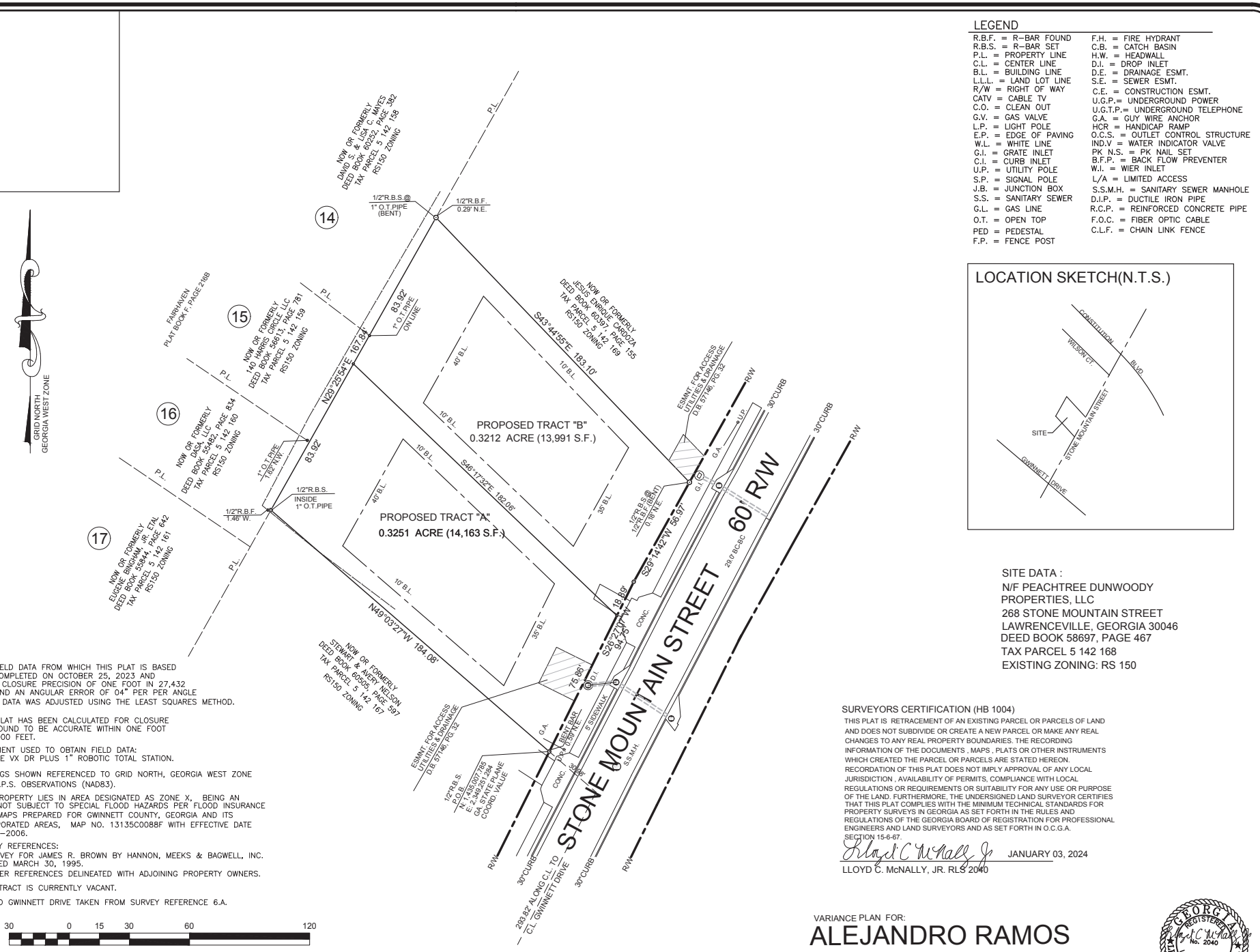

NOTES

1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON OCTOBER 25, 2023 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 27,432 FEET AND AN ANGULAR ERROR OF 04" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT +100,000 FEET.
3. EQUIPMENT USED TO OBTAIN FIELD DATA: TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
4. BEARINGS SHOWN REFERENCED TO GRID NORTH, GEORGIA WEST ZONE PER G.P.S. OBSERVATIONS (NAD83).
5. THIS PROPERTY LIES IN AREA DESIGNATED AS ZONE X, BEING AN AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER FLOOD INSURANCE RATE MAPS PREPARED FOR GWINNETT COUNTY, GEORGIA AND ITS INCORPORATED AREAS, MAP NO. 13135C0088F WITH EFFECTIVE DATE 09-29-2006.
6. SURVEY REFERENCES:
   A. SURVEY FOR JAMES R. BROWN BY HANNON, MEEKS & BAGWELL, INC. DATED MARCH 30, 1995.
   B. OTHER REFERENCES DELINEATED WITH ADJOINING PROPERTY OWNERS.
7. THIS TRACT IS CURRENTLY VACANT.
8. TIE TO GWINNETT DRIVE TAKEN FROM SURVEY REFERENCE 6.A.

SITE DATA :
N/F PEACHTREE DUNWOODY PROPERTIES, LLC
268 STONE MOUNTAIN STREET
LAWRENCEVILLE, GEORGIA 30046
DEED BOOK 58697, PAGE 467
TAX PARCEL 5 142 168
EXISTING ZONING: RS 150

SURVEYORS CERTIFICATION (HB 1004)

THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL 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.

Lloyd C McNally Jr JANUARY 03, 2024

LLOYD C. McNALLY, JR. RLS 2040

VARIANCE PLAN FOR:

ALEJANDRO RAMOS

0.6463 ACRE (28,154 S.F.)

GEORGIA REGISTERED No. 2040 LAND SURVEYOR LLOYD C. McNALLY JR.

McNally & Patrick

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

LAND SURVEYORS
LANDSCAPE ARCHITECTS

REVISIONS
1. REVISED 1-03-24 TO SHOW CHANGE SETBACKS.

CITY OF LAWRENCEVILLE
LAND L0T 142 of the 5th DISTRICT
GWINNETT COUNTY, GEORGIA

SCALE: 1"= 30'
DATE: NOVEMBER 17, 2023

PROJECT # 235258