

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown herein may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic measurements were found within 650 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named herein.

FIELD DATA:
 DATE OF FIELD SURVEY 2-13-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE RT2L
 S/N: 8340F0D04 ROVER
 S/N: 8340F0B85 BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 188,245.77 SQ FT, 4.322 ACRES
 CALCULATED PLAT CLOSURE: 1 FOOT IN 299,048.28 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 48808 PG 68
 PROPERTY OWNER AT TIME OF SURVEY: JESUS POUDIRA
 PARCEL NUMBER: R5100 081

REFERENCE: PLAT BOOK 65 PG 272
 PLAT BOOK 159 PG 33-43

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 1313500130F EFFECTIVE DATE SEPTEMBER 28, 2008.

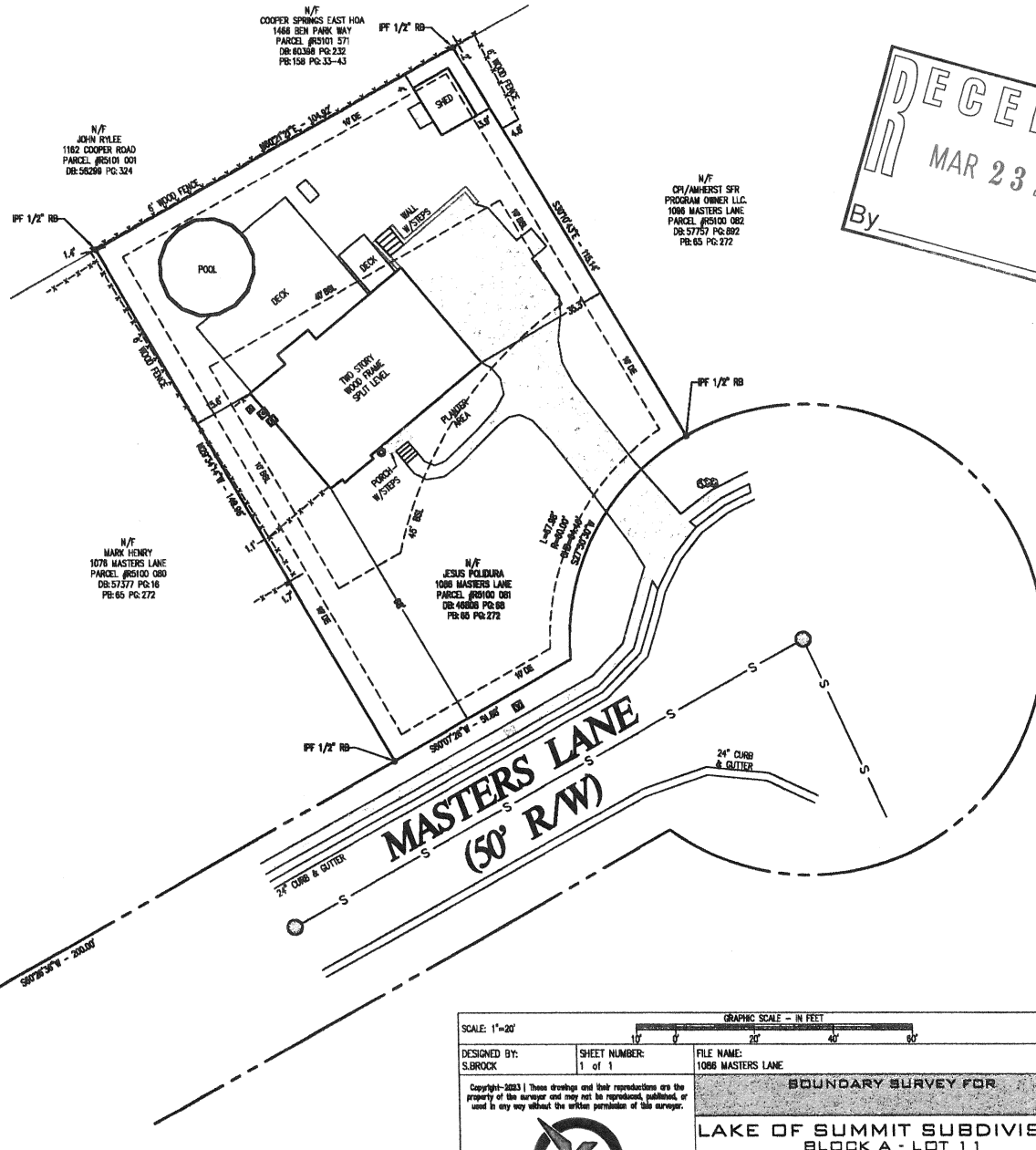
HORIZONTAL & VERTICAL DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

CITY OF SNELLVILLE

ZONING: RS180
 MINIMUM FRONT SETBACK: 45'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 40'

NOTE: ZONING & SETBACK INFORMATION SHOWN HEREON IS REFERENCED FROM GWINNETT COUNTY'S GIS/TAX MAP PORTAL AS WELL AS RECORDED PLAT BOOK 65 PAGE 272.

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, plat, or other instruments which created the parcel or parcels are stated herein. 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



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LEGEND	
DBL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SE	SANITARY SEWER EASEMENT
EXP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FPE	FINISHED FLOOR ELEVATION
PHD	PHD ELEVATION
IFE	INDICATED FLOOR ELEVATION
WE	WIND WEATHER UP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
PP	POWER POLE
IR	IRON REBAR SET
IRPF	IRON PIN FOUND
BOLL	BOLLARD
OP	OVERHEAD POWER
FHY	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CP	CONCRETE PAD
TM	TELEPHONE MARKER
ACU	AIR CONDITIONER UNIT
MB	MAIL BOX
CO	CLEAN OUT
SM	SANITARY SEWER MANHOLE
LM	LEFT WING CATCH BASIN
RM	RIGHT WING CATCH BASIN
DM	DOUBLE WING CATCH BASIN
DI	DROP INLET
HW	HEADWALL

SCALE: 1"=20'

GRAPHIC SCALE - IN FEET

CLIENT: JESUS POUDIRA

DESIGNED BY: S.BROCK SHEET NUMBER: 1 of 1 FILE NAME: 1086 MASTERS LANE DATE: 2-18-2026 JOB NUMBER: SURV-3855

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BOUNDARY SURVEY FOR
LAKE OF SUMMIT SUBDIVISION
 BLOCK A - LOT 11
 1086 MASTERS LANE
 LAND LOT 108 - 5TH DISTRICT
 CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA.
 REVISED N S

KEYSTONE LAND SURVEYING, INC.
 282 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

2-18-2026
 GWINNETT COUNTY
 No. 3077
 PATRICK F. CARROLL
 FOR
 KEYSTONE LAND SURVEYING, INC.
 www.keystonelandsurveying.com