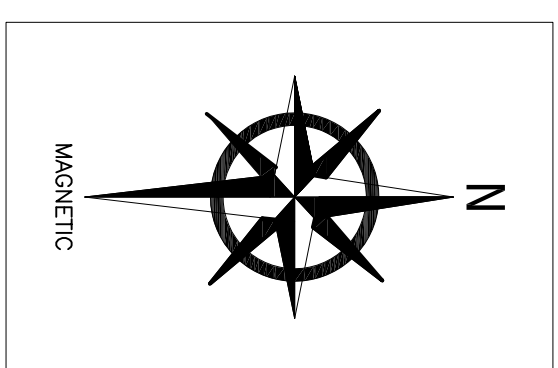
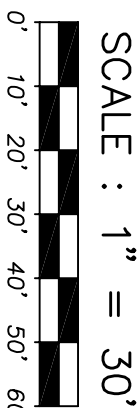


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD HAZARD STATEMENT:
THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE FEDERAL FLOOD HAZARD AREA AS OF DATE: SEPTEMBER 29, 2006



UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL 811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG



ZONING INFORMATION:
ZONING PER GWINNETT COUNTY, GA ZONING ORDINANCE:
BUILDING SETBACK REQUIREMENTS:
FRONT - 35'
REAR - 40'

NOTES:
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS ARE MADE BY ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

NOTES:
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-8-61).

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED THROUGH SECOND-ORDER MEASUREMENT AND THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE PRESSION OF ONE FOOT IN 10,993 FEET PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

TRACTS 1-13
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 130,662 FEET.

AREA	
TRACT A	0.407 ACRES
TRACT B	0.982 ACRES
TRACT C	1.103 ACRES
TRACT D	0.306 ACRES
TOTAL AREA	2.799 ACRES
TRACT A	17,729 SQ. FEET
TRACT B	42,793 SQ. FEET
TRACT C	48,083 SQ. FEET
TRACT D	13,332 SQ. FEET
TOTAL AREA	121,937 SQ. FEET

LEGEND

A	ARC
R	RADIUS
R/F	RIGHT-OF-WAY
N/F	NOTED OWNERSHIP
BL	BOUNDARY LINE
CB	CATCH BASIN
OLF	OPEN PROPERTY LINE
CL	CHAIN LINK FENCE
CONC	CONCRETE
CONG	CONCRETE
CONC	CONCRETE
C&G	CURB & GUTTER
CP	CONCRETE PAVEMENT
IFP	1 1/2" REBAR W/ CP
OTP	OPEN TOP PIPE
PP	PRECAST CONCRETE
DR	DRAIN
DL	DRAIN LINE
PC	PROPERTY CORNER
REBAR	REBAR



REVISIONS

NO.	DATE	DESCRIPTION
1	11/03/2021	ISSUED FOR RECORD

PROJECT DESCRIPTION:
SURVEY FOR:
JOSEFINA VIZCAYA
2319, 2327A, 2327D & 2337 ROCKBRIDGE ROAD, STONE MOUNTAIN, GEORGIA 30087

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770) 554-8995
www.adamandlee.com
FAX=(770)554-8134

LEGAL REFERENCES

DB 24708, PG. 48	DB 55819, PG. 713
F.B. 891 PG. 44	F.B. K, PG. 235

OFFICE: 11/03/2021
DATE: 11/03/2021
BY: DW
DATE: 11/03/2021
SCALE: 1"=30'
SHEET # 1 OF 1
21294

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES HERETO WHICH ARE READILY APPARENT FROM A CASUAL INSPECTION OF THE SURFACE SHALL BE CONSIDERED AS EXISTING FOR THE PURPOSES OF THIS SURVEY. THE EXISTENCE OF ANY EASEMENTS OR STRUCTURES NOT DISCOVERED FROM AN CASUAL ABOVE GROUND VIEW OF THE PREMISES:
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS, AND THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE EXISTENCE OF ANY EASEMENTS OR STRUCTURES DISCOVERED FROM AN CASUAL ABOVE GROUND VIEW OF THE PREMISES.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OR STRUCTURES NOT DISCOVERED FROM AN CASUAL ABOVE GROUND VIEW OF THE PREMISES.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS, AND THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE EXISTENCE OF ANY EASEMENTS OR STRUCTURES DISCOVERED FROM AN CASUAL ABOVE GROUND VIEW OF THE PREMISES.

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 OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL, STATE, FEDERAL, OR FEDERAL AGENCIES OR REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSTOOD TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-8-61) AND THE STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-8-61) SHALL APPLY TO THIS SURVEY.

2-3/4" REBAR OFFICIAL USE ONLY
PRINTED NAME: JAMES A. JACOBS
DATE: 11/03/2021

