THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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AREA
5.029 ACRES
219,069 SQUARE FEET

SCALE : 1" = 50'
0' 25' 50' 100'

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13013C0105C DATED: DECEMBER 18, 2009

VERTICAL DATUM
BASED ON GWINNETT COUNTY MONUMENT GC996 ELEVATION=986.55'

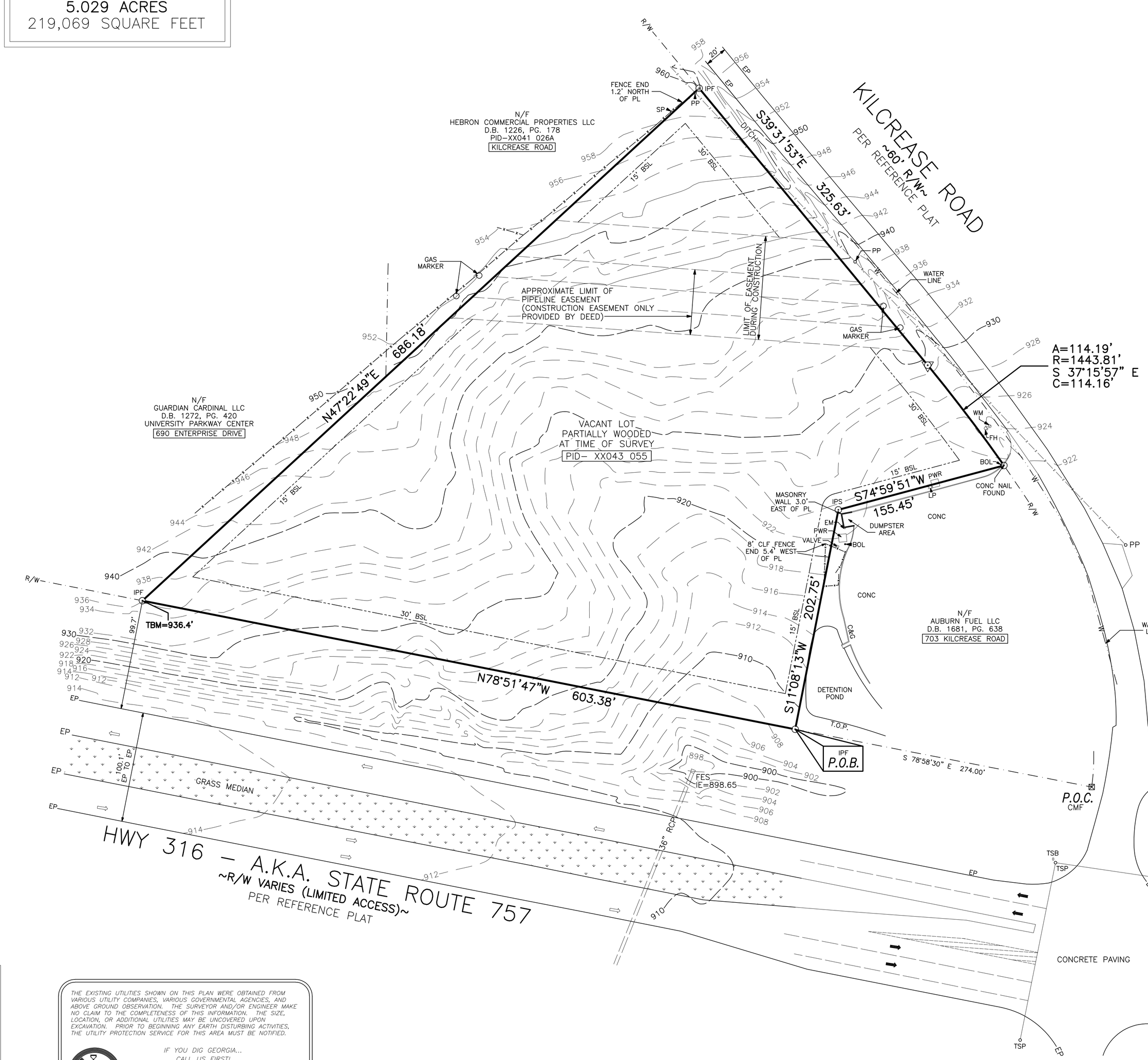
NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,227 FEET AND AN ANGULAR ERROR OF 6 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 458,840 FEET.

ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPF) 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.



LEGEND

A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
BC	BACK OF CURB
CLF	CHAIN LINK FENCE
BOL	BOLLARD
BSL	BUILDING SETBACK LINE
CONC	CONCRETE
EXISTING CONC	CONCRETE
CMF	CONCRETE MONUMENT FOUND
COR	CORNER
C&G	CURB & GUTTER
CP ▽	CALCULATED POINT
EM	ELECTRICITY METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FIRM	FLOOD INSURANCE RATE MAP
IPF	1/2" REBAR
IPS	1/2" REBAR W/ CAP
T.O.P.	TOP OF POND
PL	PROPERTY LINE
PP	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FES	FLARED END SECTION
PWR	POWER TRANSFORMER
RCP	REINFORCED CONCRETE PIPE
RB	REBAR
LP ☼	LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WM	WATER METER
SP	SERVICE POLE
—— z ——	OVERHEAD UTILITY LINES
I.E.	INVERT ELEVATION

ZONING INFORMATION:
ZONING PER BARROW COUNTY, GA
ZONED C-3
BUILDING SETBACK REQUIREMENTS:
FRONT – 30'
SIDE – 15'
REAR – 15'

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

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THEREIN 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 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.

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.

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.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA... CALL US FIRST!

UTILITIES PROTECTION CENTER

811

IT'S THE LAW !

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	PRINTED NAME	DATE
Gary L. Cooper	GARY L. COOPER	1-5-2021

REVISIONS

PROJECT DESCRIPTION: BOUNDARY/TOPOGRAPHIC SURVEY FOR:

STP HOLDINGS, SHANE STEELE, AND TODD BROWNING

HIGHWAY 316 & KILCREASE ROAD, AUBURN, GEORGIA 30011

PID – XX043 055
COUNTY: BARROW — DISTRICT: 316TH G.M.D.
LAND LOT: — SECTION:

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

LEGAL REFERENCES
D.B. 1767, PG. 10
SURVEY FOR: THE PEACHTREE CORNERS EAST GROUP, L.P.,
METROPOLITAN TITLE AGENCY, INC.
AND LAND TITLE INSURANCE COMPANY
SURVEY BY: ADAM AND LEE LAND SURVEYING
DATED: 10/09/2013

OFFICE:	01/05/2021
BY:	HMG
FIELD:	12/28/2020
BY:	AMB
SCALE:	1" = 50'
SHEET # 1 OF 1	
20363	

GEORGIA REGISTERED NO. 2606 LAND SURVEYOR GARY L. COOPER