

FPL2020-00064

PLAT B: 00154 P: 00025 01/07/2022 12:09 AM
22L000571 Page 3 of 3

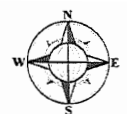
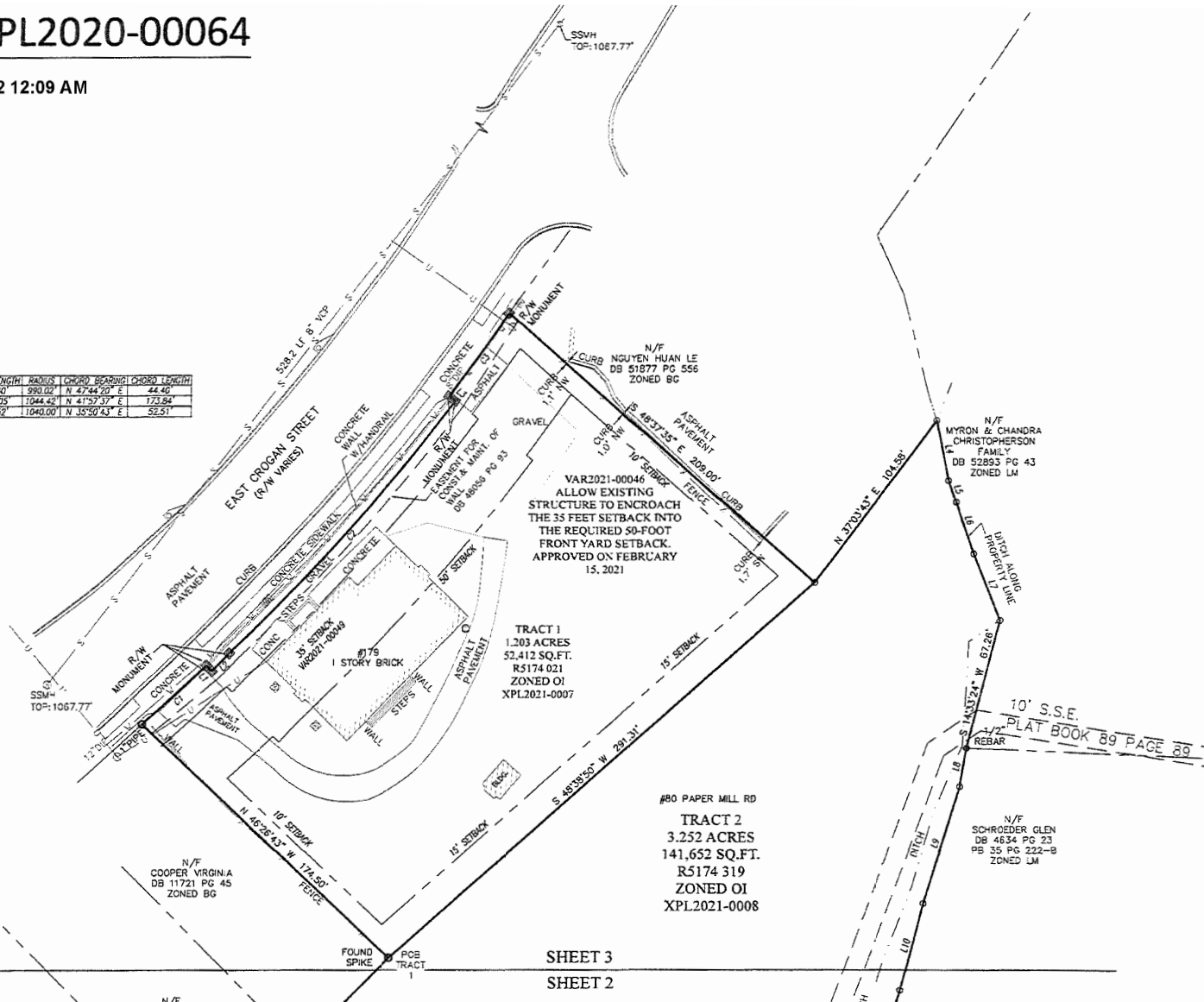


FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Daniel F. Conroy
03/19/2020
DANIEL F. CONROY PLS#2350 DATE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	44.40	990.02	N 47°44'20" E	44.40
C2	174.05	1044.42	N 41°57'37" E	173.84
C3	32.22	1040.00	N 15°50'43" E	32.51

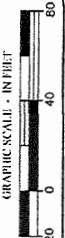
LINE	BEARING	DISTANCE
L1	S 42°31'11" E	41.15
L2	N 43°54'48" E	129.75
L3	N 51°23'19" W	4.02
L4	S 17°04'59" E	31.27
L5	S 18°49'45" E	11.82
L6	S 16°34'02" E	28.02
L7	S 21°43'20" E	36.78
L8	S 09°47'14" W	20.30
L9	S 17°33'34" W	63.02
L10	S 14°41'41" W	46.22
L11	S 16°10'36" W	45.43
L12	S 32°54'12" W	44.03
L13	S 09°45'37" W	58.73
L14	S 12°57'26" W	68.19
L15	S 16°04'47" W	83.75
L16	N 07°42'45" E	9.32



GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=40'

NO.	REVISION	DATE
1	CONRIET COUNTY COMMENTS	11/16/2020
2	LAMERGE HILL COMMENTS	11/23/2021



MINOR SUBDIVISION PLAT
PREPARED FOR: ROBERT WILGUS
LAND LOT 174, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA - 03/19/2020

SHEET 3
SHEET 2

○ PROPERTY CORNER	⊙ MANHOLE	⊠ A/C UNIT	⊠ GAS VALVE	⊠ CABLE BOX	⊠ POWER METER	⊠ POWER BOX	⊠ REGULAR PARKING	⊠ FIRE HYDRANT	⊠ FOUND SPIKE	⊠ PCB TRACT	⊠ L.L. LAND LOT	⊠ C.B. CATCH BASIN	⊠ S-S SEWER LINE	⊠ B.S. BUILDING SETBACK LINE	⊠ DB DEED BOOK	⊠ F.K.A. FORMERLY KNOWN AS
○ FOUND (AS NOTED)	⊙ CLEAN OUT	⊠ GUY WIRE	⊠ WATER METER	⊠ JUNCTION BOX	⊠ WATER VALVE	⊠ OUTFLOW STRUCTURE	⊠ OVERHANG	⊠ HANDICAP	⊠ GAS METER	⊠ N/F NOW OR FORMERLY	⊠ CNT CANTILEVER	⊠ G-GAS LINE	⊠ CONC. CONCRETE	⊠ EOP EDGE OF PAVEMENT	⊠ PB PLAT BOOK	⊠ NAD NORTH AMERICAN DATUM
⊙ 1/2" REBAR WITH CAP SET LSF# 839	⊙ WATER METER	⊙ JUNCTION BOX	⊙ WATER VALVE	⊙ OUTFLOW STRUCTURE	⊙ POWER POLE	⊙ DRAINAGE INLET	⊙ OVERHANG	⊙ HANDICAP	⊙ GAS METER	⊙ R/W RIGHT-OF-WAY	⊙ TELEPHONE BOX	⊙ C-CABLE LINE	⊙ BFE BASEMENT FLOOR ELEVATION	⊙ GFE GARAGE FLOOR ELEVATION	⊙ POB POINT OF BEGINNING	⊙ NAVD NORTH AMERICAN VERTICAL DATUM
⊙ R/W MONUMENT	⊙ POWER POLE	⊙ DRAINAGE INLET	⊙ LIGHT POLE	⊙ POWER/LIGHT POLE	⊙ R/W MONUMENT	⊙ PROPERTY LINE	⊙ OVERHANG	⊙ HANDICAP	⊙ GAS METER	⊙ P/L PROPERTY LINE	⊙ SIGN	⊙ T-TELEPHONE LINE	⊙ X-FENCE LINE	⊙ U-OVERHEAD UTILITY LINE	⊙ POC POINT OF COMMENCEMENT	⊙ A.K.A. ALSO KNOWN AS
⊙ FIRE HYDRANT	⊙ LIGHT POLE	⊙ POWER/LIGHT POLE	⊙ HANDICAP	⊙ GAS METER	⊙ R/W MONUMENT	⊙ PROPERTY LINE	⊙ OVERHANG	⊙ HANDICAP	⊙ GAS METER	⊙ P/L PROPERTY LINE	⊙ SIGN	⊙ T-TELEPHONE LINE	⊙ X-FENCE LINE	⊙ U-OVERHEAD UTILITY LINE	⊙ POC POINT OF COMMENCEMENT	⊙ A.K.A. ALSO KNOWN AS
⊙ FOUND SPIKE	⊙ PCB TRACT	⊙ L.L. LAND LOT	⊙ C.B. CATCH BASIN	⊙ S-S SEWER LINE	⊙ B.S. BUILDING SETBACK LINE	⊙ DB DEED BOOK	⊙ F.K.A. FORMERLY KNOWN AS	⊙ HARDWOOD TREE	⊙ PINE TREE	⊙ N/F NOW OR FORMERLY	⊙ CNT CANTILEVER	⊙ G-GAS LINE	⊙ CONC. CONCRETE	⊙ EOP EDGE OF PAVEMENT	⊙ PB PLAT BOOK	⊙ NAD NORTH AMERICAN VERTICAL DATUM

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2020 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 4.465 ACRES / 194,501 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 64 PAGE 483
FIELDWORK PERFORMED ON 03/18/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

811
Know what's below.
Call before you dig.

BOUNDARY zone, inc.
LAND SURVEYING SERVICES
LANDSCAPE ARCHITECTURE
LAND PLANNING

SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING
WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

SUWANEE
414 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW
975 CURB PLACE, SUITE 101
KENNESAW, GA 30144

RALEIGH
801 GLENWOOD AVE. SUITE 100
RALEIGH, NC 27612

PROJECT
21720 01

SHEET
3 OF 3

RZC2024-00060 & SUP2024-00094
RECEIVED OCTOBER 7, 2024
PLANNING & DEVELOPMENT DEPARTMENT