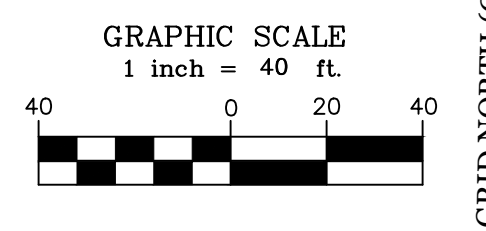
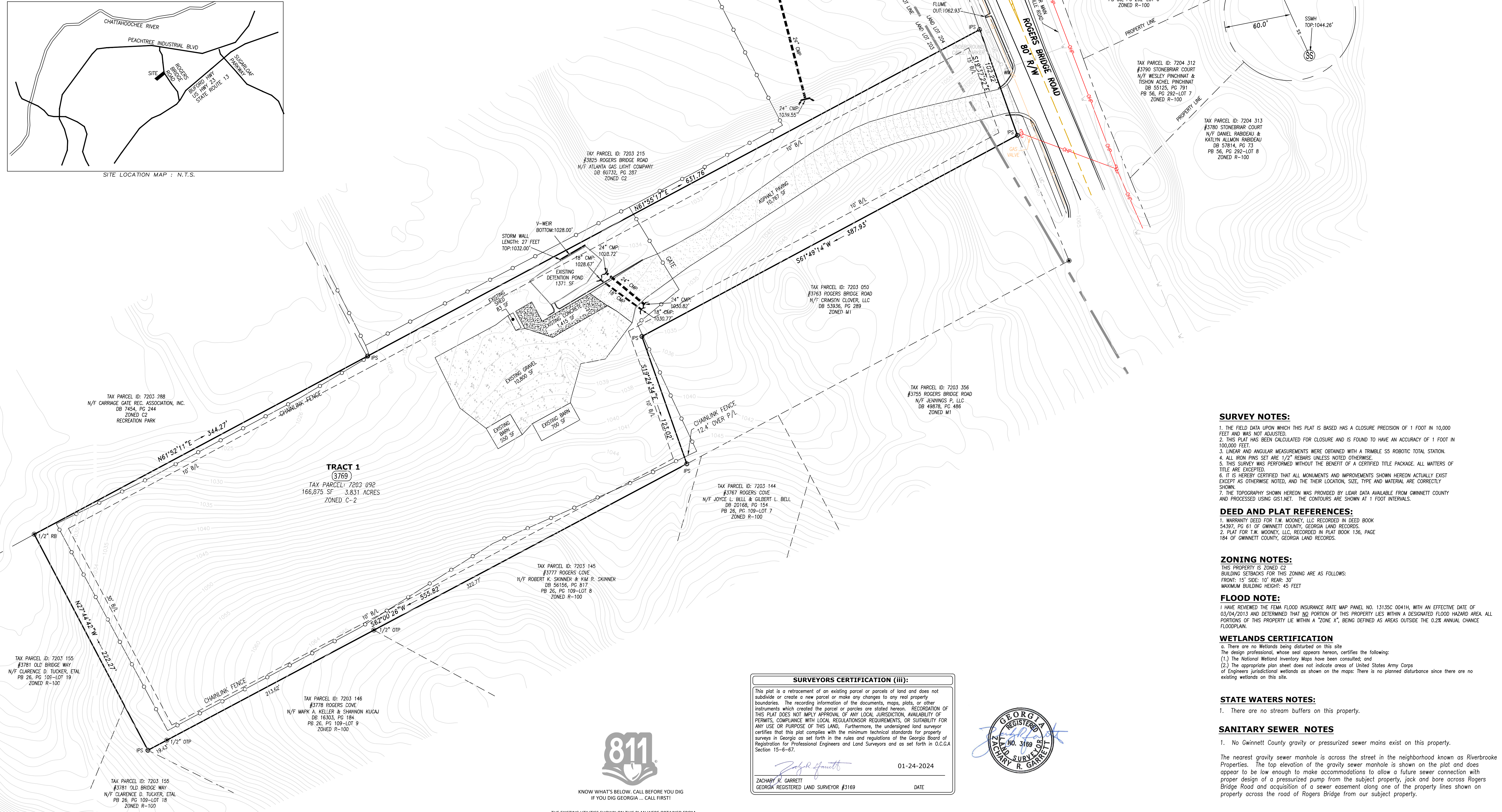
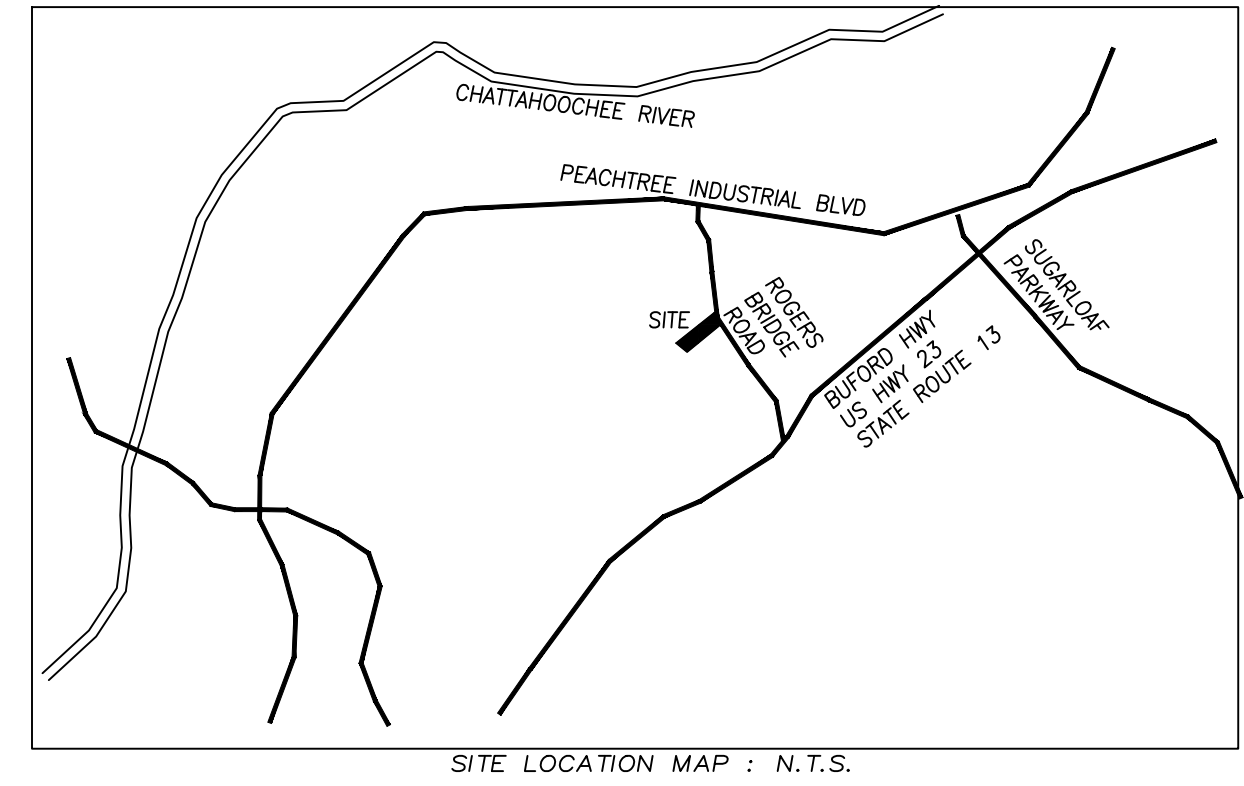


LEGEND			
AE	ACCESS EASEMENT	OHP	OVERHEAD POWER
BC	BACK OF CURB	PB	PLAT BOOK
B/L	BUILDING LINE	PO	POWER POLE
C	CENTER LINE	P/L	PROPERTY LINE
CMF	CONCRETE MONUMENT FOUND	R/R	RAILROAD
OC	COMPUTED CORNER	RB	REBAR
CTP	CRIMPED TOP PIPE	RDS	RESIDENTIAL DRAINAGE STUDY
DB	DEED BOOK	RDP	RESIDENTIAL DRAINAGE PLAN
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	S/B	SLAB/BASEMENT
FFE	FINISHED FLOOR ELEVATION	S.F.A.	SINGLE FAMILY-ATTACHED
GMD	GEORGIA MULTI-DISTRICT	S.F.D.	SINGLE FAMILY-DETACHED
HLP	HOUSE LOCATION REQUIRED	SS	SANITARY SEWER MANHOLE
IPF	IRON PIN FOUND	UFO	UNDERGROUND FIBER OPTIC
IPS	IRON PIN SET	UE	UTILITY EASEMENT
LP	LIGHT POLE	UC	UNDERGROUND CABLE
OTF	OPEN TOP PIPE	UG	UNDERGROUND GAS
		UW	UNDERGROUND WATER MAIN



RESERVED FOR COUNTY CLERK USE



- SURVEY NOTES:**
1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
 2. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
 3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION.
 4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
 6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
 7. THE TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY LIDAR DATA AVAILABLE FROM GWINNETT COUNTY AND PROCESSED USING GIS.NET. THE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.

- DEED AND PLAT REFERENCES:**
1. WARRANTY DEED FOR T.W. MOONEY, LLC RECORDED IN DEED BOOK 54397, PG 61 OF GWINNETT COUNTY, GEORGIA LAND RECORDS.
 2. PLAT FOR T.W. MOONEY, LLC, RECORDED IN PLAT BOOK 136, PAGE 184 OF GWINNETT COUNTY, GEORGIA LAND RECORDS.

- ZONING NOTES:**
- THIS PROPERTY IS ZONED C2
BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT: 15' SIDE: 10' REAR: 30'
MAXIMUM BUILDING HEIGHT: 45 FEET

FLOOD NOTE:

I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP PLAN NO. 13135C 0041H, WITH AN EFFECTIVE DATE OF 03/04/2013 AND DETERMINED THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. ALL PORTIONS OF THIS PROPERTY LIE WITHIN A "ZONE X", BEING DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS CERTIFICATION

a. There are no Wetlands being disturbed on this site.
The design professional, whose seal appears hereon, certifies the following:
(1) The National Wetland Inventory Maps have been consulted; and
(2) The appropriate plan sheet does not indicate areas of United States Army Corps of Engineers jurisdictional wetlands as shown on the maps. There is no planned disturbance since there are no existing wetlands on this site.

- STATE WATERS NOTES:**
1. There are no stream buffers on this property.

SANITARY SEWER NOTES

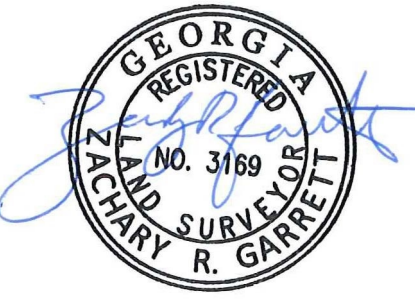
1. No Gwinnett County gravity or pressurized sewer mains exist on this property.

The nearest gravity sewer manhole is across the street in the neighborhood known as Riverbrook Properties. The top elevation of the gravity sewer manhole is shown on the plat and does appear to be low enough to make accommodations to allow a future sewer connection with proper design of a pressurized pump from the subject property, jack and bore across Rogers Bridge Road and acquisition of a sewer easement along one of the property lines shown on property across the road of Rogers Bridge from our subject property.

SURVEYORS CERTIFICATION (iii):

This plot 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 REGULATORY REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plot 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.

Zachary R. Garrett 01-24-2024
ZACHARY R. GARRETT GEORGIA REGISTERED LAND SURVEYOR #3169 DATE



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.

STATE: GEORGIA	LANDLOTS: 203 & 204	REVISION INDEX:
COUNTY: GWINNETT	EXISTING TAX ID: 7203 092	
CITY: DULUTH	DRAFTED BY: ZRG	
LAND DISTRICT: 7	DATE OF FIELD WORK: 01-14-2024	

RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:		DATE:
ROGERS BROTHERS, LLC		
EXISTING ADDRESS: 3769 ROGERS BRIDGE ROAD, DULUTH, GA 30097		
GARRETT LAND SURVEYING, LLC 102 ETHRIDGE WAY HARTWELL, GA 30643 770-883-2609 garrettlansurvey@gmail.com	SHEET#	