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.

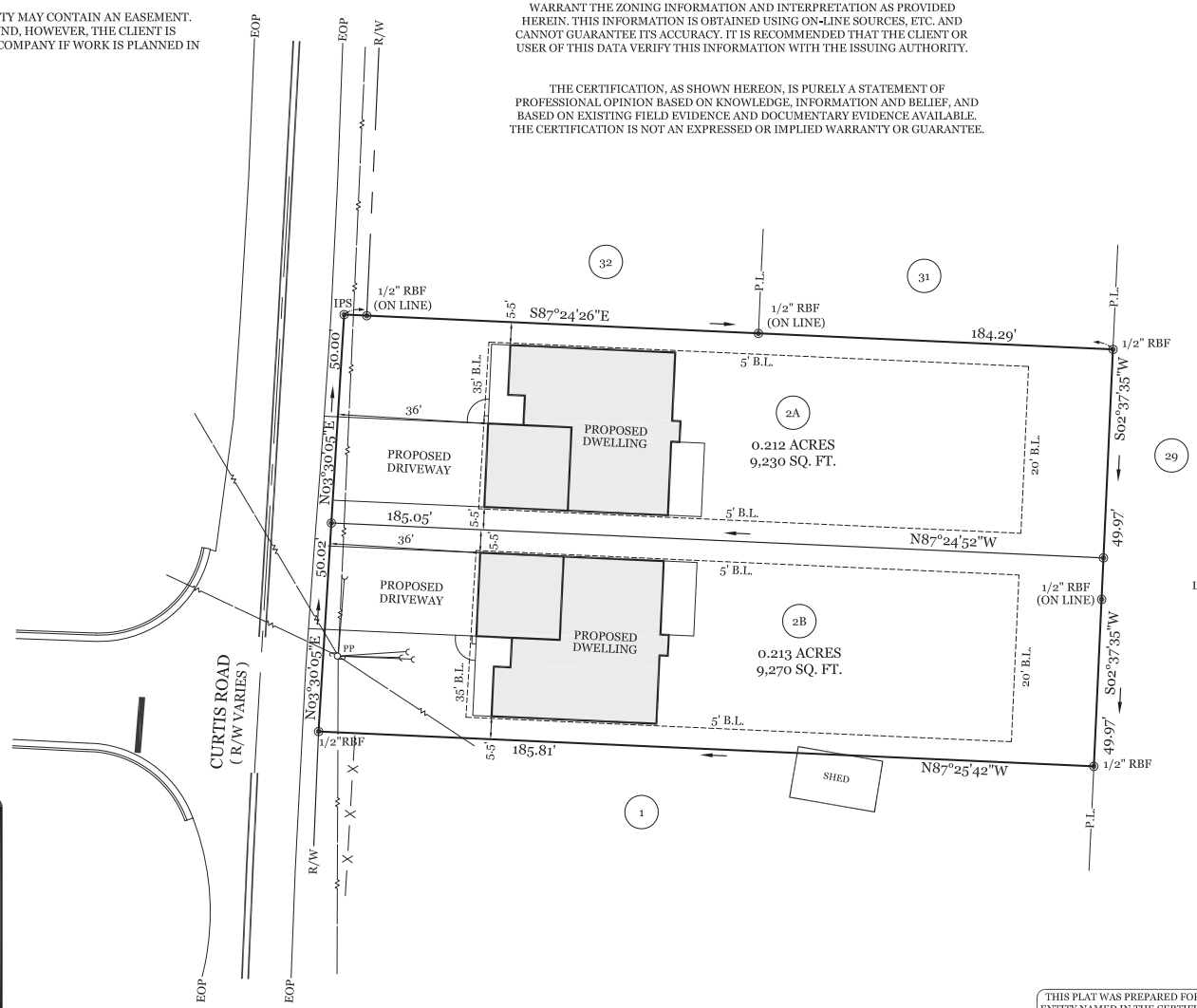
GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS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

CURRENT ZONING - RM-12
PROPOSED ZONING - R-60
PROPOSED DENSITY - 0.213 UNITS / ACRE
MAXIMUM BUILDING HEIGHT - 35'

LEGEND

RBF	REBAR FOUND
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
TBM	BENCHMARK
CTP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
DH	DRILL HOLE
LLL	LAND LOT LINE
LL	LAND LOT
℄	PROPERTY LINE
C.L.	CENTERLINE
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
TC	TOP OF CURB
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
922.2	EXISTING GROUND ELEVATION
	PIN FOUND OR SET
910	EXISTING CONTOUR ELEVATION
FO	UNDERGROUND FIBER OPTIC
P	POWERLINE
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
UG	UNDERGROUND GAS LINE
	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	PINE TREE
	HARDWOOD TREE
	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
	BENCH MARK
	CONTROL POINT

REFERENCES:
1. QUIT CLAIM DEED FOR CE SMITH FAMILY, LLLP RECORDED IN DEED BOOK 58177, PAGES 580-581 GWINNETT COUNTY RECORDS.
2. PLAT OF SURVEY FOR C.W. FULLER RECORDED IN PLAT BOOK J, PAGE 245 GWINNETT COUNTY RECORDS.

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

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

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

GEORGIA REGISTERED NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND

REZONING PLAT FOR:

FLORENTINA FISTEAG

CURTIS ROAD
PARCEL NO. 5145 013C

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177

No.	By	Date	Revision

ACAD FILE: 24/24097/CurtisRoad/097Rezone.DWG

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

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