

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0143F
DATE: SEPTEMBER 29, 2006

ZONING INFORMATION:

ZONING PER GWINNETT COUNTY, GA. ZONED R-100 (RESIDENTIAL) BUILDING SETBACK REQUIREMENTS: FRONT - 35' SIDE - 10' REAR - 40'

NOTE: ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MADE AVAILABLE ONLINE. LIBRARY NO ZONING REPORT PROVIDED FOR THIS SURVEY.

NOTES:

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

NOTE: CERTIFICATION TO SUCCESSORS AND/OR ASSIGNS EXTENDED TO ONLY ONE YEAR AFTER DATE OF SURVEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

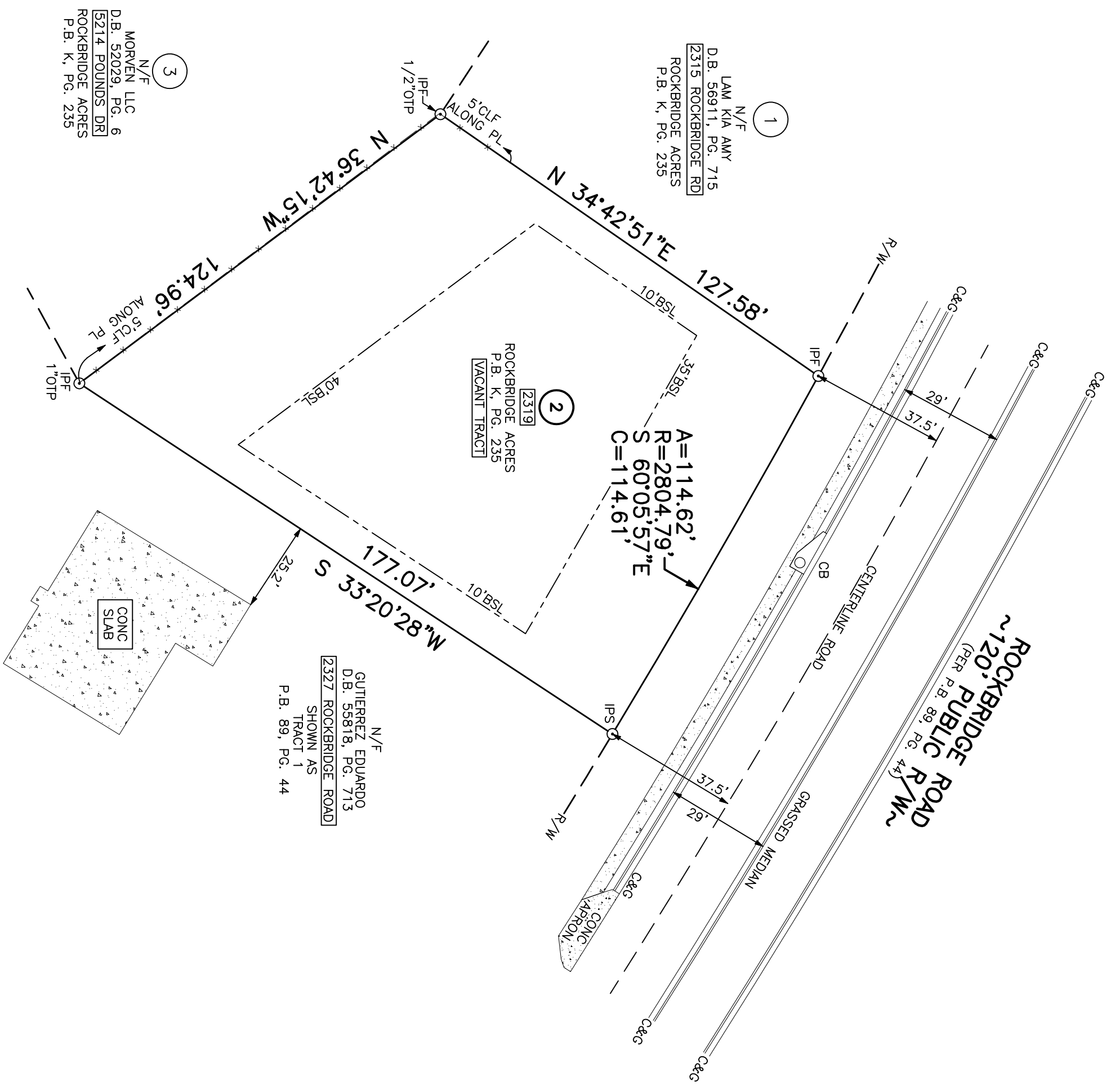
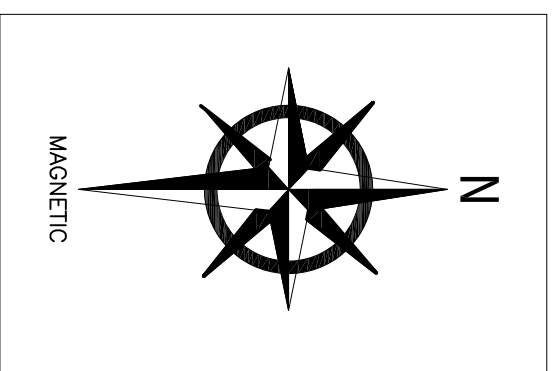
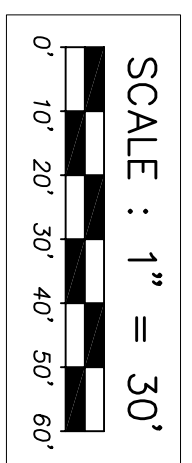
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,893 FEET AND AN ANGULAR ERROR OF 04 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 130,662 FEET.

ALL IRON PINS LABELED AS SET OR FOUND (S OR F) ARE 1/2" REBAR RODS, (UNLESS OTHERWISE NOTED) (ALL 1/2" REBAR W/ CAP)

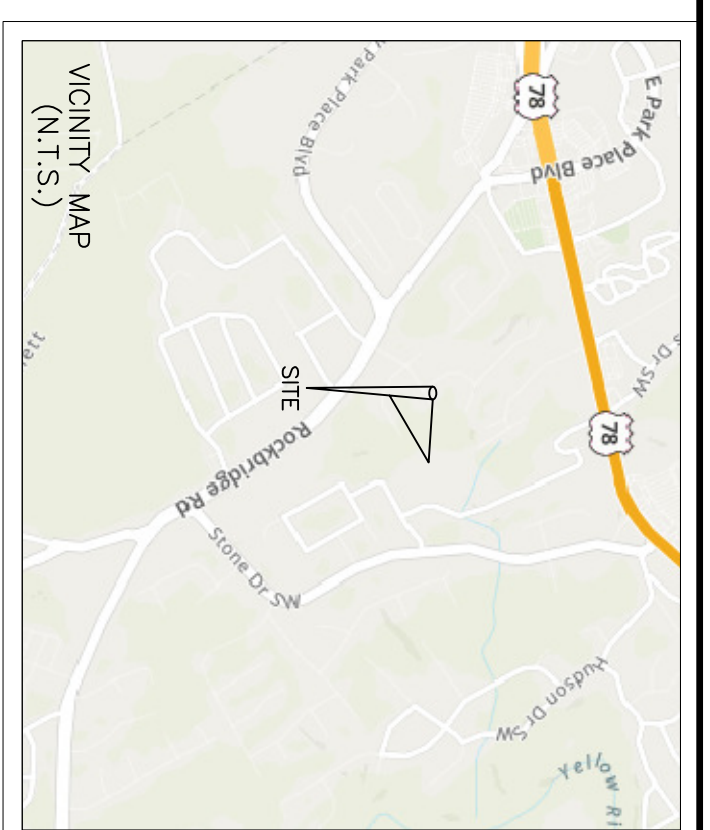
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

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LEGEND

A	ARC
R	RADIUS
C	CHORD
N/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONG	CONCRETE
COR	CORNER
C&G	CURB & GUTTER
IPF	1/2" REBAR W/ CAP
IPS	OPEN TOP PIPE
PL	PROPERTY LINE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
RB	REBAR



NOTES:
 UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
 THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.
 ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
 UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

2"x3" FOR OFFICIAL USE ONLY

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

SIGNATURE: JAMES A. JACOBS
 PRINTED NAME: JAMES A. JACOBS
 DATE: 11/03/2021

REVISIONS

PROJECT DESCRIPTION:	SURVEY FOR:
LOT 2, ROCKBRIDGE ACRES	JOSEFINA VIZCAYA
COUNTY: GWINNETT	DISTRICT: 6TH
LAND LOT: 58	SECTION:

ADAM & LEE LAND SURVEYING
 5640 GA. HWY. 20 S.
 LOGANVILLE, GA. 30052 (770)554-8995
 www.adamandlee.com

DATE OF PLAT PREPARATION: 11/03/2021 BY: DWU
 DATE OF FIELD SURVEY: 09/08/2021 BY: GPQ
 D.B. 24709, PG. 48
 P.B. K, PG. 235
 SCALE: 1" = 30'
 SHEET # 1 OF 1
 21294-1