

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**LEGEND**

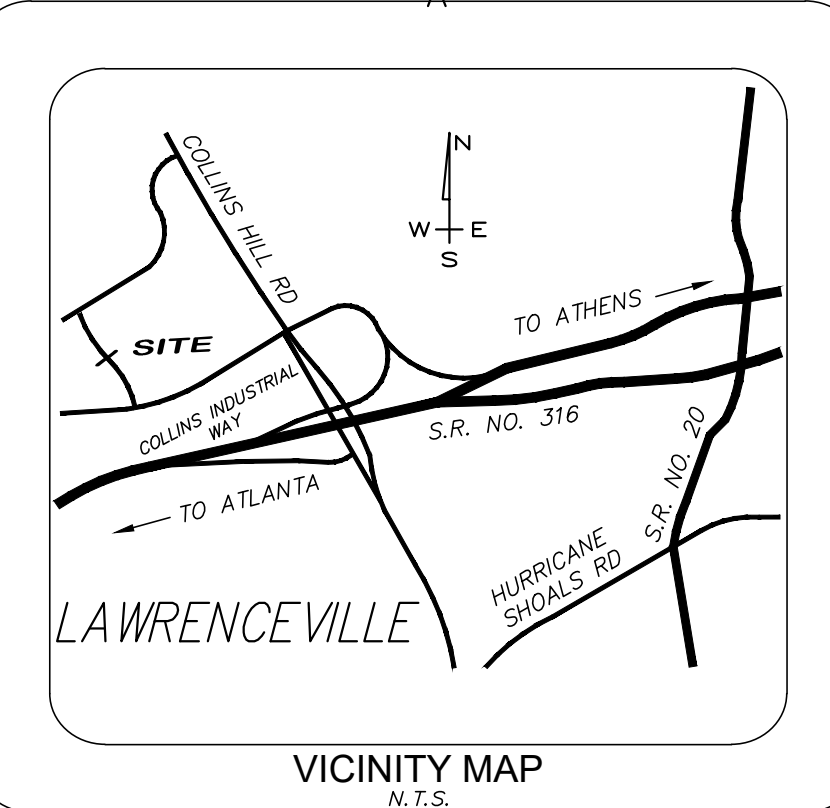
- IRON PIN FOUND
- CONCRETE FOUND
- CONTROL POINT
- BENCHMARK
- SANITARY SEWER MANHOLE
- STORM/SANITARY CLEAN OUT
- JUNCTION BOX
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- CURB WALK
- GRATE WALK
- HEADWALL
- FINISHED FLOOR ELEVATION
- OUTLET CONTROL STRUCTURE (OCS)
- AREA DRAIN
- WELL
- WATER VALVE
- WATER METER
- WASTEWATER CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER SPOUT
- WATER BACKFLOW PREVENTER
- WATER MANGROVE
- GAS VALVE
- GAS REDUCER/BOX
- GAS METER
- GAS MANHOLE
- MONITOR WELL
- POWER POLE/SERVICE POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GROUND LIGHT
- GUY POLE
- TOWER
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL/BOX
- ELECTRIC METER
- TRAFFIC SIGNAL POLE
- CROSS WALK POLE
- TRAFFIC SIGNAL BOX
- TELEPHONE PEDESTAL
- TELEPHONE PEDESTAL
- FIBER OPTIC PEDESTAL
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- OVERHEAD CAMERA
- AIR CONDITIONER
- MAILBOX
- BOLLARD
- TRAFFIC ARROWS
- HANDICAP PARKING SPACE
- SIGN
- TREE
- FLAGPOLE
- PAYPHONE

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	215.28'	523.00'	213.70'	N27°58'50"W
C2	296.96'	1004.93'	295.90'	N31°18'27"W
C3	280.52'	904.80'	279.39'	S30°53'39"E
C4	264.50'	623.00'	262.52'	S27°36'39"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	162.29'	S80°44'17"W
L2	39.85'	N31°25'38"E
L3	264.39'	N39°46'25"W
L4	100.94'	N59°42'31"E
L5	14.29'	S39°45'40"E
L6	250.11'	S39°46'27"E
L7	49.78'	S55°46'28"E



**PROPERTY INFORMATION:**  
PORTION OF UNIVERSITY CENTER LANE

**PLAT & DEED REFERENCES:**  
SUBDIVISION PLAT OF 318 INDUSTRIAL PARK PREPARED BY M.V. INGRAM ENTERPRISES, INC. LAST REV. 7/22/05. PLAT BOOK 110, PAGE 155.

MINOR SUBDIVISION PLAT FOR DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE PREPARED BY PRECISION PLANNING, INC., DATED 12/18/2017. RECORDED IN PLAT BOOK 141, PAGE 240.

ALTA/ACS LAND TITLE SURVEY FOR GEORGIA BOARD OF REGENTS. PREPARED BY PRECISION PLANNING, INC., DATED 10/08/15.

SURVEY FOR THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, PREPARED BY PRECISION PLANNING, INC., DATED 06/28/18, REVISED 06/28/2019.

ALTA/ACS LAND TITLE SURVEY FOR BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA & AUGUSTA TITLE, INC., PREPARED BY PRECISION PLANNING, INC., DATED 05/24/22.

OTHERS AS NOTED ON SURVEY.

THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND ADJACERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION. MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

**SURVEY NOTES:**  
1) ALL AREA INCLUDES EASEMENTS WITHIN.

2) 1/2" RFB WITH YELLOW PLASTIC CAP. LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS OR MAG NAIL SET, UNLESS OTHERWISE NOTED.

3) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**EQUIPMENT USED:**  
A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1,L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

**FIELD CLOSURE STATEMENT:**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,625 & AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 05/08/2024.

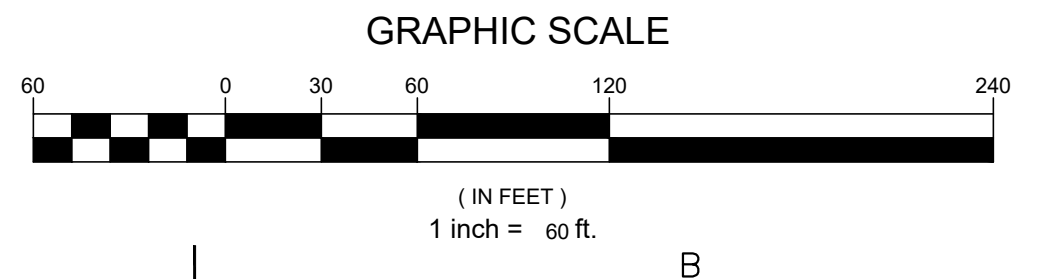
**PLAT CLOSURE STATEMENT:**  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 276,988 FEET.

**HORIZONTAL & VERTICAL DATUM:**  
HORIZONTAL: NORTH AMERICAN DATUM (NAD83) GEORGIA STATE PLANE, WEST ZONE.  
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12B.  
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.  
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

**FLOOD NOTE:**  
BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100-YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0073F, DATED SEPTEMBER 29, 2006. SUBJECT PROPERTY LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATIONS OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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**PRECISION PLANNING, INC.**  
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**STAMP**

**GEORGIA**  
LAND SURVEYOR  
No. L5003450  
1/16/2024

**CITY OF LAWRENCEVILLE**  
LAND LOT 10 & 30, 7th LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

**RIGHT-OF-WAY ABANDONMENT PLAT**

**SHEET TITLE**  
DRAWN: BRP  
CHECKED: DEJ  
NAP  
BRP  
RELEASE

DATE: 05/20/2024  
DATE: S15196D  
PPI PROJECT NO.

**1 of 1**

FILE PATH: E:\PROJECTS\2015\15196A-SV-GCC\TRACT 5 MSP\DWG\15196A-SV-GCC\TRACT 5 MSP\DWG\RIGHT OF WAY ABANDONMENT PLATING - NICK PETERS  
PLOT DATE: 7/15/2024 9:49 AM