

BOUNDARY RETRACEMENT SURVEY

EXISTING TAX PARCEL R5144 037
 LOCATED LAND LOTS 143 & 144 OF THE 5TH LAND DISTRICT
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

TEXT LEGEND

| | |
|--------|--------------------------|
| C/L | CENTERLINE |
| CK | CURB & GUTTER |
| CR | REINFORCED CONCRETE PIPE |
| CM | COMBUSTIBLE METAL PIPE |
| SP | SPOT ELEVATION |
| EL | ELEVATION |
| FL | FINISHED FLOOR ELEVATION |
| LS | LAND SURVEY SOUND |
| LP | LAND LOTS |
| LD | LAND LOT FORMERLY |
| PL | PROPERTY LINE |
| PT | POINT |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| CL | CENTERLINE |
| WM | WATER METER |
| WV | WATER VALVE |
| FE | FLARED END STRUCTURE |
| SSM | SANITARY SEWER MANHOLE |
| GW | GUY WIRE |

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, 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.

Joseph P. Brewer
 Joseph P. Brewer Ga. RLS #3209 9-15-2023

Legal Description

All that tract or parcel of land lying and being in land lots 143 and 144, of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

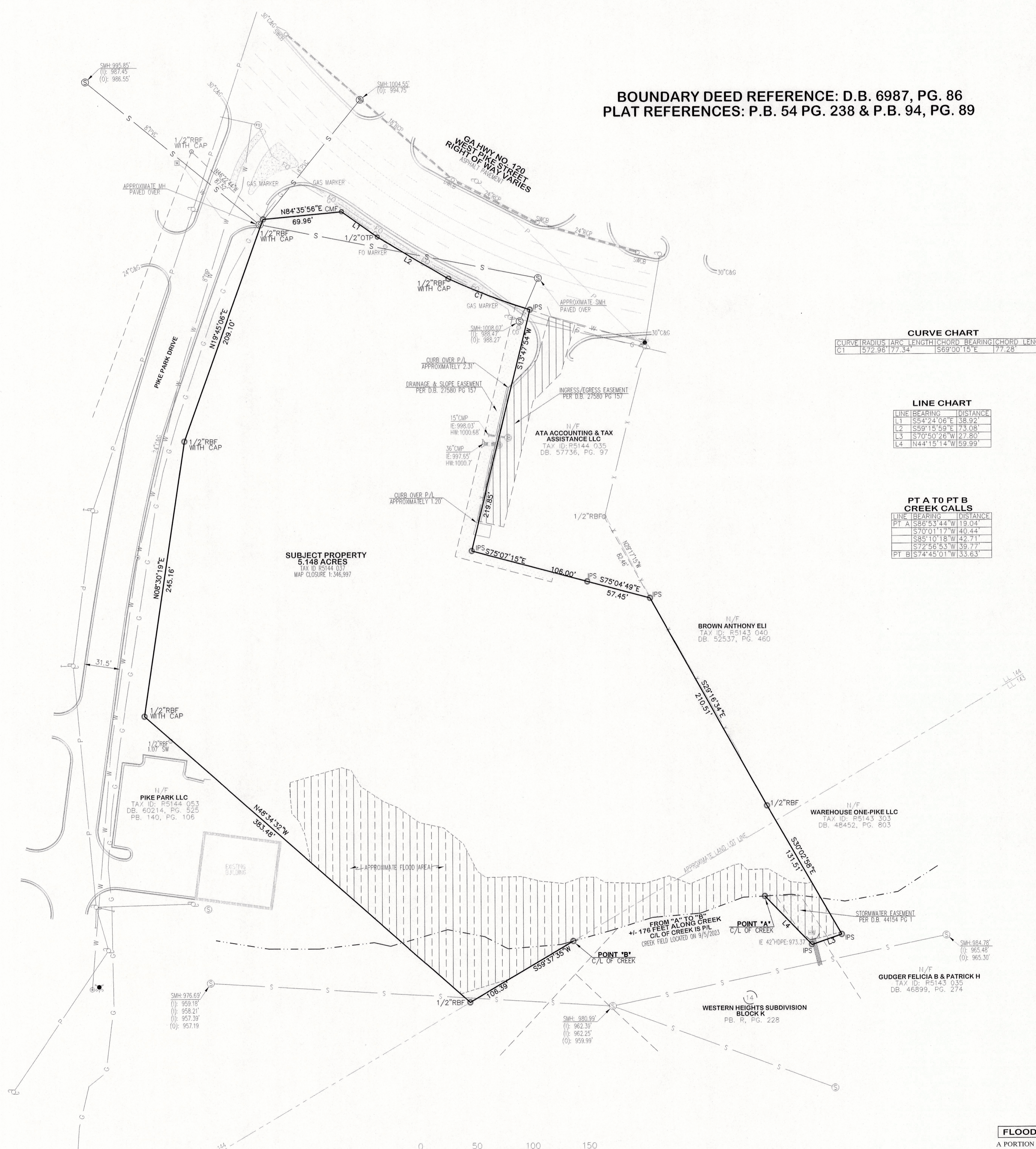
BEGINNING at a concrete monument found at the intersection of easterly right of way of Pike Park Drive (aka Plant Road) (apparent 80' right of way) (private drive) and the southerly right of way of GA Highway 120 (aka West Pike Street) (right of way varies), said point being the **POINT OF BEGINNING**;

THENCE along the right of way of West Pike Street the following three (3) courses and distances South 54 degrees 24 minutes 06 seconds East for a distance of 38.92 feet to a ½ inch open top pipe; THENCE South 59 degrees 15 minutes 59 seconds East for a distance of 73.08 feet to a ½ inch rebar found with cap; THENCE along a curve turning to the left having a radius of 572.96 feet, an arc length of 77.34 feet and being subtended by a chord having a bearing of South 69 degrees 00 minutes 15 seconds East for a distance of 77.28 feet to an iron pin set; THENCE leaving the said right of way South 13 degrees 47 minutes 54 seconds West for a distance of 219.85 feet to an iron pin set; THENCE South 75 degrees 07 minutes 15 seconds East for a distance of 106.00 feet to an iron pin set; THENCE South 75 degrees 04 minutes 49 seconds East for a distance of 57.45 feet to an iron pin set; THENCE South 29 degrees 16 minutes 34 seconds East for a distance of 210.51 feet to a ½ inch rebar found; THENCE South 30 degrees 02 minutes 58 seconds East for a distance of 131.51 feet to an iron pin set; THENCE South 70 degrees 50 minutes 26 seconds West for a distance of 27.80 feet to an iron pin set; THENCE North 44 degrees 15 minutes 14 seconds West for a distance of 59.99 feet to the centerline of a creek; THENCE along the centerline of a creek the following five (5) courses and distances South 86 degrees 53 minutes 44 seconds West for a distance of 19.04 feet to a point; THENCE South 70 degrees 01 minutes 17 seconds West for a distance of 40.44 feet to a point; THENCE South 85 degrees 10 minutes 18 seconds West for a distance of 42.71 feet to a point; THENCE South 72 degrees 56 minutes 53 seconds West for a distance of 39.77 feet to a point; THENCE South 74 degrees 45 minutes 01 seconds West for a distance of 33.63 feet to a point; THENCE leaving the centerline of a creek South 59 degrees 37 minutes 35 seconds West for a distance of 106.39 feet to a ½ inch rebar found; THENCE North 48 degrees 34 minutes 32 seconds West for a distance of 383.48 feet to a ½ inch rebar found with cap; THENCE North 08 degrees 30 minutes 19 seconds East for a distance of 245.16 feet to a ½ inch rebar found with cap; THENCE North 19 degrees 45 minutes 06 seconds East for a distance of 209.10 feet to a ½ inch rebar found with cap; THENCE North 84 degrees 35 minutes 56 seconds East for a distance of 69.96 feet to a concrete monument found on the right of way of West Pike Street, said point being the **POINT OF BEGINNING**.

The above described tract contains 5.148 Acres

SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS REPORTED HEREON WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM.
2. THE RELATIVE POSITIONAL TOLERANCE OF ALL FIELD LOCATED SURVEY POINTS USED IN THE PREPARATION OF THIS PLAT IS 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.
3. THE HORIZONTAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CARLSON NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
5. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND EASEMENTS MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.



BOUNDARY DEED REFERENCE: D.B. 6987, PG. 86
 PLAT REFERENCES: P.B. 54 PG. 238 & P.B. 94, PG. 89

CURVE CHART

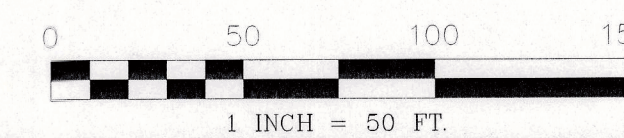
| CURVE | RADIUS | ARC LENGTH | CHORD | BEARING | CHORD LENGTH |
|-------|--------|------------|--------|---------|--------------|
| C1 | 572.96 | 77.34 | 136.90 | 15° E | 177.28 |

LINE CHART

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S54°24'06" E | 38.92 |
| L2 | S59°15'59" E | 73.08 |
| L3 | S75°07'15" E | 219.85 |
| L4 | N44°15'14" W | 59.99 |

PT A TO PT B CREEK CALLS

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| PT A | S86°53'44" W | 19.04 |
| L1 | S70°11'17" W | 40.44 |
| L2 | S85°10'18" W | 42.71 |
| L3 | S72°56'53" W | 39.77 |
| PT B | S74°45'01" W | 33.63 |



FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD MAP NUMBER 13135C0073F, DATED 9-29-2006. THE PROPERTY LIES IN A FLOOD ZONE "A" AND IS DEPICTED HEREON BY SCALED PLOTTING ONLY.

BOUNDARY RETRACEMENT SURVEY FOR: INTEGRITY ENGINEERING

PREPARED BY: **ACRE PROFESSIONAL SURVEYORS**
 A Georgia Land Surveying Firm: LSF# 001105
 ACRE GROUP, INC.
 139 W WASHINGTON STREET | MADISON | GEORGIA 30650 | 706.431.4990

NO. _____ DATE: _____ REVISION: _____
 SURVEY INFORMATION: DISTRICT: 5TH CITY: LAWRENCEVILLE
 DATE: 9/15/2023 LAND LOTS: 143 & 144 DRAWN BY: J. BENNETT
 COUNTY: GWINNETT SCALE: 1"=50'
 JOB NUMBER: 22-781 DATE OF FIELD WORK: 9/15/2023

SHEET:
1 OF 1