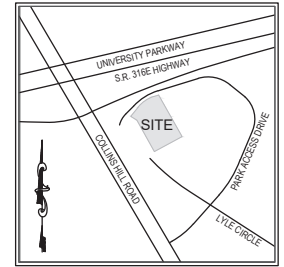


AS-BUILT BOUNDARY SURVEY PREPARED FOR:
NR GROUP INVESTMENTS, LLC
 TRACT A
 LAND LOT 11, 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA

AREA
 61,157 sq.ft.
 1.40 acres



VICINITY MAP
 N.T.S.

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,067.799 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 1313SC0073F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, 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.

CURRENT ZONING

ZONED: BG (GENERAL BUSINESS) (CITY OF LAWRENCEVILLE DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

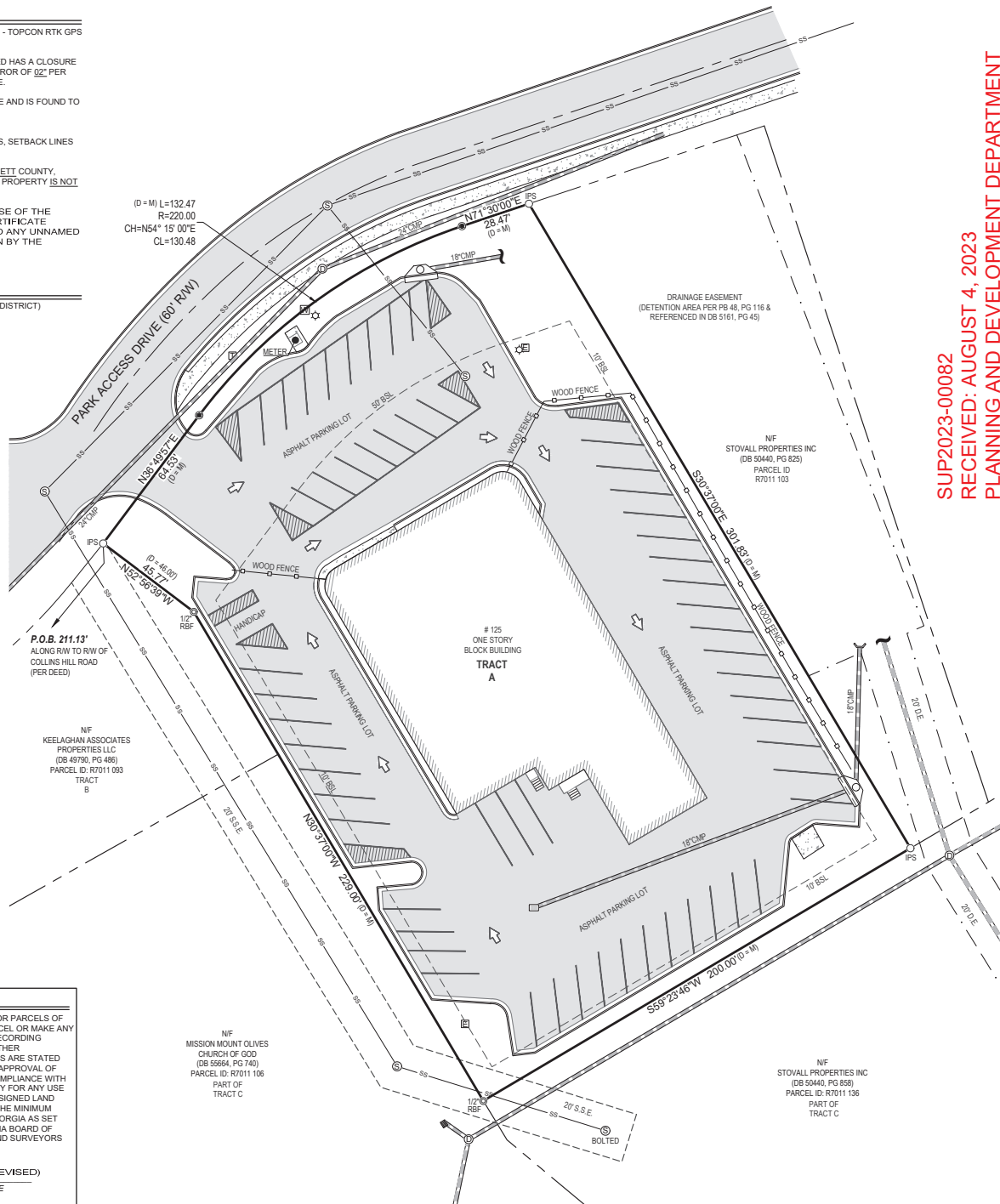
FRONT YARD: 50 FEET

SIDE YARD: 10 FEET

REAR YARD: 10 FEET

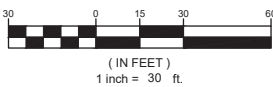
LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE FEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RFB)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR ROD FOUND



SUP2023-00082
 RECEIVED: AUGUST 4, 2023
 PLANNING AND DEVELOPMENT DEPARTMENT

GRAPHIC SCALE



SURVEYORS 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 ANY 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.

Cullen Preston Hardee
 CULLEN PRESTON HARDEE
 REGISTERED LAND SURVEYOR #3144, LSF 001321
 08/11/2023 (REVISED)
 DATE

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| REVISIONS | |
|-----------|----------------------------------|
| 1. | REMOVED PARKING NOTES - 8-1-2023 |
| 2. | |
| 3. | |
| 4. | |

| LEGAL REFERENCE: | |
|------------------|-----------|
| DEED BOOK: 57121 | PAGE: 695 |
| PLAT BOOK: 48 | PAGE: 116 |

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
NR GROUP INVESTMENTS, LLC
 TRACT A
 LAND LOT 11, 7TH DISTRICT
 GWINNETT COUNTY
 GEORGIA

1258 CONCORD ROAD SE SUITE 103
 SMYRNA, GEORGIA 30080
 PH: (678) 295-5232

VISIT US ON OUR WEBSITE:
 www.united-uls.com

UNITED LAND SURVEYING
 COA NO. LSF 001321

JOB NUMBER:
22-668



| | |
|--------------|-----------|
| PLAT DATE: | 8/30/2022 |
| FILE DATE: | 8/27/2022 |
| SCALE: | 1"=30' |
| DRAWN BY: | J.A.M. |
| REVIEWED BY: | C.P.H. |