

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 hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF LAWRENCEVILLE
 ZONING: BG
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 10' INTERIOR,
 25' CORNER
 MINIMUM REAR SETBACK - 10'

FIELD DATA:

DATE OF FIELD SURVEY 1-20-26,
 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 R12L,
 SN: 6340F00404 ROVER
 6340F00685 BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 36,216 SQ FT, 0.831 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 140,505 FEET

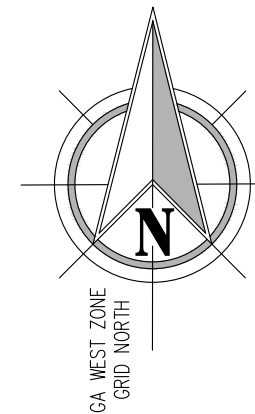
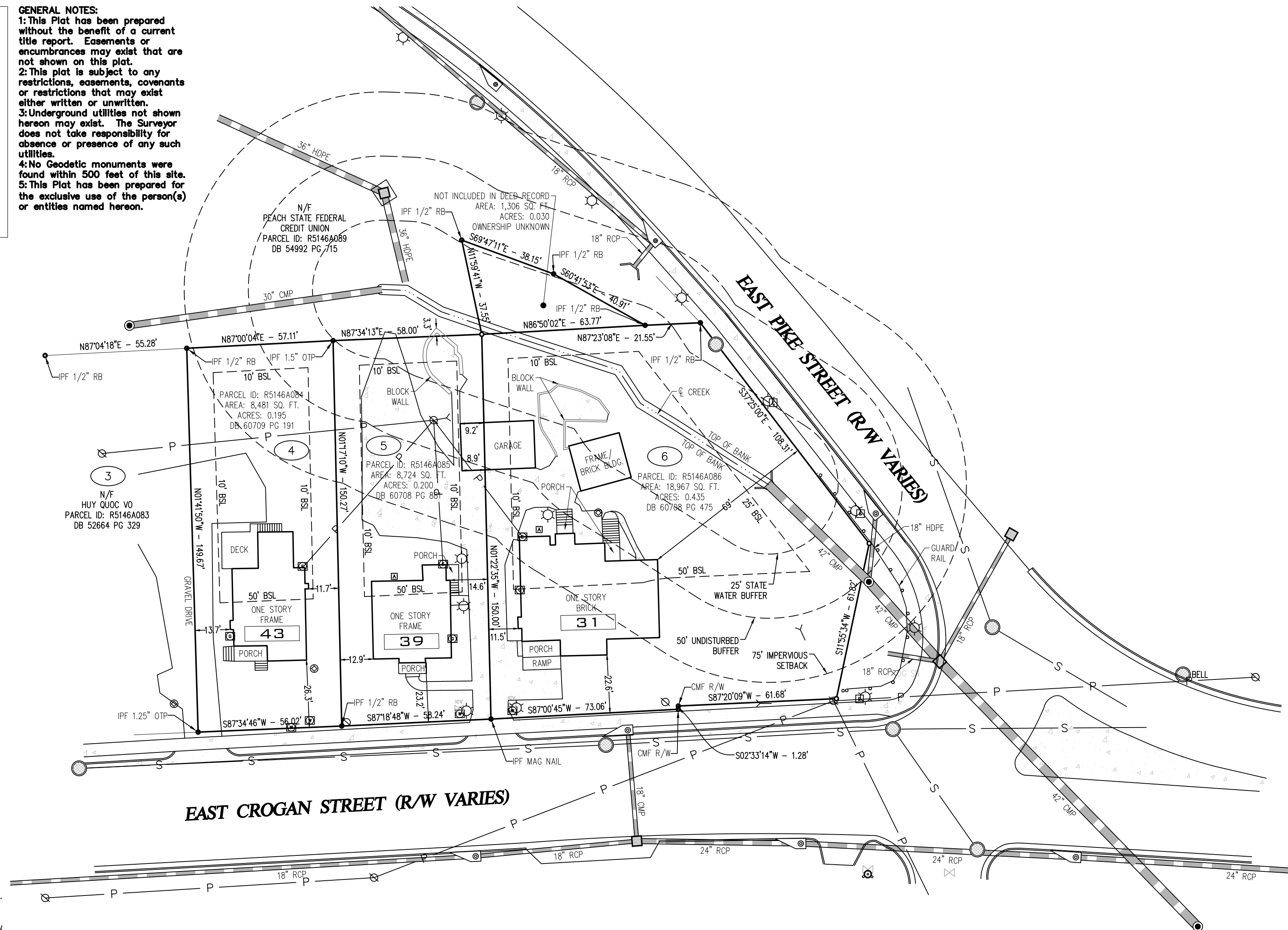
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 60708 PG 475, DB 60708 PG 881, DB 60709 PG 191
 PROPERTY OWNER AT TIME OF SURVEY: SCOTT JEFFREY AKE
 PARCEL NUMBER: R5146A084, R5146A085, R5146A086

REFERENCE: PB D PG 26
 DB 60708 PG 475
 DB 60708 PG 881
 DB 60709 PG 191
 DB 54992 PG 721
 DB 55729 PG 486

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0089F EFFECTIVE DATE SEPTEMBER 29, 2006

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



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	1/2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
⊕	FIRE HYDRANT
⊗	WATER METER
⊗	WATER VALVE
⊗	GAS VALVE
⊗	GAS METER
☆	LIGHT POLE
⊞	CONCRETE PAD
⊞	TELEPHONE MARKER
⊞	AIR CONDITIONER UNIT
⊞	MAIL BOX
⊞	CLEAN OUT
⊞	SANITARY SEWER MANHOLE
⊞	LEFT WING CATCH BASIN
⊞	RIGHT WING CATCH BASIN
⊞	DOUBLE WING CATCH BASIN
⊞	DROP INLET
⊞	HEADWALL

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 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

SCALE: 1"=30'		GRAPHIC SCALE - IN FEET		CLIENT: CITY OF LAWRENCEVILLE	
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 31, 39 & 43 EAST CROGAN STREET_R1	DATE: 1-26-26	JOB NUMBER: SURV-3629	
BOUNDARY SURVEY FOR					
F.Q. SAMMONS SUBDIVISION					
LOTS 4, 5 & 6					
31, 39 & 43 EAST CROGAN STREET					
LAND LOT 146, 5TH DISTRICT					
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA					
R E V I S I O N S					
1	2-16-26	ADJUST BOUNDARY, NEW PINS FOUND	JTF		
2					
3					
4					
5					

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

1-26-26

FOR
 KEYSTONE LAND SURVEYING, INC.
 www.keystonelandsurveying.com