

LEGEND

I.P.F. = IRON PIN FOUND	F.H. = FIRE HYDRANT
I.P.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DRAIN INLET
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
C.V. = CABLE TV	U.G.P. = UNDERGROUND POWER
C.O. = CLEAN OUT	U.G.T.P. = UNDERGROUND TELEPHONE
G.V. = GAS VALVE	G.A. = GUY WIRE ANCHOR
L.P. = LIGHT POLE	H.R. = HANDICAP RAMP
E.P. = EDGE OF PAVING	P.K. N.S. = P.K. NAIL SET
U.P. = UTILITY POLE	R.P. = RADIS POINT
W.L. = WHITE LINE	O.T. PIPE = OPEN TOP PIPE



EXEMPTION PLAT DATA	
Zoning	RS-150
Development Type	Single Family Residence
Project Data	
Number of Lots	2
Sanitary Service	Sewer
Acreage	.6693
Related Cases	
Type Case #	
Approval Date	

SURVEYOR'S ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF LAWRENCEVILLE.

Lloyd C. McNally, Jr.

LLOYD C. McNALLY, JR.
 REGISTERED GEORGIA LAND SURVEYOR REG. NO 2040
 DATE OF EXPIRATION 12-31-2026

OWNERS ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS, HEREIN EXPRESSED.

OWNER

OWNER

CERTIFICATE OF PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS FOUND TO COMPLY WITH THE LAND USE PLAN, AND THE CITY OF LAWRENCEVILLE SUBDIVISION AND ZONING REGULATIONS.

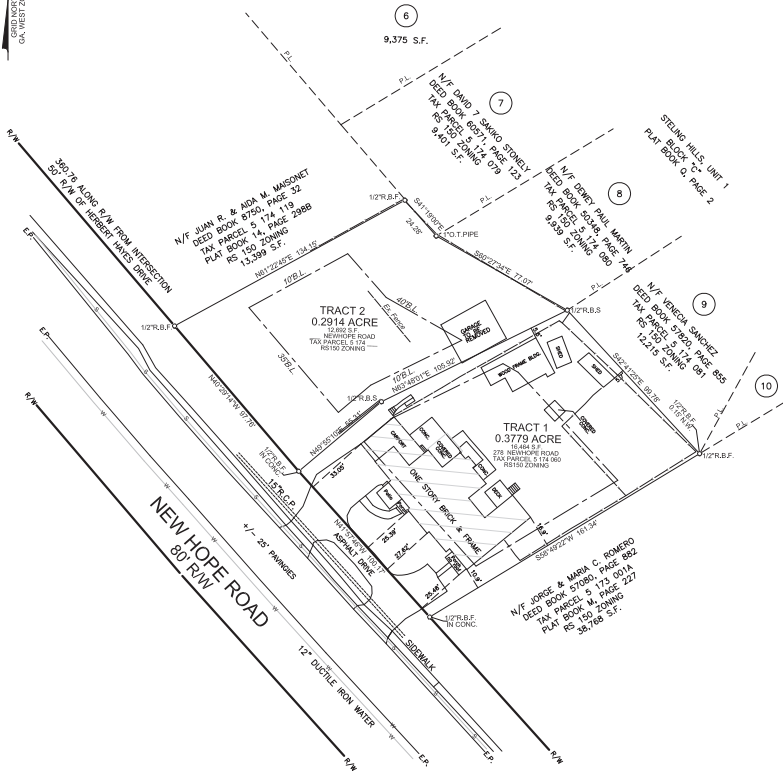
DATED THIS _____ DAY OF _____, 2024

PLANNING DIRECTOR

OWNER
 NEVIL WILSON & MARGARET WILSON
 278 NEW HOPE ROAD
 LAWRENCEVILLE, GEORGIA 30046
 GWINNETT COUNTY TAX PARCEL 5 174 060
 DEED BOOK 68886, PAGE 727

SURVEY & SITE NOTES

- BEARINGS SHOWN ARE GRID NORTH, GEORGIA WEST ZONE (NAD83).
- 1/2" R-BARS SET AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.
- THESE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS OF THE CITY OF LAWRENCEVILLE UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME.
- FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,616 FEET AND AN ANGULAR ERROR OF 03" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
FIELD WORK EXECUTED DECEMBER 12, 2023.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 291,233 FEET FOR TRACT 1.
IN 182,905 FEET FOR TRACT 2.
- EQUIPMENT USED TO OBTAIN FIELD DATA:
TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
- THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA AS PER MAP NO. 13135C0089F OF THE MAPS PREPARED OF GWINNETT COUNTY, GA AND ITS INC. AND UNINCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 29, 2006.
- BUILDING SETBACKS
FRONT= 35'; REAR= 40'; SIDES = 10'



EXEMPTION PLAT for
NEVIL WILSON
MARGARET WILSON
 0.6693 ACRES (29,156 S.F.)
 GWINNETT COUNTY TAX PARCEL 5 174 060
 CITY OF LAWRENCEVILLE
 LAND LOT 174 OF THE 5th DISTRICT
 GWINNETT COUNTY, GEORGIA



DATE	No.	DATE: JANUARY 04, 2024
3-12-24	1	SCALE: 1" = 30'



McNally & Patrick

1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
 PHONE: (770)963-8520 jean@mcnallypatrick.com

LAND SURVEYORS
 LANDSCAPE ARCHITECTS

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-7, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

Lloyd C. McNally, Jr. 3-12-24

LLOYD C. McNALLY, JR. REGISTERED GEORGIA LAND SURVEYOR
 2040 REG. NO. 12-31-2026 DATE OF EXPIRATION