

UTILITY NOTE:
UTILITY LINES TRAVERSING PROPERTY MAY CONTAIN AN EASEMENT.
NO RECORD OF EASEMENT WAS FOUND, HOWEVER, THE CLIENT IS
ADVISED TO CONTACT THE UTILITY COMPANY IF WORK IS PLANNED IN
THIS AREA.

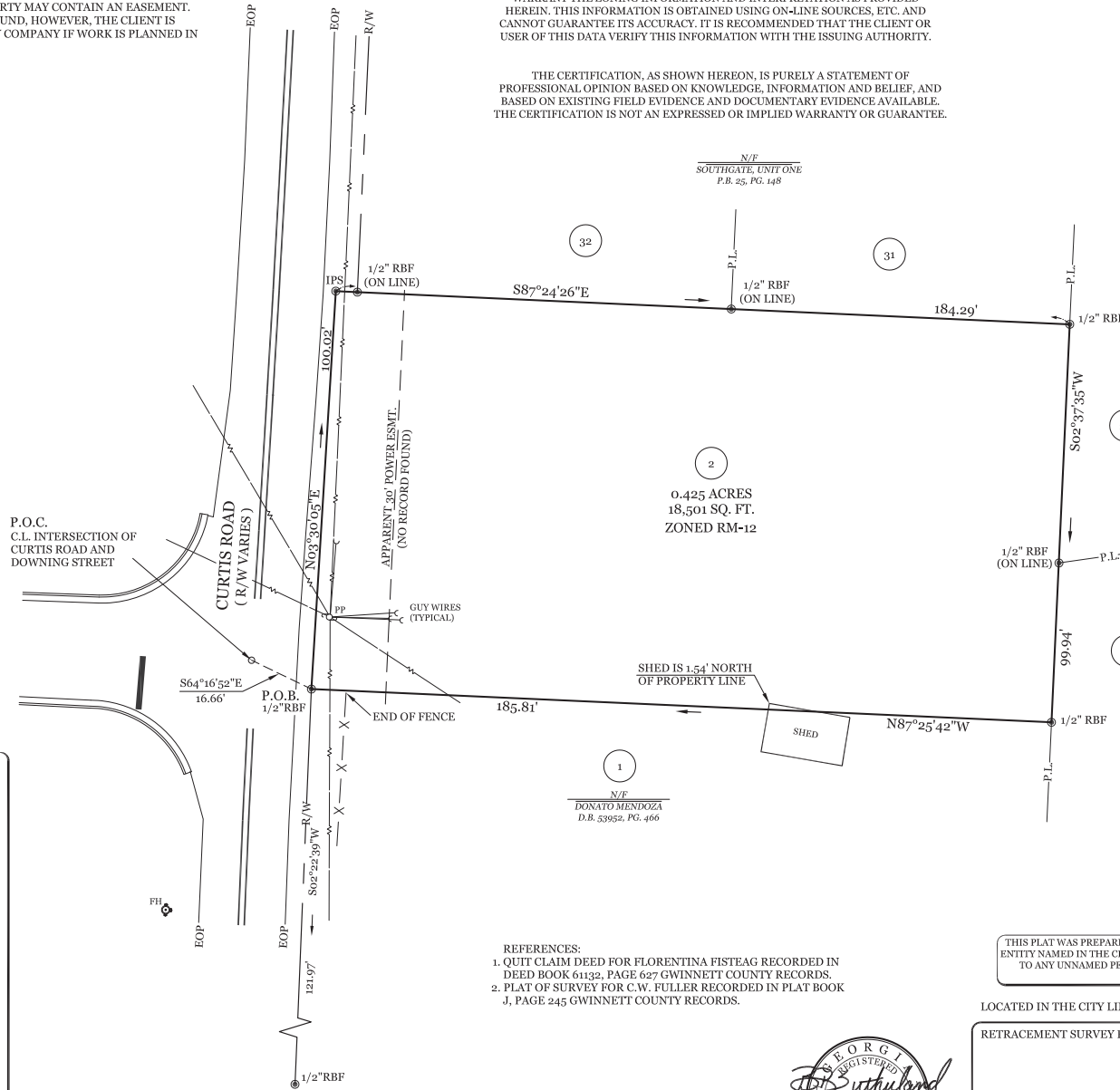
GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT
WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED
HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND
CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR
USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF
PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND
BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

A TRIMBLE S-7 TOTAL STATION WAS
USED TO OBTAIN THE LINEAR AND ANGULAR
MEASUREMENTS USED IN THE PREPARATION
OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 15,339
FEET AND AN ANGULAR ERROR OF 12"
PER ANGLE POINT, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 75,692
FEET AND CONTAINS 0.425 ACRES.



NO PORTION OF SUBJECT PROPERTY LIES
WITHIN A DESIGNATED 100 YEAR FLOOD
HAZARD AREA AS DEPICTED BY SCALED MAP
LOCATION AND GRAPHIC PLOTTING ONLY PER
F.I.R.M. PANEL NO. 13135C0073F,
DATED SEPTEMBER 29, 2006.



- REFERENCES:
1. QUIT CLAIM DEED FOR FLORENTINA FISTEAG RECORDED IN
DEED BOOK 61132, PAGE 627 GWINNETT COUNTY RECORDS.
 2. PLAT OF SURVEY FOR C.W. FULLER RECORDED IN PLAT BOOK
J, PAGE 245 GWINNETT COUNTY RECORDS.

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 RECERTIFICATION BY THE
SURVEYOR NAMING SAID PERSON.

LOCATED IN THE CITY LIMITS OF LAWRENCEVILLE

RETRACEMENT SURVEY FOR:

FLORENTINA FISTEAG

CURTIS ROAD
PARCEL NO. 5145 013C

**GEORGIA PREMIER
LAND SERVICES, INC.**

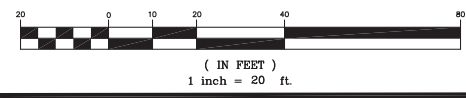
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUDORF, GEORGIA 30519
(770) 614-9004 FAX (770) 614-9956
LAND SURVEY FIRM COA #177

Date: 04.29.2024	Land Lot: 145	District: 5th	Sheet No.
County: GWINNETT, GEORGIA	Scale: 1" = 20'	1 of 1	
Project: 24097	Drawn By: AS		

No.	By	Date	Revision
ACAD FILE: 24/24097/CurtisRoad/097Rezone.DWG			

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED
BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO
ACCURACY OR COMPLETENESS.

GRAPHIC SCALE



RZR2024-00023
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT