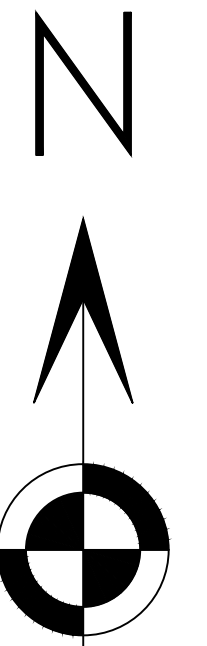


VICINITY MAP

UTILITY CONTACTS

- WATER**  
GWINNETT COUNTY PUBLIC UTILITIES  
678-325-9631
- GAS**  
CITY OF LAWRENCEVILLE  
770-560-5530
- POWER**  
CITY OF LAWRENCEVILLE  
770-560-5530
- JACKSON EMC  
770-882-3249
- GEORGIA POWER  
404-506-9539
- COMMUNICATION**  
ZAYO FIBER SOLUTIONS  
470-249-5124
- GWINNETT COUNTY PUBLIC UTILITIES  
678-639-8839
- COMCAST  
912-402-8531
- HARGRAY TELEPHONE  
843-684-0342
- AT&T  
305-409-1542
- CHARTER COMMUNICATIONS  
800-776-9140
- SEWER**  
GWINNETT COUNTY PUBLIC UTILITIES  
678-325-9631



GRID NORTH  
GA WEST  
(SURVEY NOTE 6)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CURTIS ROAD (HAVING A VARIABLE WIDTH PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY OF HURRICANE SHOALS ROAD (HAVING A 100 FOOT PUBLICLY DEDICATED RIGHT OF WAY), THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 03 DEGREES 02 MINUTES 48 SECONDS WEST A DISTANCE OF 168.00 FEET TO A MAG NAIL SET ON THE EASTERN RIGHT OF WAY OF CURTIS ROAD, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING;

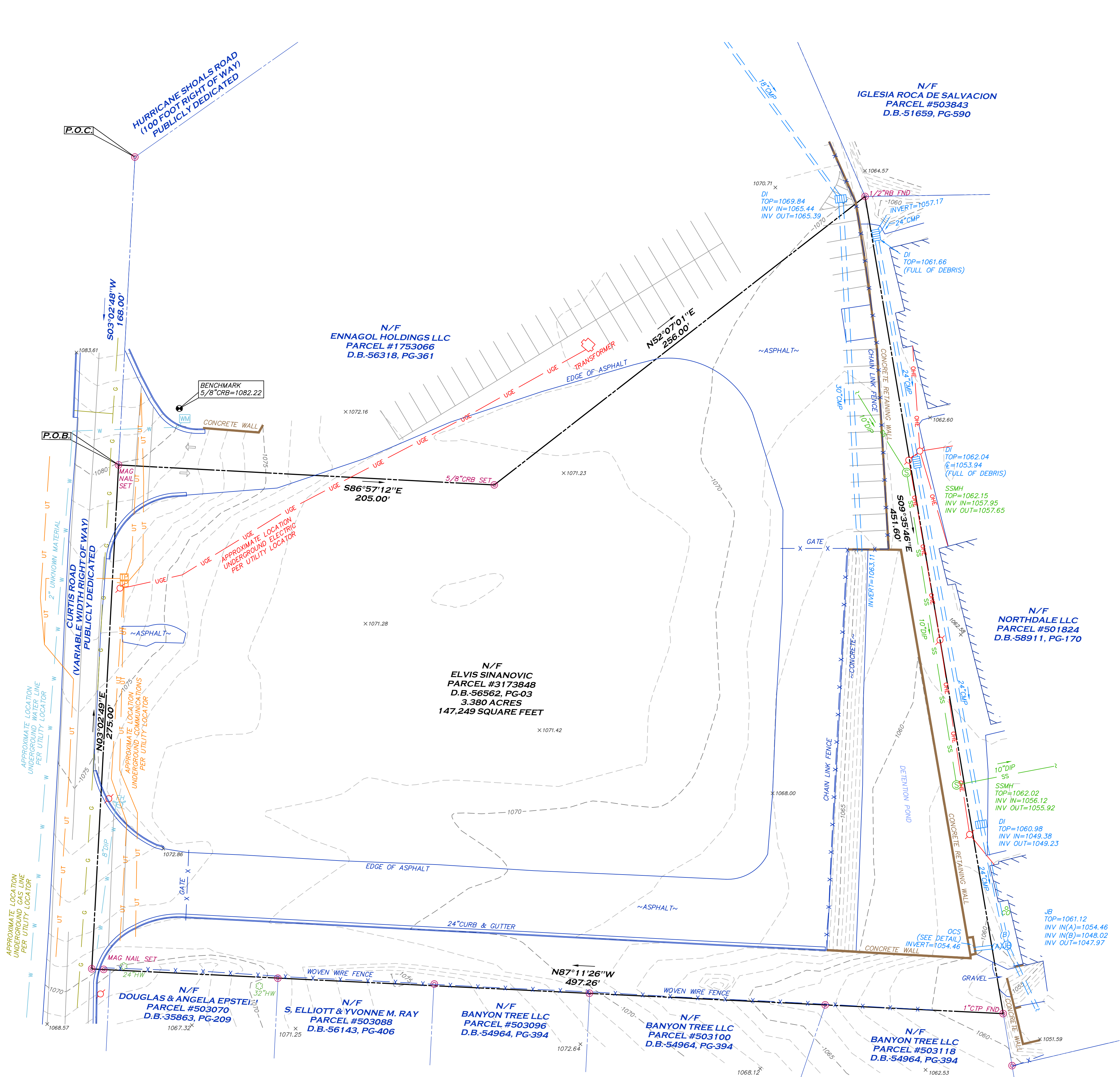
THENCE LEAVING SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 86 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 205.00 FEET TO A 5/8 INCH CAPPED REBAR SET, THENCE NORTH 52 DEGREES 07 MINUTES 01 SECONDS EAST A DISTANCE OF 256.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 09 DEGREES 35 MINUTES 46 SECONDS EAST A DISTANCE OF 451.60 FEET TO A 1 INCH CRIMPED TOP PIPE FOUND; THENCE NORTH 87 DEGREES 11 MINUTES 26 SECONDS WEST A DISTANCE OF 497.26 FEET TO A MAG NAIL SET ON THE EASTERN RIGHT OF WAY OF CURTIS ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CURTIS ROAD NORTH 03 DEGREES 02 MINUTES 49 SECONDS EAST A DISTANCE OF 275.00 FEET TO A MAG NAIL FOUND, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.380 ACRES (147,249 SQUARE FEET).

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.G.C.A. SECTION 15-6-67.



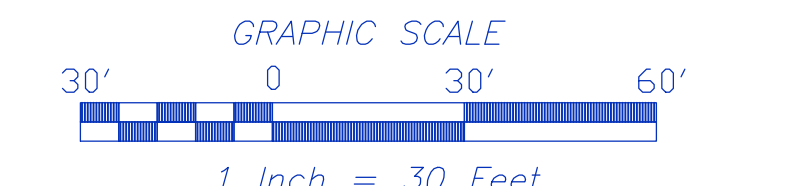
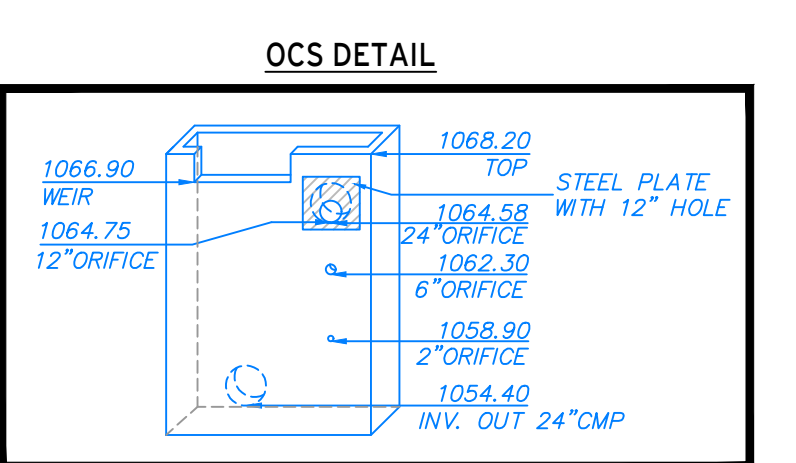
MITCHELL LOWERY GEORGIA RLS# 3109



- SURVEY NOTES**
- PROPERTY SHOWN HEREON WAS SURVEYED APRIL 11, 2022.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 44,182" WITH AN ANGULAR ERROR OF 3.4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
  - A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
  - THIS PLAT HAS A MAP CLOSURE OF 1" IN 345,352'.
  - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13135C0073F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 130322, IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
  - CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
  - UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
  - NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
  - PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 56562, PAGE 03, GWINNETT COUNTY RECORDS.
  - NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
  - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
  - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - SUBJECT PROPERTY HAS DIRECT ACCESS TO CURTIS ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
  - SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

**PARKING**  
18 PARKING SPACES  
NONE OF WHICH ARE HANDICAPPED

LEGEND	
---	PROPERTY LINE
---	OVERHANG/ANNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
x	SPOT ELEVATION
W	WATER LINE
OH	OVERHEAD UTILITY LINE
G	GAS LINE
UT	UNDERGROUND TELEPHONE LINE
SS	SANITARY SEWER LINE
USE	UNDERGROUND ELECTRIC LINE
X X X	FENCE LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FDH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
SMMH	SANITARY SEWER MANHOLE
DI	DROP INLET
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CTP	CRIMPED TOP PIPE
FND	FOUND
MW	MONITORING WELL
LP	LIGHT POLE
SP	SIGNAL POLE
HW	HARDWOOD



**LOWERY & ASSOCIATES**  
LAND SURVEYING, LLC  
317 GRASSDALE ROAD  
CARTERSVILLE, GA 30121  
770-334-8186  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:  
FOX BUILDING COMPANY

BOUNDARY & TOPOGRAPHIC SURVEY OF:  
PARCEL # 373848  
LAWRENCEVILLE, GA. 30046

COUNTY: GWINNETT  
DISTRICT: 5

STATE: GEORGIA  
LAND LOT: 145

REVISIONS

DATE	DESCRIPTION



DATE: APRIL 12, 2022  
JOB #: 223705  
SCALE: 1"=30'  
DRAWN BY: D. HALL