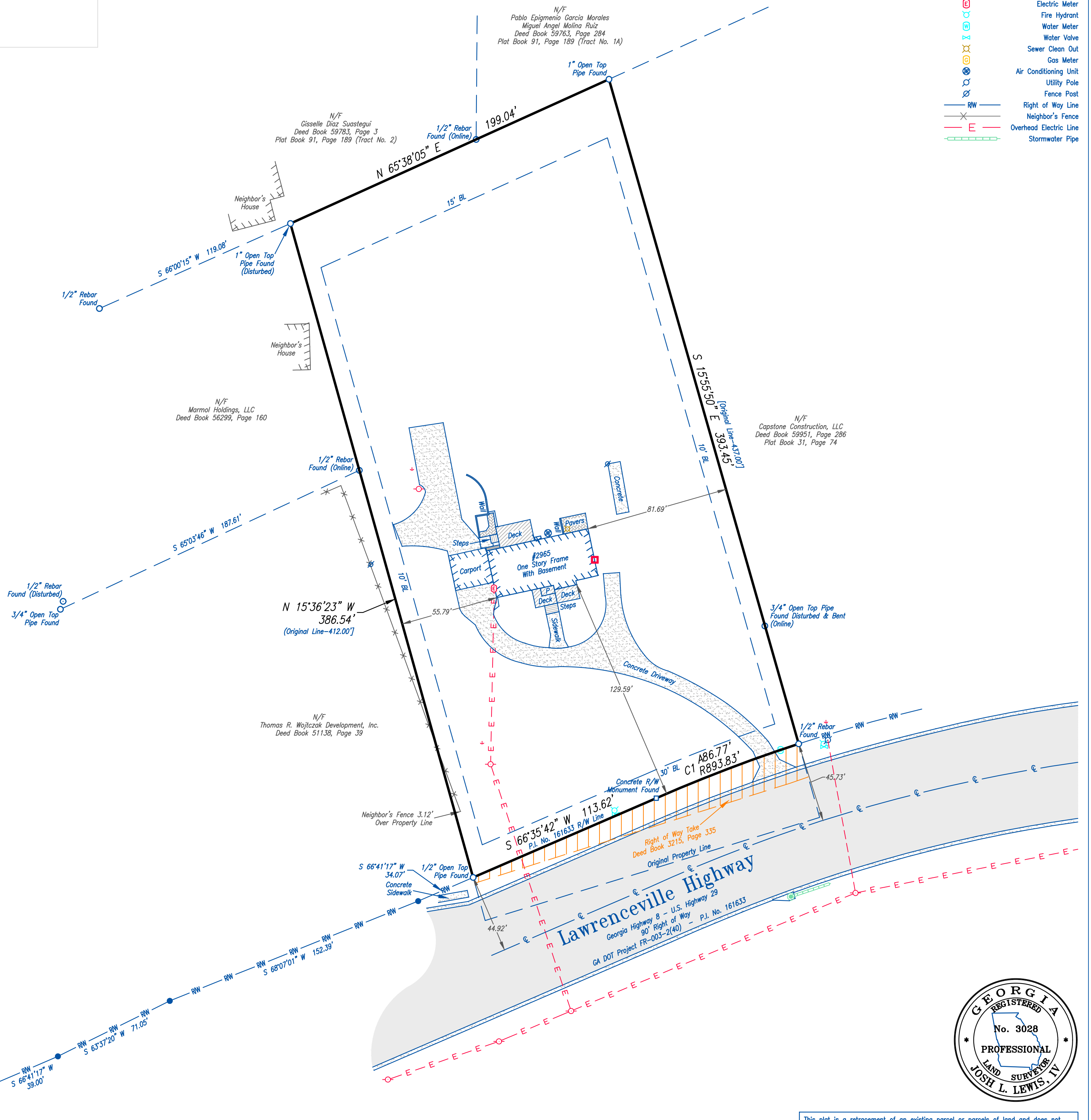


AREA
76,904 SQ. FT.
1.765 ACRES

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Concrete Monument Found
- BL Building Line
- Catch Basin Lid
- Electric Box
- Guy Wire Anchor
- Light Pole
- Power Pole
- Electric Meter
- Fire Hydrant
- Water Meter
- Water Valve
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Utility Pole
- Fence Post
- RW — Right of Way Line
- X — Neighbor's Fence
- E — Overhead Electric Line
- Stormwater Pipe



Bethesda School Road
80' Right of Way

Lawrenceville Highway
Georgia Highway 8 - U.S. Highway 29
90' Right of Way
GA DOT Project FR-003-2(40) - P.I. No. 161633



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 is stated herein. 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.

By: *Josh Lewis*
Josh Lewis IV, Registered Land Surveyor Number 3028

ZONING
[Gwinnett County]
(C-2) (General Business)
Front yard setback-15'
Side yard setback-10'
Rear yard setback-30'

SURVEY NOTES
1. Equipment used: Leica TS12 robotic total station and Carlson Surveyor 2 data collector.
2. Software used: Carlson Survey 2023 and Carlson SurvCE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	893.83'	86.77'	86.74'	S 69°06'27" W	533.44'

CLOSURE STATEMENT
The field data used to compile this plat was gathered by radial survey measurements and has a positional tolerance of 0.1 feet.
This map or plat has been calculated for closure and is found to be accurate within one foot in 213,357 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 204798	DRAWING NUMBER F-4879	SURVEY PLAT FOR: 2965 Lawrenceville Highway, Lawrenceville Georgia 30044		DATE: 1/9/24	SCALE: 40'
		BINH NGUYEN		REVISION	BY DATE
LAND LOT: 16		5th DISTRICT	SECTION	Gwinnett COUNTY, GA	
LOT:		BLOCK:	UNIT:	PHASE:	
SUBDIVISION:					
PLAT BOOK	PAGE	PARTY CHIEF: EC	FIELD DATE:	SHEET 1 OF 1	
DEED BOOK 59405	PAGE 589	DRAFTER: BMS	1/30/24		



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED