

THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUPERVISE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLANS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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. SECTION 13-6-2.



FOR THE FIRM  
BOUNDARY ZONE, INC.  
L.S.E. #229  
NOT VALID WITHOUT  
PROFESSIONAL SEAL

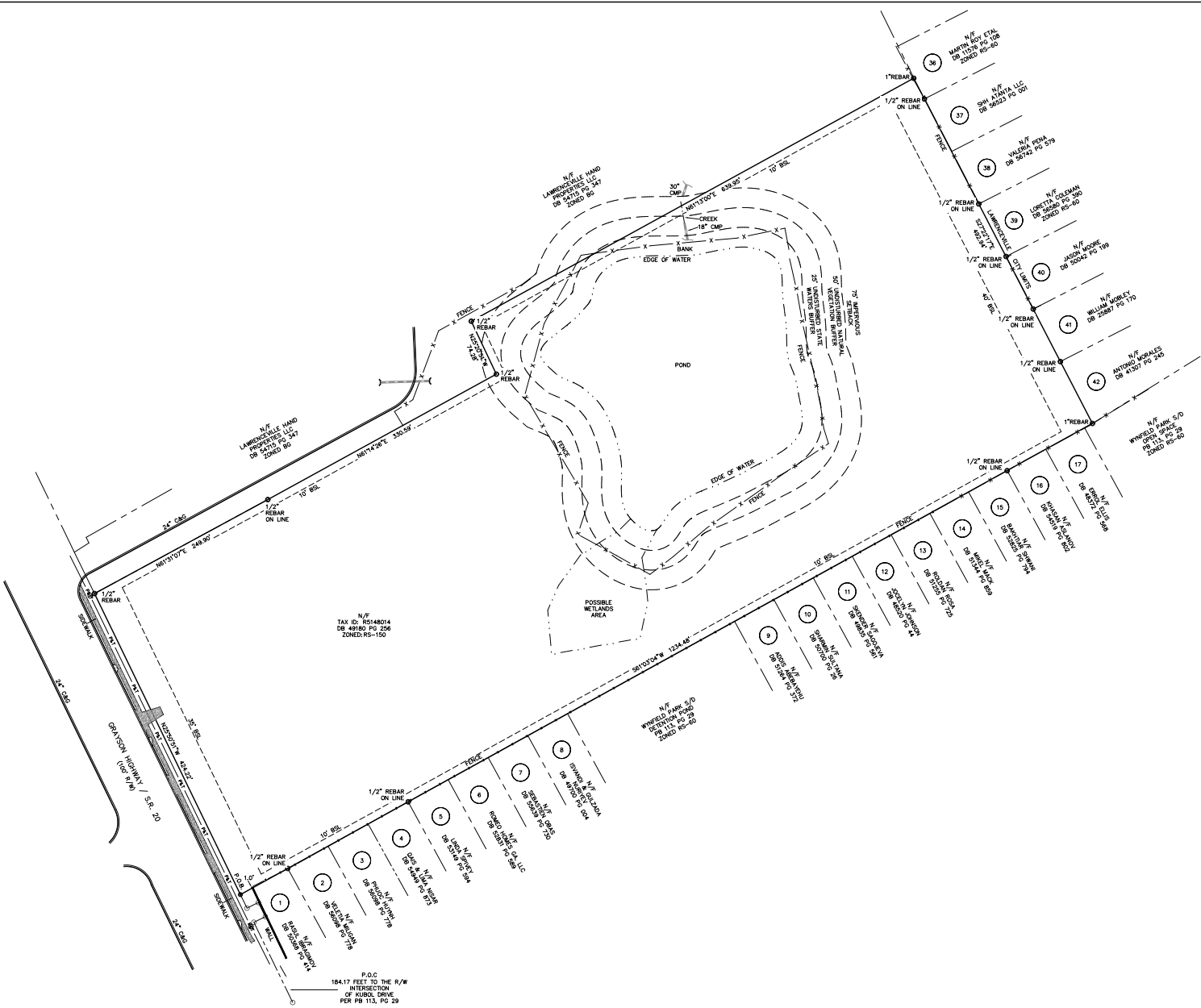
*Michael S. Reynolds*  
MICHAEL S. REYNOLDS #2313 DATE 08/28/2019

ZONING SUMMARY: RS-150  
SINGLE FAMILY DETACHED

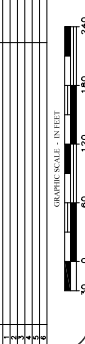
FRONT SETBACK 35  
SIDE SETBACK 10  
REAR SETBACK 40

INFORMATION OBTAINED FROM  
CITY OF LAWRENCEVILLE ZONING

THE SURVEYOR IN NO WAY INTENDS TO  
INTERPRET OR MAKE CONCLUSION REGARDING  
THE ZONING AND SETBACK DESIGNATION SHOWN  
HEREON.



MAGNETIC  
NORTH  
SCALE: 1" = 60'



NO. REVISION DATE

**BOUNDARY SURVEY**  
PREPARED FOR: PARK TERRACE DEVELOPMENT  
LAND LOT 148, 5TH DISTRICT,  
GWINNETT COUNTY, GEORGIA - 08/28/2019

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.  
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.  
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TOTAL AREA: 12.95+ ACRES / 564,362 SQUARE FEET  
BOUNDARY REFERENCE: DEED BOOK #108, PAGE 256, PLAT BOOK "D", PAGE 189  
FIELDWORK PERFORMED ON 08/16/2019  
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 571,628 FEET.  
THIS PLAN HAS BEEN PREPARED USING A TRIMBLE S603 ROBOTIC TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

- LEGEND:**
- PROPERTY CORNER
  - FOUND (AS NOTED)
  - 1/2" REBAR WITH CAP SET (LSP) B39
  - R/W MONUMENT
  - ▲ FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - POWER POLE
  - LIGHT POLE
  - POWER/LIGHT POLE
  - GUY WIRE
  - POWER METER
  - POWER BOX
  - A/E UNIT
  - MANHOLE
  - CLEAN OUT
  - JUNCTION BOX
  - OUTFLOW STRUCTURE
  - DRAINAGE INLET
  - GAS METER
  - GAS VALVE
  - CABLE BOX
  - TELEPHONE BOX
  - Δ- SIGN
  - W- WATER LINE
  - U- OVERHEAD UTILITY LINE
  - S- SEWER LINE
  - G- GAS LINE
  - C- CABLE LINE
  - T- TELEPHONE LINE
  - X- FENCE LINE
  - #- CONTOUR LINE
  - BS- BUILDING SETBACK LINE
  - DC- CONCRETE
  - EOP- EDGE OF PAVEMENT
  - LL- LAND LOT
  - N/O- NOW OR FORMERLY
  - R/W- RIGHT-OF-WAY
  - P/L- PROPERTY LINE
  - C.B. CATCH BASIN
  - ONT. CANTILEVER
  - F.FE. FINISHED FLOOR ELEVATION
  - B.FE. BASEMENT FLOOR ELEVATION
  - G.FE. GARAGE FLOOR ELEVATION
  - DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - A.K.A. ALSO KNOWN AS
  - BOLLARDS
  - ▲ FLAG POLE
  - ▲ LANDSCAPED LIGHT
  - S/W SIDEWALK
  - F.C.A. FORMERLY KNOWN AS
  - NAD NORTH AMERICAN DATUM
  - NAD NORTH AMERICAN VERTICAL DATUM
  - HARDWOOD TREE
  - PINE TREE

184.17 FEET TO THE R/W INTERSECTION OF RURAL DRIVE FOR P9 153, PG 29P.O.C.



**BOUNDARY zone inc.** LAND SURVEYING SERVICES & LAND PLANNING SERVICES  
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100 PEACHTREE STREET, SUITE 200  
ATLANTA, GA 30309  
KENNESAW 4074-720-4493  
975 CORDA PLACE BLVD, SUITE 101  
KENNESAW, GA 30144

PROJECT 2107101  
SHEET 1 OF 1  
DWN-BE1

RZR2024-00022 & SUP2024-00090  
RECEIVED: MAY 2, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT