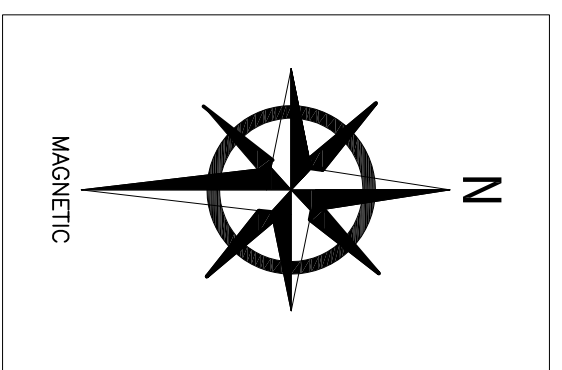
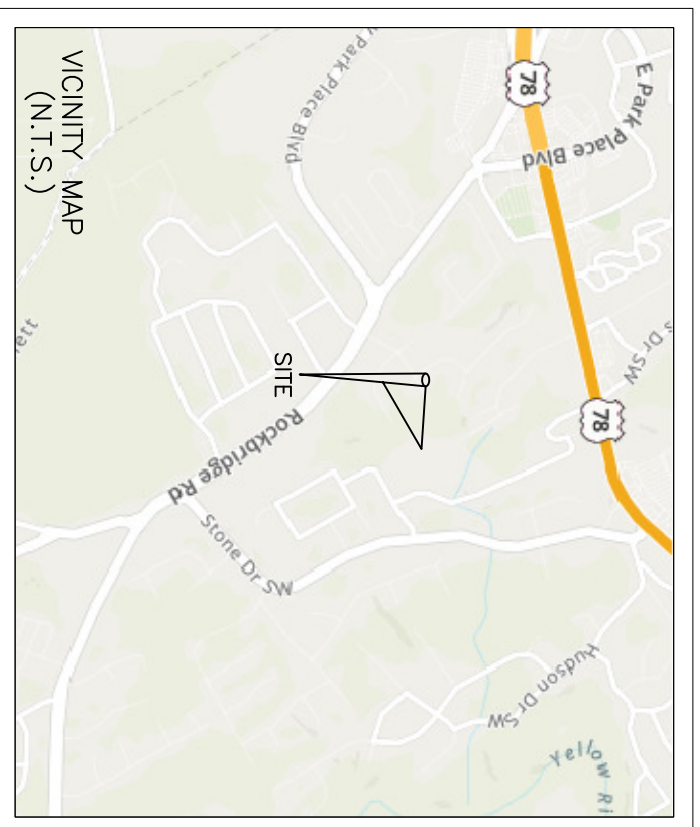


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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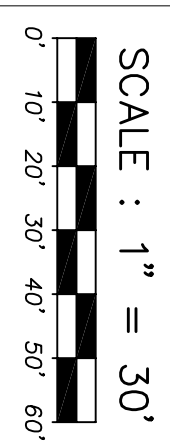
UTILITY PROTECTION CENTER  
IF YOU DIG GEORGIA...  
CALL US FIRST!  
**811**  
IT'S THE LAW  
THREE WORKING DAYS BEFORE YOU DIG

**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  
MUNICODICE.COM ONLINE LIBRARY.  
NO ZONING REPORT PROVIDED FOR  
THIS SURVEY.

**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



SCALE : 1" = 30'

0' 10' 20' 30' 40' 50' 60'

N/F  
GUTIERREZ EDUARDO  
D.B. 55818, PG. 713  
[2327] ROCKBRIDGE ROAD  
TRACT 1  
SHOWN AS  
P.B. 89, PG. 44

[2327]  
SHOWN AS  
TRACT 2  
P.B. 89, PG. 44  
[VACANT TRACT]

[2327]  
LOT 14  
ROCKBRIDGE ACRES  
P.B. K, PG. 235  
[VACANT TRACT]

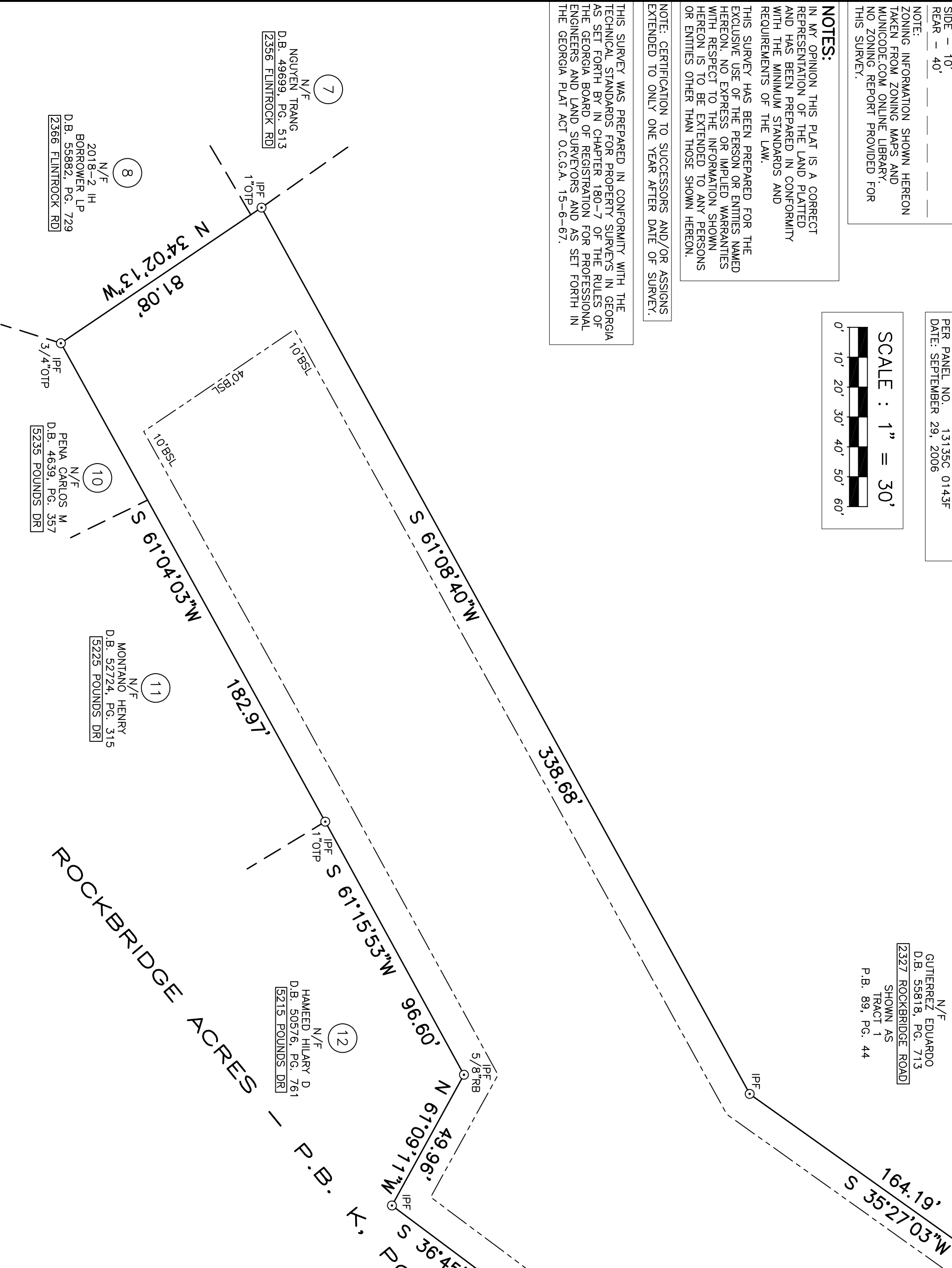
NOTE: CERTIFICATION TO SUCCESSORS AND/OR ASSIGNS  
EXTENDED TO ONLY ONE YEAR AFTER DATE OF SURVEY.

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.

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.

**NOTES:**

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.



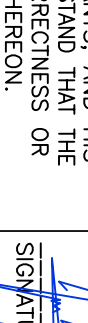
**NOTES:**  
FIELD INFORMATION FOR THIS SURVEY WAS  
OBTAINED WITH A 5 SECOND THEODOLITE  
AND AN ELECTRONIC DISTANCE METER.  
THE FIELD DATA UPON WHICH THIS MAP  
OR PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 10,893 FEET  
AND AN ANGULAR ERROR OF 04 SECOND(S)  
PER ANGLE POINT AND WAS ADJUSTED BY  
LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 100,222 FEET.  
ALL IRON PINS LABELED AS SET OR FOUND  
(I.P.S. OR I.P.F.) ARE 1/2" REBAR RODS.  
(ALL I.P.S. OR I.P.F. NOTED)  
(ALL 1/2" REBAR W/ 2" 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 DISTINGUISHLY UNDERSTAND THAT THE  
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR  
SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

**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 UNDERSIGNER 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  
UNDERSIGNER 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 OF THIS PARCEL OR PARCELS ARE STATED HEREON.  
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY  
LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH  
USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNER  
LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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

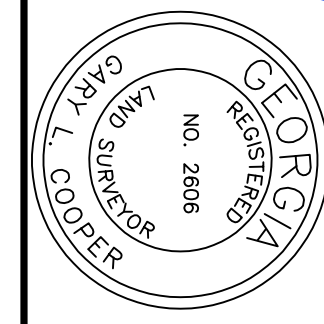
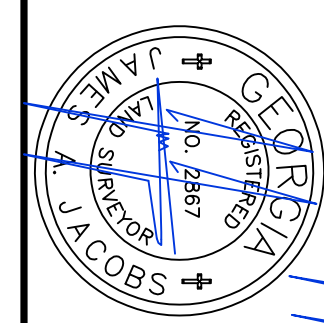
DATE OF PLAT PREPARATION: 11/03/2021  
DATE OF FIELD SURVEY: 09/08/2021  
BY: GPO  
D.B. 55818, PG. 713  
P.B. 89, PG. 44  
SCALE: 1" = 30'  
SHEET # 1 OF 1



DATE OF PLAT PREPARATION: 11/03/2021  
DATE OF FIELD SURVEY: 09/08/2021  
BY: GPO  
D.B. 55818, PG. 713  
P.B. 89, PG. 44  
SCALE: 1" = 30'  
SHEET # 1 OF 1

REVISIONS  
PROJECT DESCRIPTION: 2337 ROCKBRIDGE ROAD, STONE MOUNTAIN, GEORGIA 30087  
SURVEY FOR: JOSEFINA VIZCAYA  
TRACT 2 OF PLAT FOR PAULINE M. POUNDS  
COUNTY: GWINNETT DISTRICT: 6TH  
LAND LOT: 58

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



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