

NOW OR FORMERLY  
TERRANCE W. PERRY  
KIMBERLY E. PERRY  
DEED BOOK 49555, PAGE 66  
TAX PARCEL 5 173 327  
ZONING: RS150

NOW OR FORMERLY  
WILLIAM S. AVILA  
ANA S. VIERA  
DEED BOOK 54520, PAGE 3269  
TAX PARCEL 5 173 328  
ZONING: RS150

NOW OR FORMERLY  
SINH PHUNG  
NAM TRAN  
DEED BOOK 41368, PAGE 125  
TAX PARCEL 5 173 326  
ZONING: RS150

NOW OR FORMERLY  
PEGGY L. BROWN  
DEED BOOK 38674, PAGE 249  
TAX PARCEL 5 173 330  
ZONING: RS150

- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.L. = BUILDING LINE
  - L.L.L. = LAND LOT LINE
  - R/W = RIGHT OF WAY
  - F.H. = FIRE HYDRANT
  - C.B. = CATCH BASIN
  - H.W. = HEADWALL
  - D.I. = DROP INLET
  - D.E. = DRAINAGE ESMT.
  - S.E. = SEWER ESMT.
  - C.E. = CONSTRUCTION ESMT.

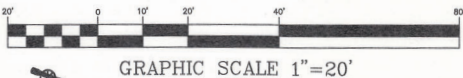
- SURVEY DATA**
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 141,083 FEET ~ LOT 126
  - THIS PROPERTY LIES IN ZONE "X", AN AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER F.J.R.M. OF GWINNETT COUNTY, GEORGIA AND ITS INCORPORATED AREAS MAP NO. 13135C0085F, EFFECTIVE DATE 9-29-2006.
  - SUBDIVISION RECORDED IN PLAT BOOK 95, PAGE 232 GWINNETT COUNTY RECORDS, DATED: 11-5-2002.

**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.*  
LLOYD C. McNALLY, JR. RLS 2040

**OWNER:**  
JHON J. TABARES  
MARIA A. ESPINOSA DE TABARES  
940 PAPER CREEK DRIVE  
LAWRENCEVILLE, GEORGIA 30046  
DEED BOOK 58436, PAGE 283  
TAX PARCEL 5 173 329  
ZONING: RS150

**PLANNING AND DEVELOPMENT**  
VAR2024-00115  
01052024



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

LAND SURVEYORS  
LANDSCAPE ARCHITECTS

No.	REVISIONS	DATE
1.	REVISED TO SHOW IMPROVEMENTS & SHOW CURRENT SURVEY REQUIREMENTS.	11-14-23
2.	REVISED TO SHOW ADDITIONAL DIMENSIONS.	11-22-23

**SURVEY FOR**  
**Jhon J. Tabares**

LOT 126, BLOCK "B", PAPER MILL UNIT III

0.4108 ACRES  
CITY OF LAWRENCEVILLE  
LAND LOT 173 OF THE 6TH DISTRICT  
GWINNETT COUNTY, GEORGIA

SCALE: 1"=20'  
DATE: 04-02-2023

