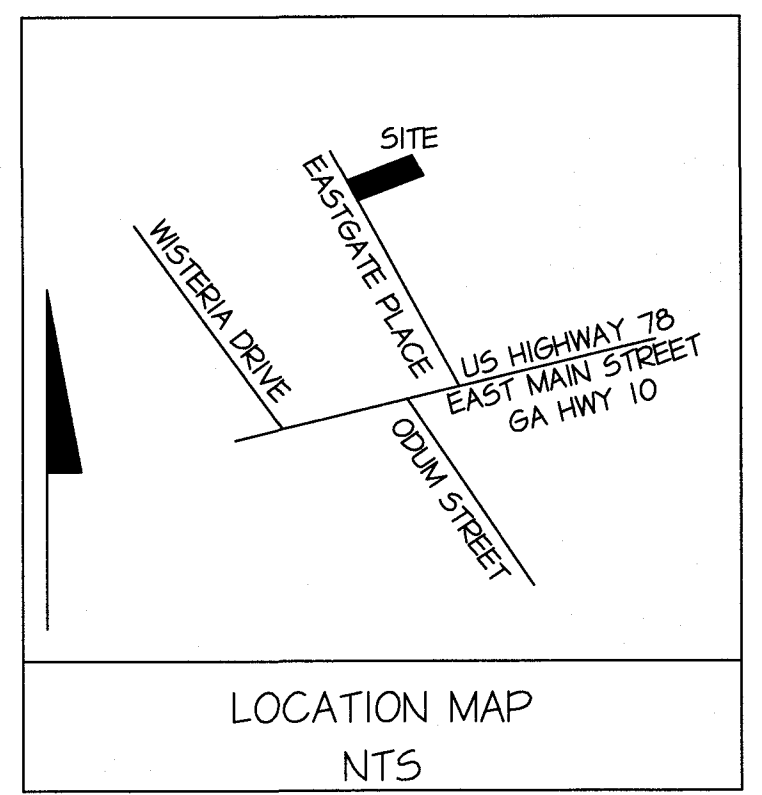
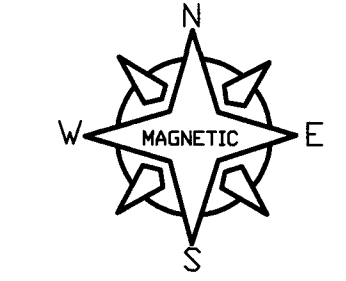
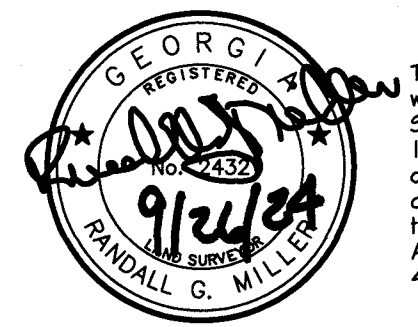


UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

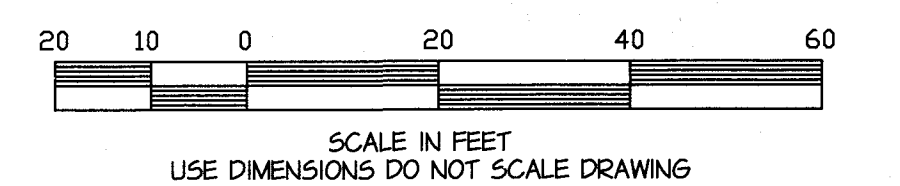
RESERVED FOR THE SUPERIOR COURT CLERK



- LEGEND:
- ICV IRRIGATION CONTROL VALVE
 - IPF IRON PIN FOUND
 - OT OPEN TOP PIPE
 - CT CRIMP TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - N & C NAIL AND CAP
 - RP REBAR
 - PP POWER POLE
 - TP TELEPHONE POLE
 - LD LAND LOT
 - LL LAND LOT LINE
 - POB POINT OF BEGINNING
 - BL BUILDING LINE
 - CL CENTER LINE
 - PL PROPERTY LINE
 - FL FIRE HYDRANT
 - CB CATCH BASIN
 - DI DROP INLET
 - HW HEAD WALL
 - JB JUNCTION BOX
 - DE DRAINAGE EASEMENT
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - MH MAN HOLE
 - T TELEPHONE LINE
 - UT BURIED TELEPHONE CABLE
 - G GAS LINE (APPROXIMATE LOCATION)
 - W WATER LINE (APPROXIMATE LOCATION)
 - S/S SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - RB RIGHT OF WAY MONUMENT FOUND
 - P POWER LINE (OVERHEAD)
 - X FENCE
 - FIRE HYDRANT
 - TREE



The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



9/25/24	1	ADDED 2440 EASTGATE PLACE	RM
DATE	NO.	REVISION	BY
AS-BUILT SURVEY			
FOR			
ANTHONY MONTES DE OCA			
LOCATED			
2430 & 2440 EASTGATE PLACE			
LL 38 5TH DISTRICT			
CITY OF SNELLVILLE			
GWINNETT COUNTY, GEORGIA			
SCALE: 1" = 20'	JOB NO.: 64755RY	FIELD DATE: 9/13/24	PLAT PREPARED ON DATE: 9/26/24
Carter & Harkleroad Group			
94 E. CROGAN STREET, SUITE 100, LAWRENCEVILLE, GA 30046			
(770)962-1996			
DONALD W. HARKLEROAD & ASSOCIATES, INC.			
No. PEFO00295, LSFO00260			
EXPIRATION: 06/30/2026			
SHEET 1			

REF: PB 48 PG 219

TOTAL SITE AREA
74,921.3 S.F.
1.72 ACRES
CURRENTLY ZONED "BG"

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE MAP "IRM" OR FLOOD WAY BOUNDARY MAP * COMMUNITY PANEL NUMBER 130122-0129 F. CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA DATED SEPTEMBER 29, 2006, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THE SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

NO ABOVE GROUND EVIDENCE OF A CEMETERY OR ARCHAEOLOGICAL ARTIFACTS FOUND ON THE SUBJECT PROPERTY. NO ARCHAEOLOGICAL SURVEY WAS PERFORMED.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101,079 AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING GRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

- EQUIPMENT USED FOR SURVEY:
1. SOKKIA SET 3 TOTAL STATION
 2. TDS RECON DATA COLLECTOR
 3. TOPCON AUTOMATIC LEVEL
- ALL DISTANCES ARE "GROUND & HORIZONTAL" UNLESS OTHERWISE NOTED.

(GWINNETT CO. GIS)
TBM-TOP OF SANITARY SEWER MANHOLE
EL=1032.70 (MSL)
(NAVD83)

ARC=53.91', RAD=60.00'
N02°19'55"E, 52.11'

NOW OR FORMERLY
SASSER ENTERPRISES, LLC
2420 EASTGATE PLACE
DB 22051 PG 109
TAX ID R5038 157
ZONED BG

NOW OR FORMERLY
W.H. DRETT
2430 EASTGATE PLACE
DB 7953 PG 112
TAX ID R5038 156
ZONED BG

VACANT
TRACT 1
2430 EASTGATE PLACE
39,745.9 S.F.
0.91 ACRES

NOW OR FORMERLY
2440 EASTGATE PLACE, LLC
2440 EASTGATE PLACE
DB 60817 PG 548
TAX ID R5038 155
ZONED BG

NOW OR FORMERLY
JMD CAPITAL 5, LLC
2440 EASTGATE PLACE
DB 53218 PG 28
TAX ID R5038 154
ZONED BG

60' RIGHT OF WAY
EASTGATE PLACE

