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OCT - 7 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

THIS BLOCK RESERVED FOR THE OFFICE OF THE SUPERIOR COURT

ZONING

THE SUBJECT PROPERTY IS ZONED R-75 PER CITY OF SNELLVILLE ZONING MAP DATED SEPTEMBER 24, 2013

THE SETBACKS FOR ZONE R-75 (SINGLE FAMILY RESIDENTIAL) PER CITY OF SNELLVILLE MINIMUM STANDARDS AND ARE AS FOLLOWS:

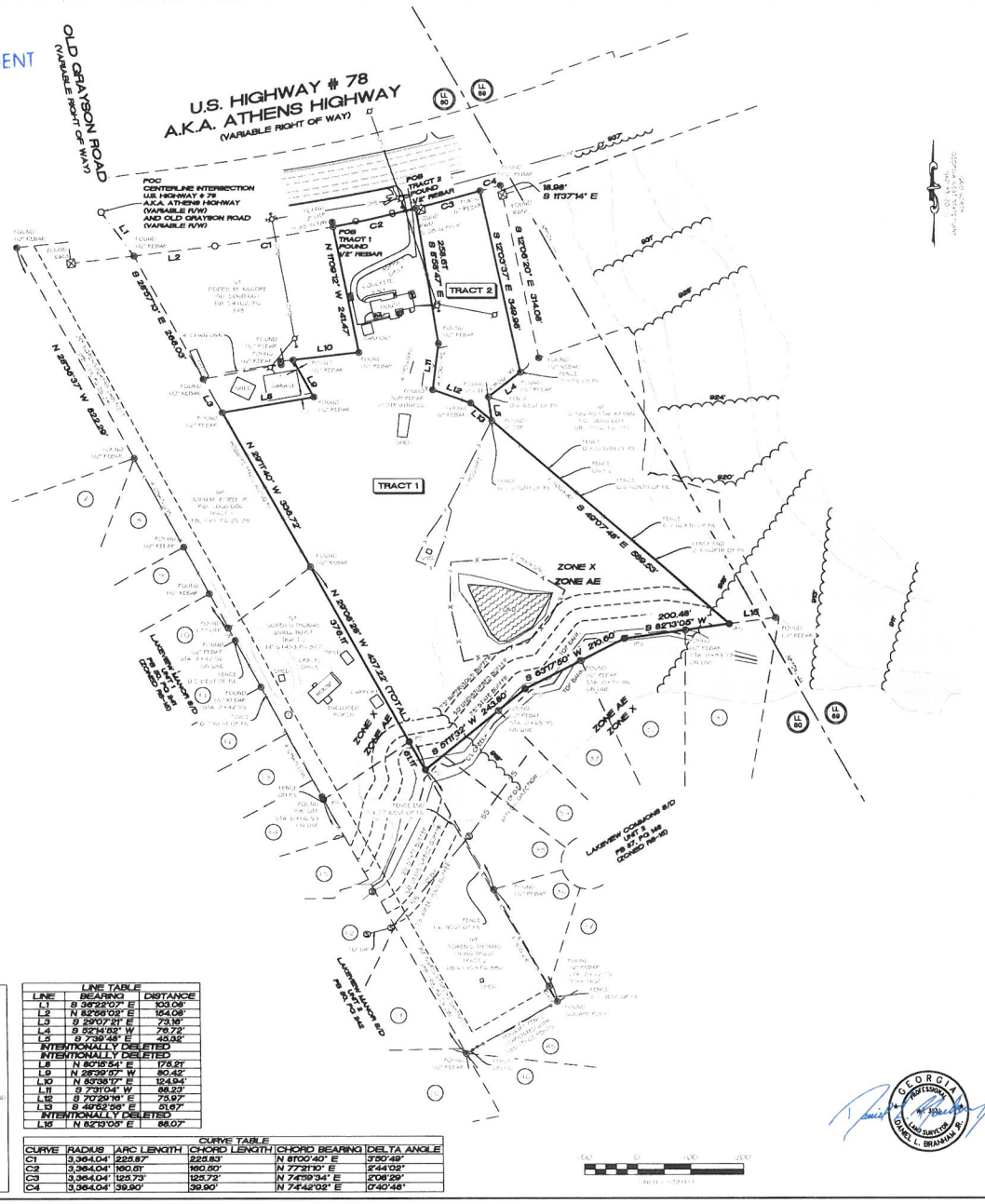
FRONT 50 FEET
SIDE (INTERIOR) 10 FEET
SIDE (STREET) 15 FEET
REAR 40 FEET
MAXIMUM BUILDING HEIGHT 35 FEET

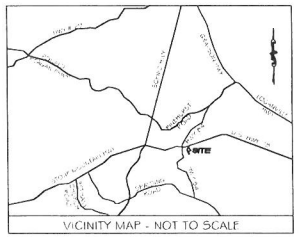
ANY SETBACKS AND DEVIATIONS SHOWN ARE SUBJECT TO FINAL JURISDICTION AND DECISION BY CONVERSE IN WRITING PRIOR TO FINAL PLANNING OF ANY CONSTRUCTION ACTIVITIES

TRACT 1 CONTAINS
392,019 Sq. Feet
9.000 Acres

TRACT 2 CONTAINS
52,089 Sq. Feet
1.196 Acres

OVERALL TRACT CONTAINS
444,109 Sq. Feet
10.195 Acres





VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. All easements and rights of way, whether known or to the knowledge and belief of the undersigned, shall be shown on this plat to the knowledge and belief of the undersigned surveyor, except as stated.
2. The property shown hereon is subject to all easements and restrictions of record that affect and pertain thereto.
3. According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, Community Panel Number 13135C0176D, dated September 29, 2006, a portion of the subject property lies within Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, and a portion of the subject property lies within Zone AE, defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Zone AE is shown on the approximate flood hazard boundaries as depicted on the plat. The flood hazard boundaries are approximate and are based on the data shown on the FIRM and Zone AE is shown on approximate flood hazard boundaries. It is recommended that a site specific flood study be performed to determine the flood limits, can be accurately shown on the site to have flood elevations.
4. The locations of underground utilities which lie hereon are based on visible structures and marks, public field located drawings, and are approximate only. The property owner hereon may be served by underground utilities, which are not shown hereon. Excavation may be required to verify utilities that affect their use or market or sale. All Utility Companies should be called before digging begins. Surveyor assumes no liability.
5. North arrow and bearings shown hereon are based on GA State Plane - NAD83 adjusted GPS Trimble Differential Corrections (DGPS) and obtained by RTK methodology. Grid North is shown. Bearings shown are measured and recorded in U.S. Survey Feet.
6. The field data upon which this plat is based was gathered using Trimble and Leica using multiple image and duplicate shots from different locations. The positional tolerance of horizontal positions of tree trunks and the angle from one shot to adjacent positions is 1.000+/-1 Feet or 1.0 ft.
7. [illegible]
8. The gross area of the property shown hereon was found to be accurate within one foot or less. 9.14 Acres.
9. Equipment used for measurement:
   Field: Trimble R12 GPS Receiver
   Base: Trimble R8 GPS Receiver
10. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor. Having said persons, persons, or entity.
11. Water, sewer, and local utilities and services might exist on the subject property that are not shown hereon.
12. This survey is not valid without the original signature and seal of a licensed Georgia Land Surveyor.
13. There were no observed evidences of Earth Burials, Cemeteries or Burial Grounds on the time of the field survey.
14. We are aware of no and assert the existence or nonexistence of any wetlands or hazardous waste located on the subject property.
15. Current property owner/mailing address:

OWNER: SHERCO DEVELOPMENT INVESTMENTS, LLC
ADDRESS: 1810 ATHENS HWY, SNELLVILLE, GA 30078
PID: 5060 014

OWNER: SHERCO DEVELOPMENT CO
ADDRESS: 1804 ATHENS HWY, SNELLVILLE, GA 30078
PID: 5060 063

REFERENCES

1. DEED BOOK 51434, PAGE 112 (LEED OF ASSENT)
2. DEED BOOK 1047, PAGE 175 (WARRANTY DEED)
3. DEED BOOK 1051, PAGE 130 (RIGHT OF WAY DEED)
4. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, STATE ROUTE No. 10 PROJECT NUMBER: BRF-1515-(2) COMPLETION DATE OF 05/15/51
5. PLAT BOOK 11, PAGE 206 - LAUREL POINT SUBDIVISION AND SHOWS ANADE DATED NOVEMBER 14, 1969
6. PLAT BOOK 149, PAGES 1-3
7. DEED BOOK 51434, PAGE 112
8. PLAT BOOK 87, PAGE 148
9. DEED BOOK 51434, PAGE 148

LEGEND

SSD	SEWER VALVE
WM	WATER VALVE
WATER METER	
SANITARY SEWER MANHOLE	PB
GRAVEL ROAD	CIP
GAS LINE	OPF
TELEPHONE BOX	UPF
ELECTRIC METER	POC
GAS METER	POB
TELEPHONE MANHOLE	CMP
TELEPHONE BOX	SANITARY SEWER
TELEPHONE PEDESTAL	OVERHEAD ELECTRICS
MAILBOX	PROPERTY LINE
IRON PIPE FOUND	ADJACENT PROPERTY LINE
IRON PIPE SET	TITLE
CONCRETE POST	
SET 5/8" CAPPED REBAR	LAND LOT
FIRE HYDRANT	
ASPHALT	
PROPERTY LINE	
OPEN TOP PIPE	
UNDER GROUND PIPE	
POINT OF COMMENCEMENT	
POINT OF BEGINNING	
CONCRETE MONUMENT FOUND	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°22'07" E	103.08'
L2	N 82°58'03" E	164.08'
L3	S 29°07'21" E	73.18'
L4	S 52°14'02" W	79.72'
L5	S 7°35'48" E	45.32'
INTENTIONALLY DELETED		
INTENTIONALLY DELETED		
L8	N 80°16'54" E	175.01'
L9	N 28°39'07" W	80.42'
L10	N 83°38'17" E	124.94'
L11	S 7°31'04" W	88.23'
L12	S 70°29'19" E	73.97'
L13	S 49°52'56" E	51.67'
INTENTIONALLY DELETED		
L16	N 82°13'05" E	86.07'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,364.04'	225.87'	225.83'	N 8°00'40" E	3°50'49"
C2	3,364.04'	160.61'	160.60'	N 7°21'10" E	2°44'03"
C3	3,364.04'	123.73'	123.72'	N 7°49'34" E	2°06'29"
C4	3,364.04'	39.90'	39.90'	N 7°44'02" E	0°40'46"

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OF PARCELS OF LAND AND DOES NOT SUBDIVIDE OR DIVIDE 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 PROFESSIONAL LAND SURVEYOR DANIEL L. BRANHAM JR.

Daniel L. Branham Jr. GA P.L.S. #3531 — Date 09/30/2025

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
PHONE 770.953.5200
LJA No. 3190

LOCATED IN:
LAND LOT 60, 5th DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

RETRACEMENT SURVEY
1804, 1810 & 1860
ATHENS HIGHWAY
SNELLVILLE, GEORGIA
FOR
SHERCO PAVING INC.

DESCRIPTION	DATE	DRAWN	CHKD	APVD

DRAWN BY: DFP
CHECKED BY: BRA
REVISED BY: MCB

PROJECT #:
GA452-2401

811
Know what's below.
Call before you dig.

SHEET NO.
1 OF 1