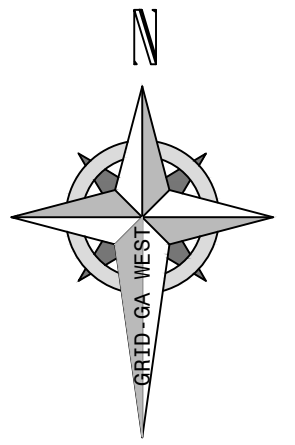


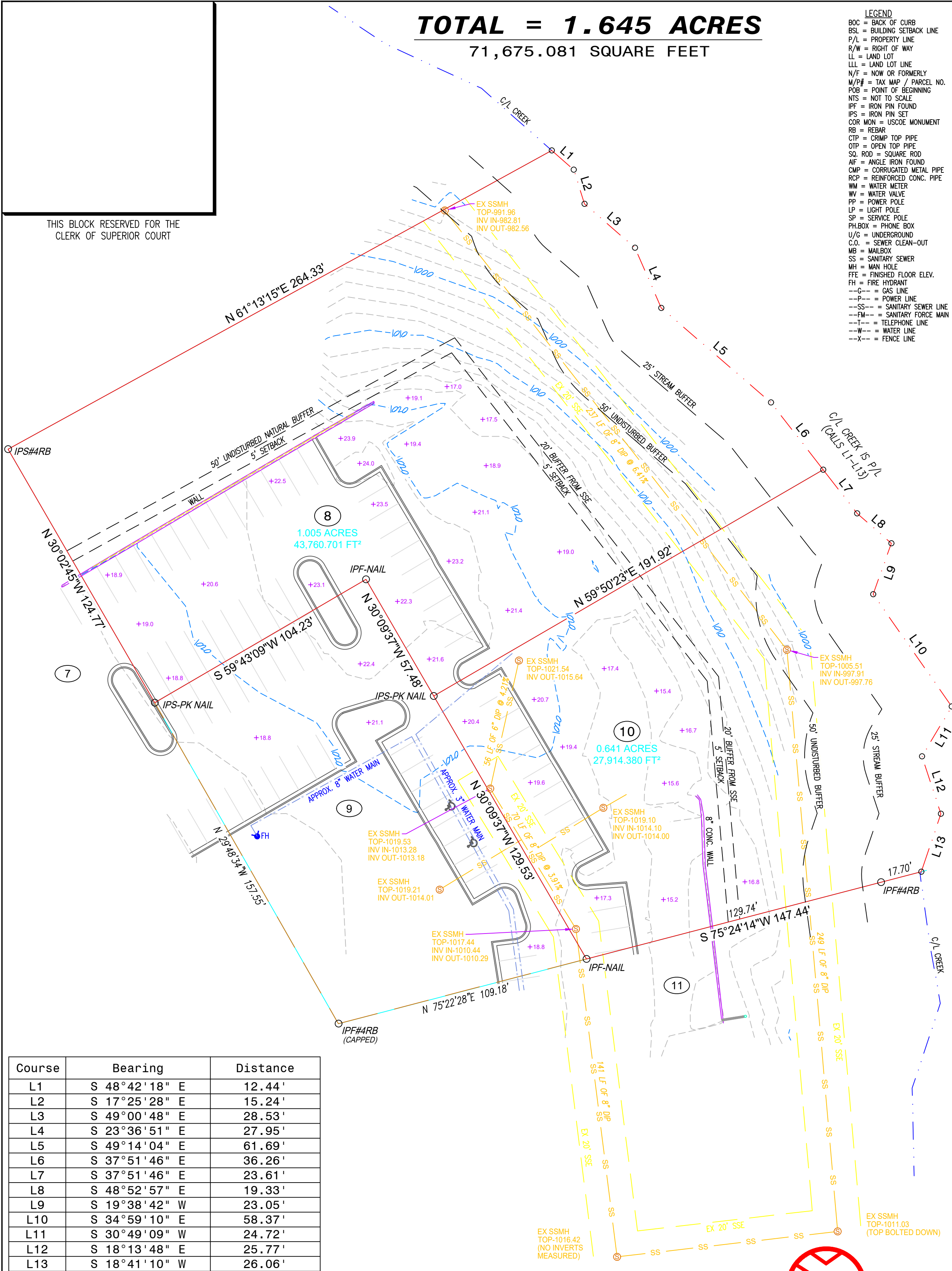
TOTAL = 1.645 ACRES

71,675.081 SQUARE FEET

- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - N/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - NTS = NOT TO SCALE
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - COR MON = USCOE MONUMENT
 - RB = REBAR
 - CTP = CRIMP TOP PIPE
 - OTP = OPEN TOP PIPE
 - SQ. ROD = SQUARE ROD
 - AIF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
 - WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - PH.BOX = PHONE BOX
 - U/G = UNDERGROUND
 - C.O. = SEWER CLEAN-OUT
 - MB = MAILBOX
 - SS = SANITARY SEWER
 - MH = MAN HOLE
 - FFE = FINISHED FLOOR ELEV.
 - FH = FIRE HYDRANT
 - G- = GAS LINE
 - P- = POWER LINE
 - SS-- = SANITARY SEWER LINE
 - FM-- = SANITARY FORCE MAIN
 - T- = TELEPHONE LINE
 - W- = WATER LINE
 - X- = FENCE LINE



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: APRIL 11-15, 2019

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 106,414 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13135C0067G, DATED 3-4-13.

NOTES & REFERENCES

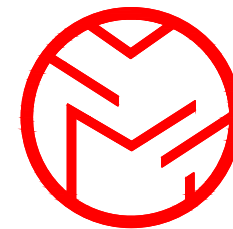
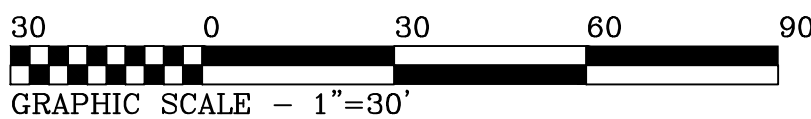
1. TAX MAP/PARCEL P/O #6-269-114
2. PARCEL IS ZONED M-1
3. SETBACKS
FRONT - 50 FEET
SIDE - 20 FEET
REAR - 50 FEET
4. SUBDIVISION PLAT FOR CAPITAL COMMONS, BY BROCK DESIGN GROUP, INC., DATED MARCH 4, 2005.

Course	Bearing	Distance
L1	S 48°42'18" E	12.44'
L2	S 17°25'28" E	15.24'
L3	S 49°00'48" E	28.53'
L4	S 23°36'51" E	27.95'
L5	S 49°14'04" E	61.69'
L6	S 37°51'46" E	36.26'
L7	S 37°51'46" E	23.61'
L8	S 48°52'57" E	19.33'
L9	S 19°38'42" W	23.05'
L10	S 34°59'10" E	58.37'
L11	S 30°49'09" W	24.72'
L12	S 18°13'48" E	25.77'
L13	S 18°41'10" W	26.06'

SURVEY FOR:

THE COMMONS AT BEVERLEY LAKE

PHASE 8 & 10 CAPITAL COMMONS S/D
LAND LOT 269
6TH DISTRICT
GWINNETT COUNTY, GEORGIA
PLAT DATE: APRIL 18, 2019
REVISIONS:



McCLURE SURVEYING, INC.
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NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

Surveyor's Certificate

"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."

By: *Nathan M. McClure*

Registered Georgia Land Surveyor No. 3086

OWNER INFO:



JOB NO. 19119