REFERENCE DATA:

1) SURVEY FOR HOWARD C. McELHANNON & ROBBIE G. McELHANNON, DATED: 8/17/93, BY: VON ITTER & ASSOCIATES, RECORDED IN PLAT BOOK 5, PAGE 289.

2) PLAT OF OSCAR C. GRIFFETH PROPERTY, DATED: MAY 2, 1973, BY: B. J. GOBLE JR. RLS, RECORDED IN PLAT BOOK 2, PAGE 81A.

3) SURVEY FOR OSCAR C. GRIFFETH PROPERTY, DATED: 11/27/96, BY: VON ITTER & ASSOCIATES, INC., RECORDED IN PLAT BOOK 72, PAGE 228.

4) RETRACEMENT SURVEY FOR MUSIC INVESTMENTS, LLC, DATED: MAY 15, 2023, BY: EARTHPRO LAND SURVEYING, RECORDED IN PLAT BOOK 159, PAGE 254.

5) DEED BOOK 50918, PAGE 353.

ROAD TRAVERSE TABLE		
COURSE	BEARING	DISTANCE
L1	N45°36'48"E	30.79'
L2	N44°49'14"E	42.26'
L3	N44°15'55"E	27.33'
L4	N45°00'21"E	34.36'
L5	N47°06'28"E	24.25'
L6	N49°14'26"E	43.64'
L7	N53°10'40"E	52.67'
L8	N57°25'43"E	53.61'
L9	N63°03'08"E	54.66'
L10	N69°11'04"E	30.62'

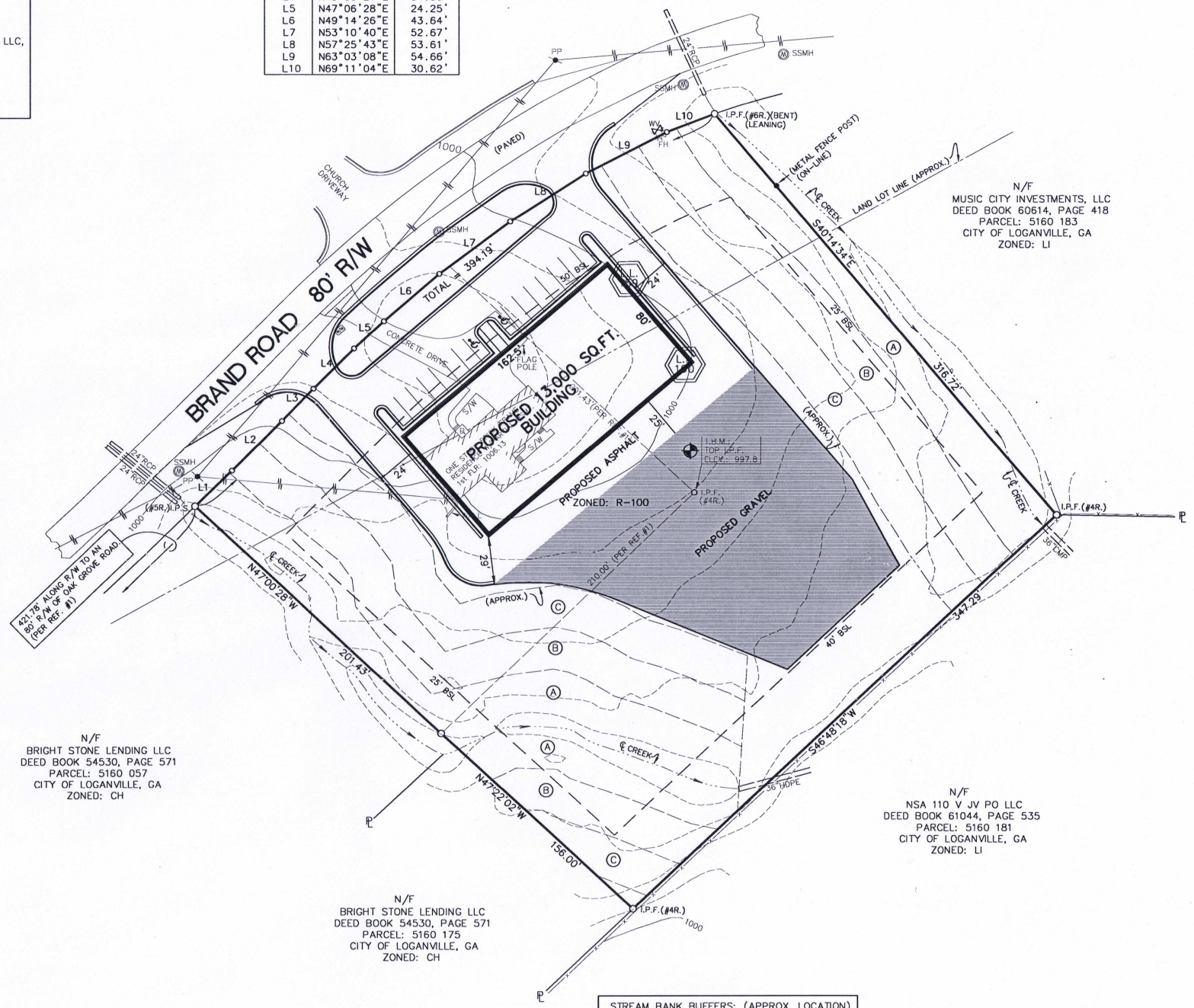
LEGEND:
1) I.P.S. – IRON PIN SET
2) I.P.F. – IRON PIN FOUND
3) R. – REINFORCING BAR
4) A – ARC
5) RAD. – RADIUS
6) C.M.F. – CONCRETE MONUMENT FOUND
7) (NR) – NOT RADIAL
8) M.H. – MANHOLE
9) D.I. – DROP INLET
10) BSL – BUILDING SETBACK LINE
11) R/W – RIGHT OF WAY
12) J.B. – JUNCTION BOX
13) F.H. – FIRE HYDRANT
14) L.L.L. – LAND LOT LINE
15) C.B. – CHORD BEARING
16) C.D. – CHORD DISTANCE
17) N./F. – NOW OR FORMERLY
18) SSMH – SANITARY SEWER MANHOLE
19) S.S.E. – SANITARY SEWER EASEMENT
20) P.P. – POWER & (OR) PHONE POLE
21) D.E. – DRAINAGE EASEMENT
22) ℄ – CENTERLINE
23) ℙ – PROPERTY LINE
24) – OVERHEAD POWER LINE
25) – OVERHEAD PHONE LINE
26) – FENCE (APPROX. LOC.)
27) – ℄ STREAM (APPROX. LOC.)
28) – ℄ DITCH (APPROX. LOC.)
29) – IRON PIN ON LINE
30) P. – PORCH

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP, MAP NO. 13135C0132F, REVISED 09-29-06, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

NOTES:
1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
3.) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
5.) SOME FENCES MAY NOT BE SHOWN.

TOPOGRAPHIC DATA: USGS LIDAR NAVD88 (GEOID18)
DATE OF USGS COLLECTION DATA: 6/14/2020
CONTOUR INTERVAL: 2 FOOT
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM USGS AND IS NOT CERTIFIED AS CORRECT BY THE SURVEYOR. USERS OF THIS DATA DO SO AT THEIR OWN RISK.
PORTIONS OF THE DATA HAVE BEEN VERIFIED IN THE FIELD WITH A CHCNAV 190 RECEIVER ON THE EGPS NETWORK (RTK).

GLOBAL POSITIONING SYSTEMS ACCURACY STATEMENT:
CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHCNAV I80 GNSS RECEIVER WITH A CARLSON SURVEYOR2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA AN INTERNET CONNECTION WITH eGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.08 FEET HORIZONTAL AND 0.10 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.



N/F
MUSIC CITY INVESTMENTS, LLC
DEED BOOK 60614, PAGE 418
PARCEL: 5160 183
CITY OF LOGANVILLE, GA
ZONED: LI

N/F
BRIGHT STONE LENDING LLC
DEED BOOK 54530, PAGE 571
PARCEL: 5160 057
CITY OF LOGANVILLE, GA
ZONED: CH

N/F
BRIGHT STONE LENDING LLC
DEED BOOK 54530, PAGE 571
PARCEL: 5160 175
CITY OF LOGANVILLE, GA
ZONED: CH

N/F
NSA 110 V JV PO LLC
DEED BOOK 61044, PAGE 535
PARCEL: 5160 181
CITY OF LOGANVILLE, GA
ZONED: LI

STREAM BANK BUFFERS: (APPROX. LOCATION)
(A) – 25' STATE WATERS BUFFER (FROM TOP OF BANK)
(B) – 50' UNDISTURBED COUNTY STREAM BANK BUFFER (FROM TOP OF BANK)
(C) – 75' COUNTY IMPERVIOUS BUFFER (FROM TOP OF BANK)

NOTE:
BEFORE ANY PLANNING OR DESIGN OCCURS, THE TOP OF BOTH CREEK BANKS SHOULD TO BE LOCATED FOR DESIGN MAPPING AND MARKED ON THE GROUND.
CENTERLINE CREEK LOCATIONS BASED ON FIELD OBSERVATIONS AND LIDAR TOPOGRAPHY.

N
GRID NORTH (GA WEST ZONE)

AREA = 2.97 ACRES

ADDRESS:
520 BRAND ROAD
LOGANVILLE, GA 30052
TAX PARCEL: 5160 059
ZONING: R-100 (COUNTY)

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
OR CALL 800-282-7411
THREE WORKING DAYS PRIOR TO CONSTRUCTION.

0' 20' 40' 80' 120' 160'
GRAPHIC SCALE – FEET

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ACCESS CONSULTANTS
LAND PLANNING – CIVIL DESIGN – LAND SURVEYING
RESIDENTIAL – COMMERCIAL – INDUSTRIAL
104 HAYGOOD DRIVE
WOODSTOCK, GA 30188
TELEPHONE (770) 560-8849
–MEMBER–
SURVEYING & MAPPING SOCIETY OF GEORGIA

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET.

EQUIPMENT USED FOR MEASUREMENTS:
TRIMBLE 5602 AND/OR CHCNAV 190 W/EGPS RTK

"ALL MATTERS OF TITLE ARE EXCEPTED"

– BUILDING CONCEPT NO. 4 FOR –

JUAN RAMON

LAND LOTS – 159 & 160, DISTRICT – 5,	
CITY:	GWINNETT COUNTY, GEORGIA
DATE OF FIELD WORK:	
DRAWING PREPARED: JAN 08, 2025	
REVISED:	
DRAWN BY: MIKE HUGHES, R.L.S.	SCALE: 1" = 40 FT.
JOB NO. D5-RAMON-NO4	DWG FILE: BRANDSN4.dwg