY N
LAND LOT 56, 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

BOUNDARY SURVEY

PROJECT NO.:	2623.93
FILE NAME:	2623.93SV
FIELD DATE:	06/04/2025
PLAT DATE:	06/17/2025
DRAWN BY:	BCS
SCALE:	1"=100'
SHEET NO.:	1 OF 1

CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS