

**GENERAL NOTES:**  
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not taken hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GWINNETT COUNTY  
 ZONING: C-2  
 MINIMUM FRONT SETBACK - 50'  
 MINIMUM SIDE SETBACK - 10', 20' IF ABUTS RESIDENTIAL DISTRICT  
 MINIMUM REAR SETBACK - 15', 40' IF ABUTS RESIDENTIAL DISTRICT

FIELD DATA:  
 DATE OF FIELD SURVEY 11-12-24.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND RTK GPS  
 GPS RECEIVER: TRIMBLE R12I,  
 SN: 6340F00404 ROVER  
 6340F00685 BASE  
 NETWORK: TRIMBLE VRS NOW RTK GNSS

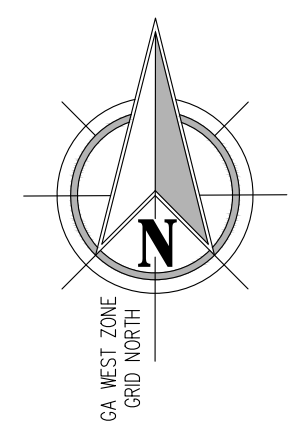
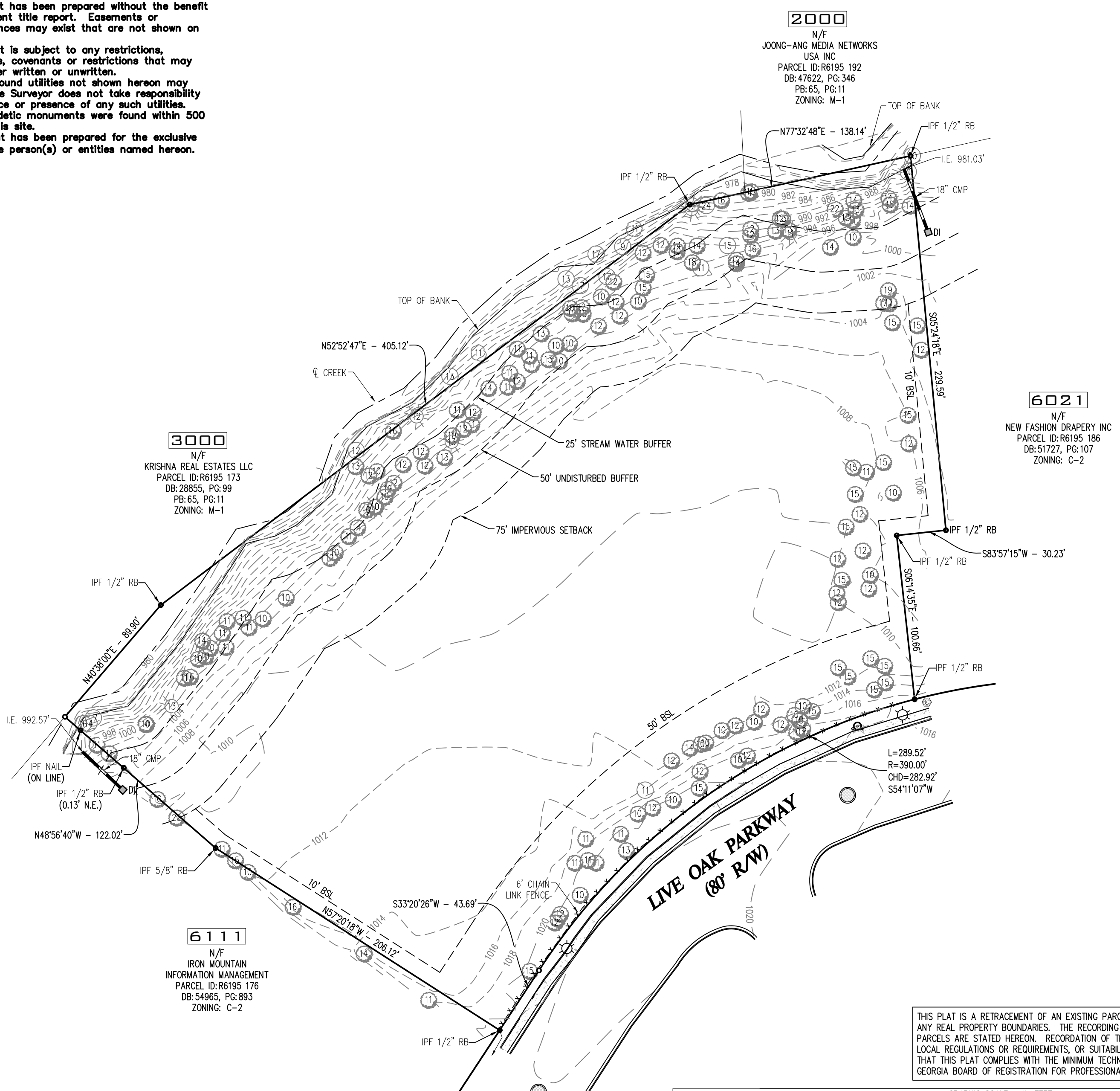
TOTAL AREA: 152,835 SQ FT, 3.509 AC  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 192,453 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 60502 PG 516  
 PROPERTY OWNER AT TIME OF SURVEY: Z & W BROTHERS LLC  
 PARCEL NUMBER: R6195 155

REFERENCE: DB 60502 PG 516  
 PB 65 PG 11

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0097F EFFECTIVE DATE SEPTEMBER 29, 2006

HORIZONTAL & VERTICLE DATUM:  
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18. UNIT OF MEASUREMENT IS U.S. SURVEY FOOT. DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL. THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	1/2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
⊕	FIRE HYDRANT
⊗	WATER METER
⊗	WATER VALVE
⊗	GAS VALVE
⊗	GAS METER
☆	LIGHT POLE
⊞	CONCRETE PAD
⊞	TELEPHONE MARKER
⊞	AIR CONDITIONER UNIT
⊞	MAIL BOX
⊞	CLEAN OUT
⊞	SANITARY SEWER MANHOLE
⊞	LEFT WING CATCH BASIN
⊞	RIGHT WING CATCH BASIN
⊞	DOUBLE WING CATCH BASIN
⊞	DROP INLET
⊞	HEADWALL

TREE LEGEND X = DIAMETER IN INCHES	
⊗	EXISTING TREE TO BE REMOVED
⊗	HATCHING OVER TREE = LANDMARK TREE
⊗	CREPE MYRTLE
⊗	DOGWOOD
⊗	HARDWOOD
⊗	HICKORY
⊗	MAGNOLIA
⊗	MAPLE
⊗	OAK
⊗	PECAN
⊗	PINE
⊗	POPLAR
⊗	SWEETGUM

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, PLAT, 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 FOR 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

SCALE: 1"=50' GRAPHIC SCALE - IN FEET CLIENT: JENNY WANG

DESIGNED BY: JTF SHEET NUMBER: 1 of 1 FILE NAME: 6061 LIVE OAK PARKWAY\_LN DATE: 11-26-24 JOB NUMBER: SURV-2609

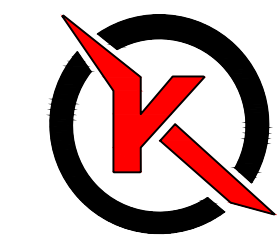
**BOUNDARY SURVEY FOR**

**6061 LIVE OAK PARKWAY**


LAND LOT 195, 6TH DISTRICT  
GWINNETT COUNTY, GEORGIA

REVISIONS

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3		
4		
5		



**KEYSTONE LAND SURVEYING, INC.**  
 262 WEST CROGAN STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700  
 www.keystonelandsurveying.com



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 KEYSTONE LAND SURVEYING, INC.  
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