

GENERAL NOTES:
 1: Title exceptions per Title Report purchased by Om Duggal for 3384 & 3436 Fence Road and 731 & 725 Auburn Road.
 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground Utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.
 4: This Plot 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

CITY OF MULBERRY
 ZONING: RA200

FIELD DATA:

DATE OF FIELD SURVEY 9-26-25.

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 R72L
 SN: 6340F004 ROVER
 6340F00685 BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 980,419 SQ FT, 22,507 AC

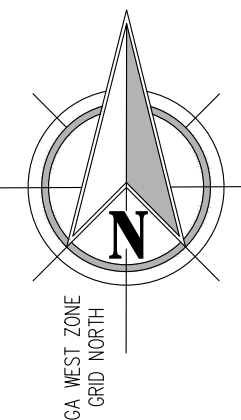
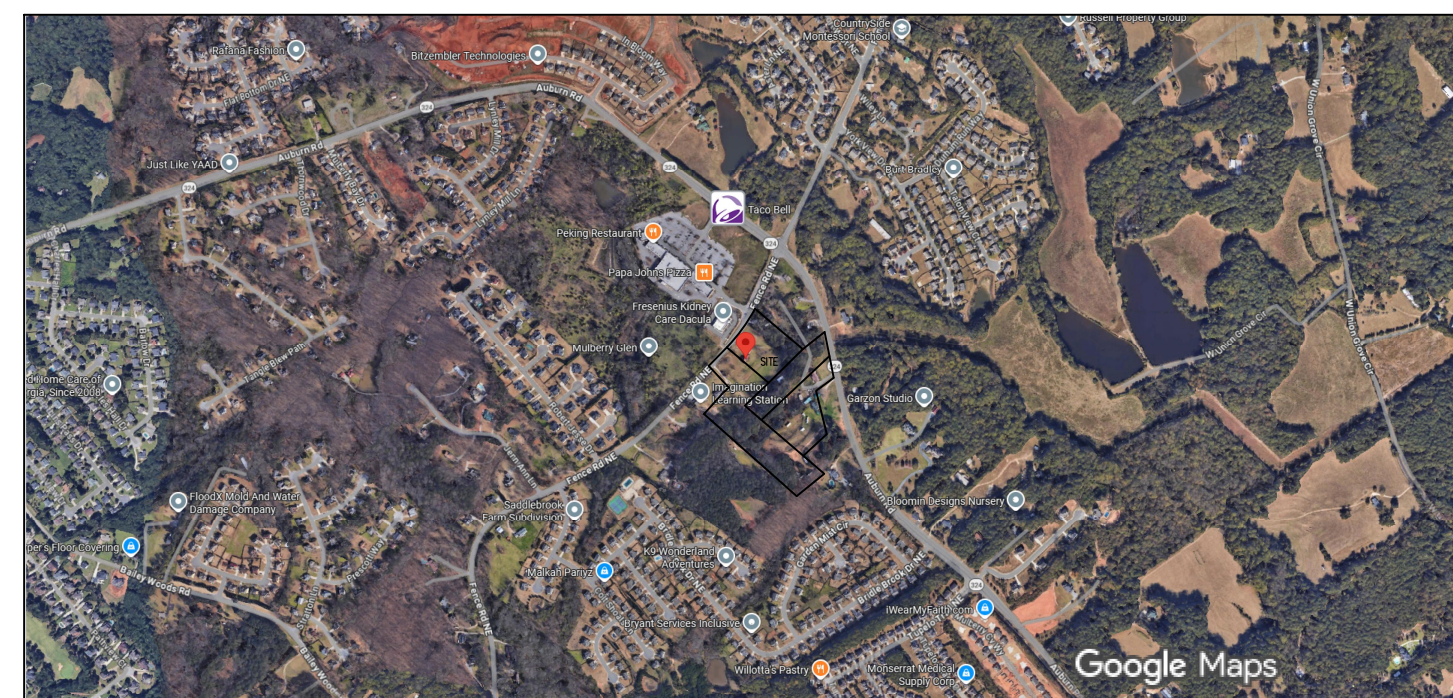
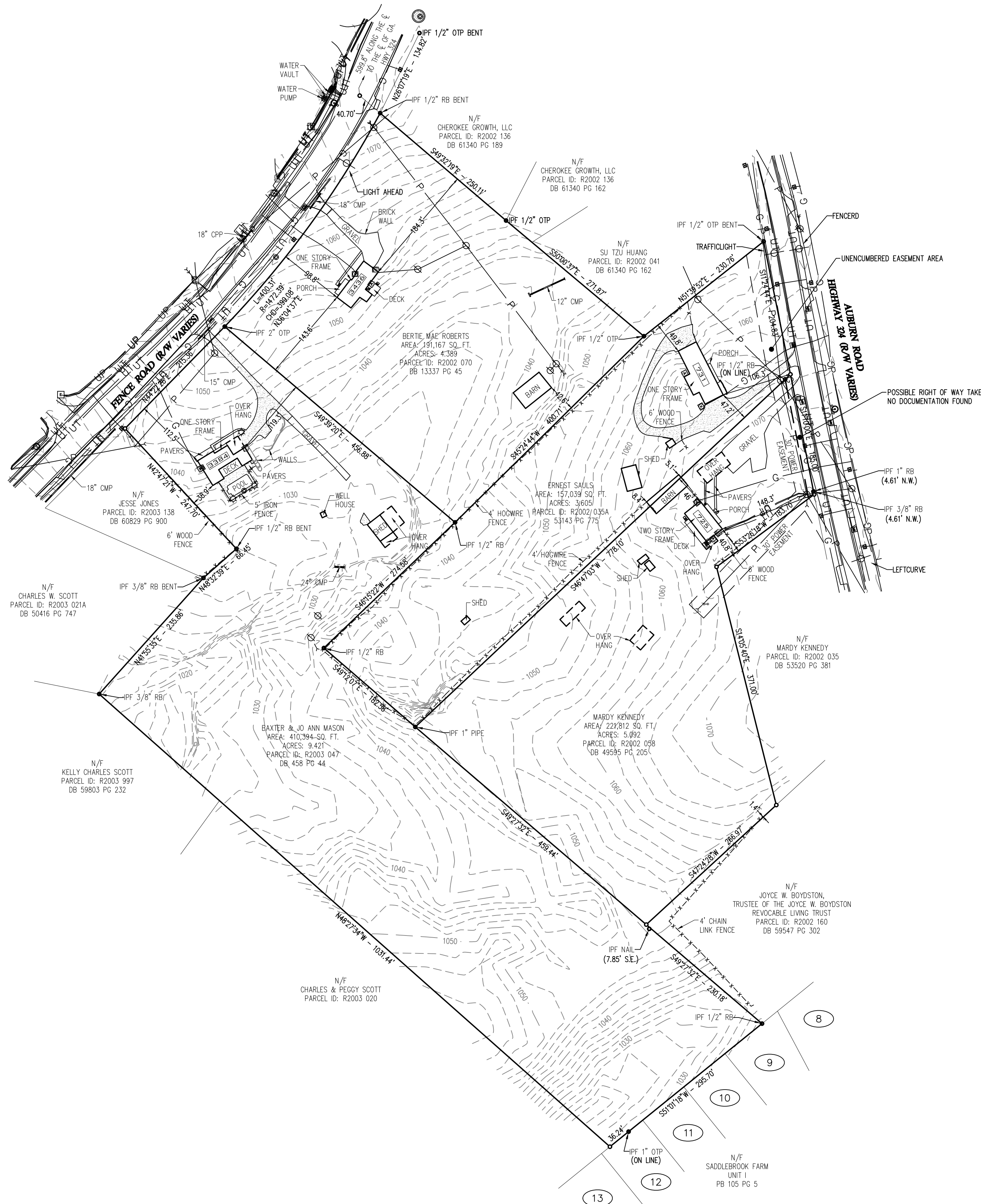
CALCULATED PLAT CLOSURE: 1 FOOT IN 410,694 FEET

REFERENCE: DB 458 PG 44
 DB 13337 PG 45
 DB 53143 PG 775
 DB 49595 PG 205

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0049H EFFECTIVE DATE APRIL 11, 2024

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
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFE	MIN. FINISHED FLOOR ELEVATION
○	POWER POLE
⊗	2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—v—	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

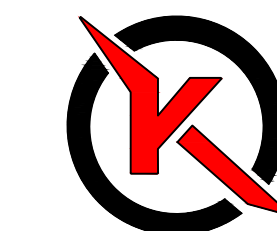
THIS PLAT IS A RETRACEDMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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 COMPLES 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

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS CURRENTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-7, 7(b), 8, 9, 11, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2025


DATE OF PLAT OR MAP: 11-11-2025
 11-11-25
 PATRICK F. CAREY, CA #20073077

THE TERM "CERTIFY" SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. GA 180-6-09(2) AND (3)

SCALE: 1"=100'	GRAPHIC SCALE - IN FEET	CLIENT: OM DUGGAL
DESIGNED BY: JTF	SHEET NUMBER: 1 of 2	DATE: 11-11-25
FILE NAME: GWINNETT COUNTY PARCELS	JOB NUMBER: SURV-3383	
ALTA/NSPS LAND TITLE SURVEY FOR		
731 & 725 AUBURN ROAD 3384 & 3436 FENCE ROAD		
G.M.D. 1587 CITY OF MULBERRY, GWINNETT COUNTY, GEORGIA		
R E V I S I O N S		
1		
2		
3		
4		
5		



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



FOR
 KEYSTONE LAND SURVEYING, INC.
 www.keystonelandsurveying.com