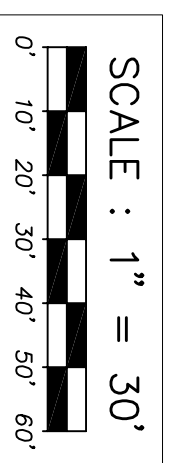
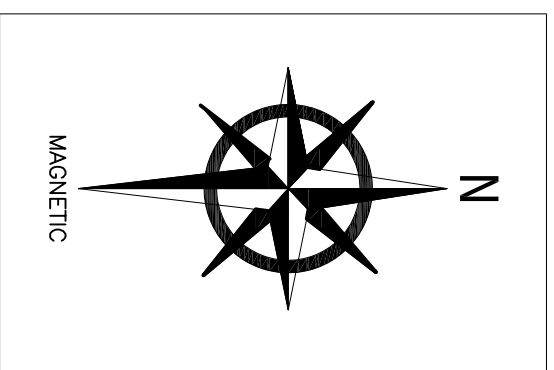


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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



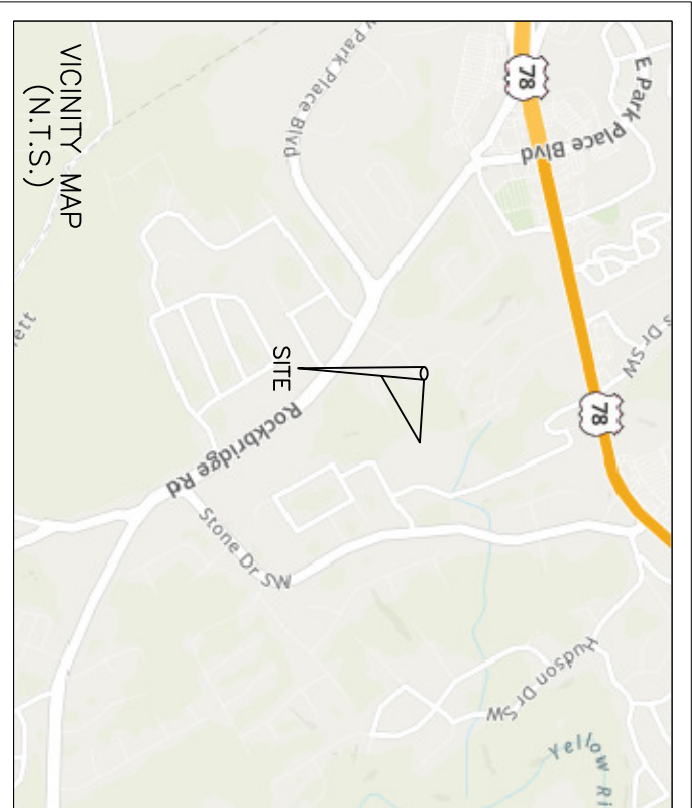
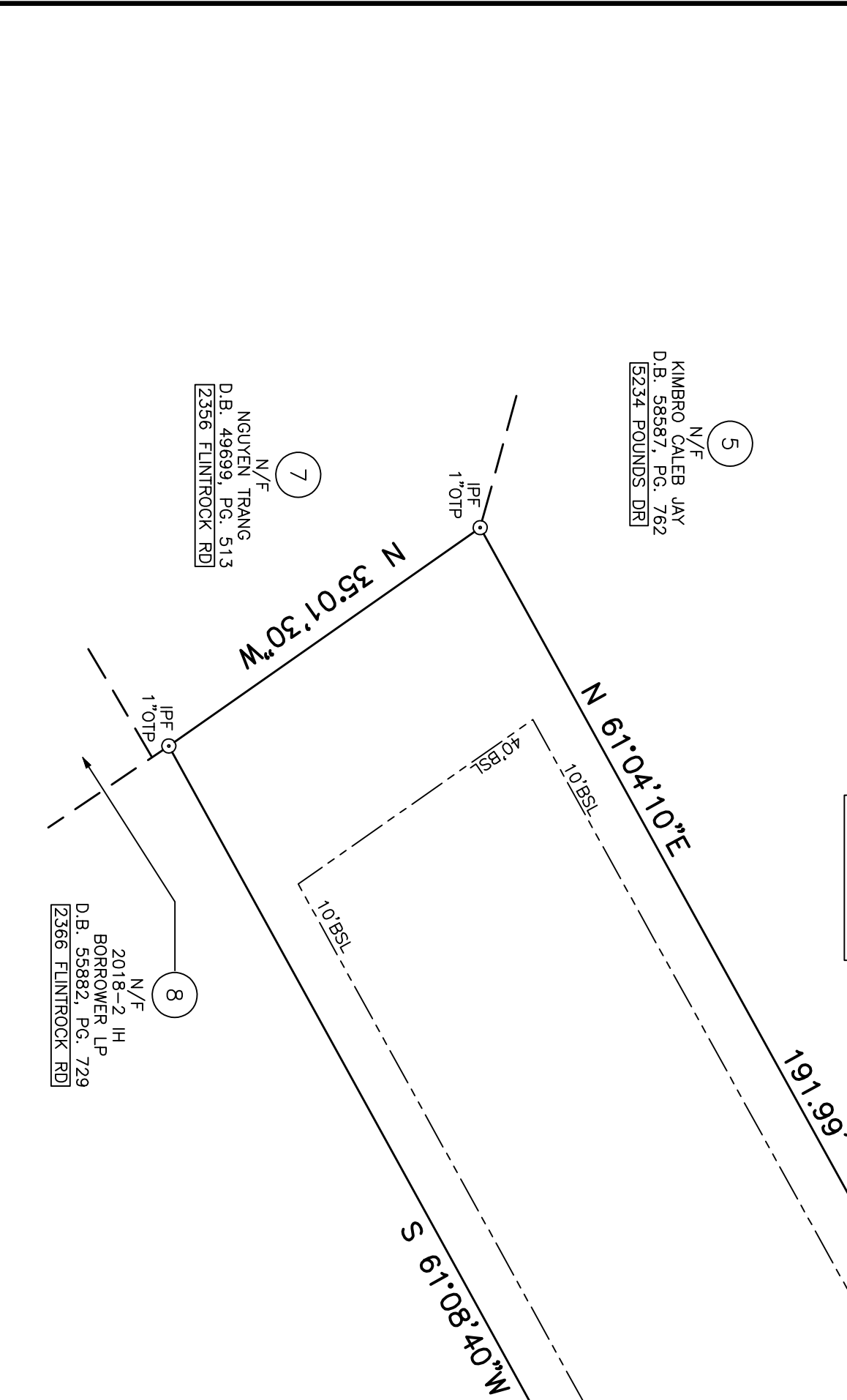
**FLOOD HAZARD STATEMENT:**  
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0143F  
DATE: SEPTEMBER 29, 2006



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

**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 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 669.379 FEET.  
ALL IRON PINS LABELED AS SET OR FOUND (INS OR IPT) ARE 1/2\"/>

**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.  
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.  
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.

**LEGEND**

A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT-OF-WAY
R/F	ADJOINING OWNERSHIP
BC	BACK OF CURB
BLS	BUILDING SETBACK LINE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CGG	CORNER CUTTER
IPS	1/2\"/>

2-3/32\"/>

REVISIONS

PROJECT DESCRIPTION: **JOSEFINA VIZCAYA**

SURVEY FOR: **2327 ROCKBRIDGE ROAD, STONE MOUNTAIN, GEORGIA 30087**

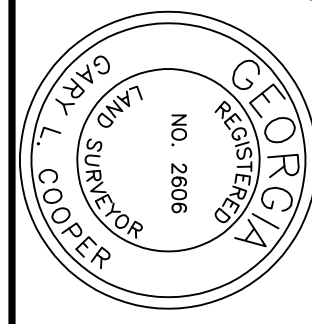
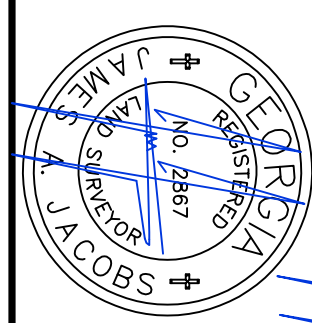
TRACT 1 OF PLAT FOR PAULINE M. POUNDS

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



SIGNATURE: **JAMES A. JACOBS** DATE: **11/03/2021**

PRINTED NAME: **JAMES A. JACOBS**

DATE OF PLAT PREPARATION: **11/03/2021** BY: **DWU**

DATE OF FIELD SURVEY: **09/08/2021** BY: **GPQ**

D.B. 55818, PG. 713

P.B. 89, PG. 44

SCALE: 1" = 30'

SHEET # 1 OF 1

21294-2