



VICINITY MAP

UTILITY CONTACTS

- WATER: GWINNETT COUNTY PUBLIC UTILITIES 678-322-9631
- GAS: CITY OF LAWRENCEVILLE 770-560-9631
- POWER: CITY OF LAWRENCEVILLE 770-560-5336
- JACKSON EMC 770-882-3249
- GEORGIA POWER 404-308-9539
- COMMUNICATION: ZATCO FIBER SOLUTIONS 404-949-5144
- GWINNETT COUNTY PUBLIC UTILITIES 678-439-8839
- CORRECT 912-402-8531
- HARBOR TELEPHONE 843-484-0342
- AT&T 305-409-1549
- CHARTER COMMUNICATIONS 800-778-9142
- SEWER: GWINNETT COUNTY PUBLIC UTILITIES 678-322-9631



GIRD NORTH
GAIN WEST
(SURVEY NOTE 6)

LEGAL DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LING IN AND BEING IN LAND LOT 148 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CURTIS ROAD (HAVING A VARIABLE WIDTH PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY OF HURRIKANE SHOALS ROAD (HAVING A 100 FOOT PUBLICLY DEDICATED RIGHT OF WAY), THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 03 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 188.00 FEET TO A MAG NAIL SET ON THE EASTERLY RIGHT OF WAY OF CURTIS ROAD, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING;

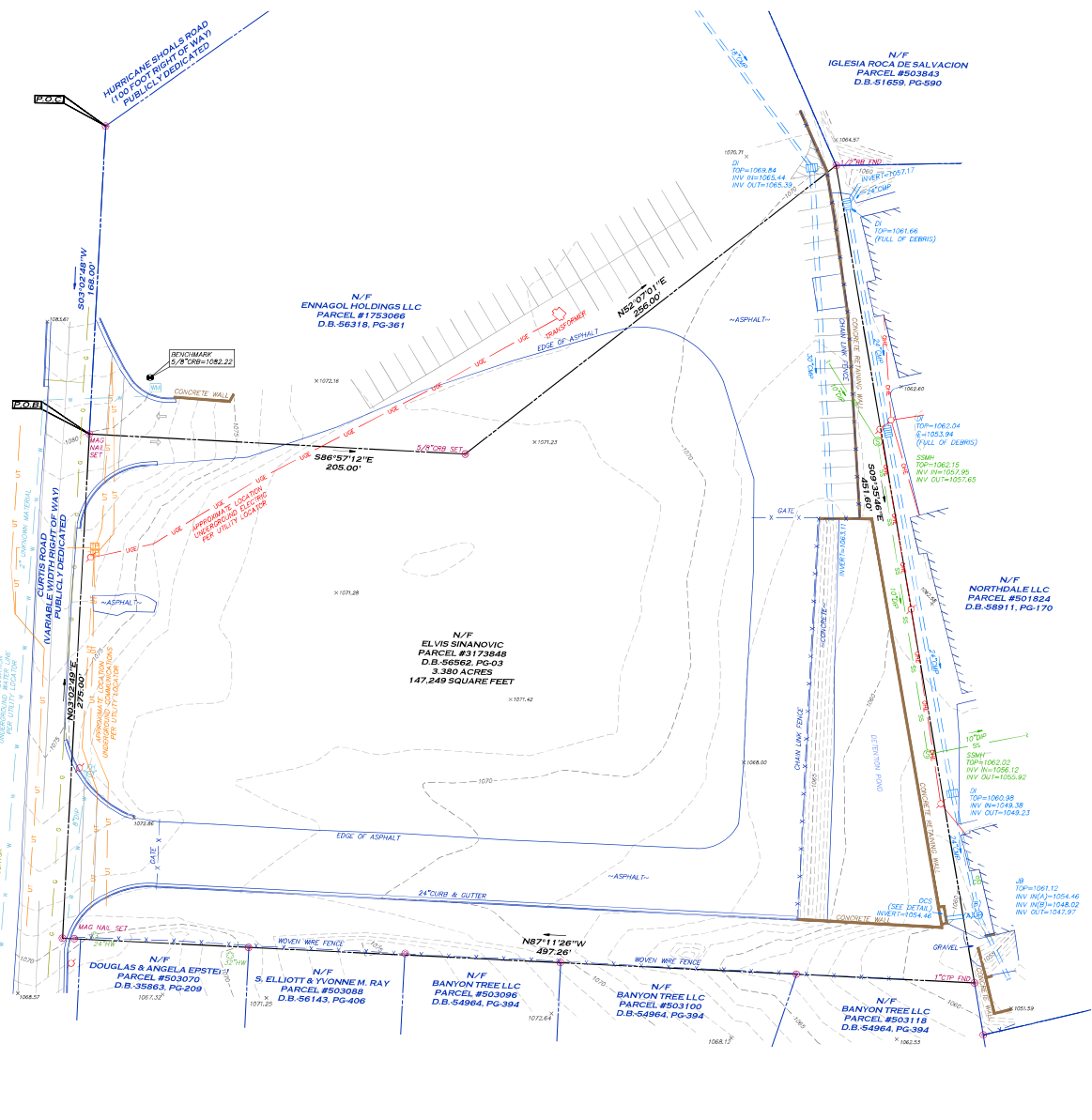
THENCE LEAVING SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 86 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 206.00 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 52 DEGREES 00 MINUTES 01 SECONDS EAST A DISTANCE OF 206.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 09 DEGREES 35 MINUTES 46 SECONDS EAST A DISTANCE OF 451.60 FEET TO A 1 INCH CAPPED TOP IRON FOUND; THENCE NORTH 87 DEGREES 11 MINUTES 26 SECONDS WEST A DISTANCE OF 847.38 FEET TO A MAG NAIL SET ON THE EASTERLY RIGHT OF WAY OF CURTIS ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CURTIS ROAD NORTH 03 DEGREES 05 MINUTES 49 SECONDS EAST A DISTANCE OF 270.00 FEET TO A MAG NAIL FOUND; SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.880 ACRES (142,249 SQUARE FEET).

THIS PLAN IS A REPRODUCTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR PARCELS OF LAND. IT IS NOT TO BE USED TO DETERMINE BOUNDARIES, OR FOR RECORDING INFORMATION OF THE DOCUMENTS, PLATS, DEEDS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECOGNITION OF THIS PLAN DOES NOT IMPLY ANY LIABILITY OF ANY LOCAL OR STATE AGENCY OR AUTHORITY, OR COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OF PARCELS ON THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A., SECTION 15-6-07.



MITCHELL LOWERY GEORGIA RLS# 3709



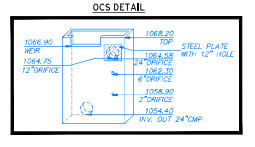
- SURVEY NOTES**
- PROPERTY SHOWN HEREON WAS SURVEYED APRIL 11, 2022.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 44,182" WITH AN ANGULAR ERROR OF 3.4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - A SONOTA IX SERIES ROBOTIC TOTAL STATION, CARLSON BKV GPS RECEIVER, AND CARLSON SUPERVIEW DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - THIS PLAT HAS A MAP CLOSURE OF 1" IN 345,352'.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 81 ZONE (REGULATORY MAP NO. 15150002S); WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 30302A IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE ZONE FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED UNDER A CARLSON BKV GPS RECEIVER UTILIZING OPUS-S FOR POST-PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 16 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - NO OBSERVED EVIDENCE OF CEMETRIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
 - PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 56562, PAGE C3, GWINNETT COUNTY RECORDS.
 - NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - AT THE TIME OF THE SURVEY, THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SWAMP, OR SANITARY LANDFILL.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO CURTIS ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
 - SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PARCELS AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

PARKING
18 PARKING SPACES
NONE OF WHICH ARE HANDICAPPED

LEGEND

- PROPERTY LINE
- OVERLAPPING BOUNDARY
- RECORD CALLS
- BUILDING SETBACK LINE
- B.S.L.
- INDEX CONTOUR
- MAJOR CONTOUR
- X
- SPOT ELEVATION
- G
- OVERHEAD UTILITY LINE
- S
- GAS LINE
- UT
- UNDERGROUND TELEPHONE LINE
- SE
- UNDERGROUND SEWER LINE
- FE
- UNDERGROUND ELECTRIC LINE
- X - X - X
- FENCE LINE
- STORM DRAIN PIPE
- WATER VALVE
- WATER METER
- FREE HYDRANT
- GAS METER
- GAS VALVE
- POWER METER
- SANITARY SINKER MANHOLE
- SNAP PILE
- WELDRON BODY
- REBAR
- CAPPED REBAR
- OPENED TOP PIPE
- FOUND
- MOTOR/MOTOR MELL
- UTILITY POLE
- SIGNAL POLE
- HARDWOOD

DCS DETAIL



LOWERY & ASSOCIATES
LAND SURVEYING, LLC
PARCEL #3173848
CARTERSVILLE, GA 30013
770-334-8886
WWW.LOWERYLANDSURVEYS.COM
GEORGIA C.O.A. LSP-00102

PREPARED FOR:
FOX BUILDING COMPANY

BOUNDARY & TOPOGRAPHIC SURVEY OF:
PARCEL #3173848
LAWRENCEVILLE, GA 30046

STATE: GEORGIA COUNTY: GWINNETT DISTRICTS: LAID LOT 148

REVISIONS
DATE: DESCRIPTION

DATE: APRIL 12, 2022
JOB #: 220305
SCALE: 1"=30'
DRAWN BY: D. HALL

Lowery & Associates
LAND SURVEYING, LLC