THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, 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, NOR 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.

GEORGIA REGISTERED No. 2294 LAND SURVEYOR BEN E. BUTTERWORTH III

09/25/2024
BEN E. BUTTERWORTH RLS #2294 DATE

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

VICINITY MAP
(NOT TO SCALE)

SITE ADDRESS:

250 BUXTON COURT NW
LILBURN, GA 30047

TOTAL AREA:

1.205 ACRES / 52,511 SQUARE FEET

PARKING SPACES:

7 MARKED PARKING SPACES
0 HANDICAP PARKING SPACES

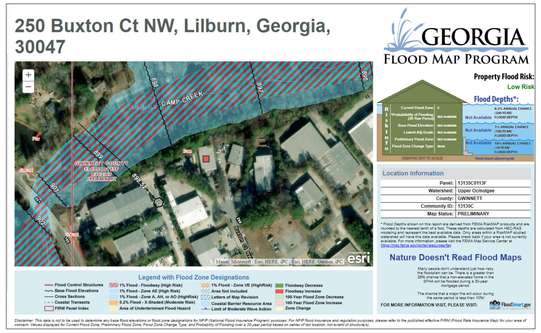
ZONING INFORMATION:

(IA)
INDUSTRIAL ACTIVITY DISTRICT

SETBACKS
FRONT 0'
SIDE 20'
REAR 25'

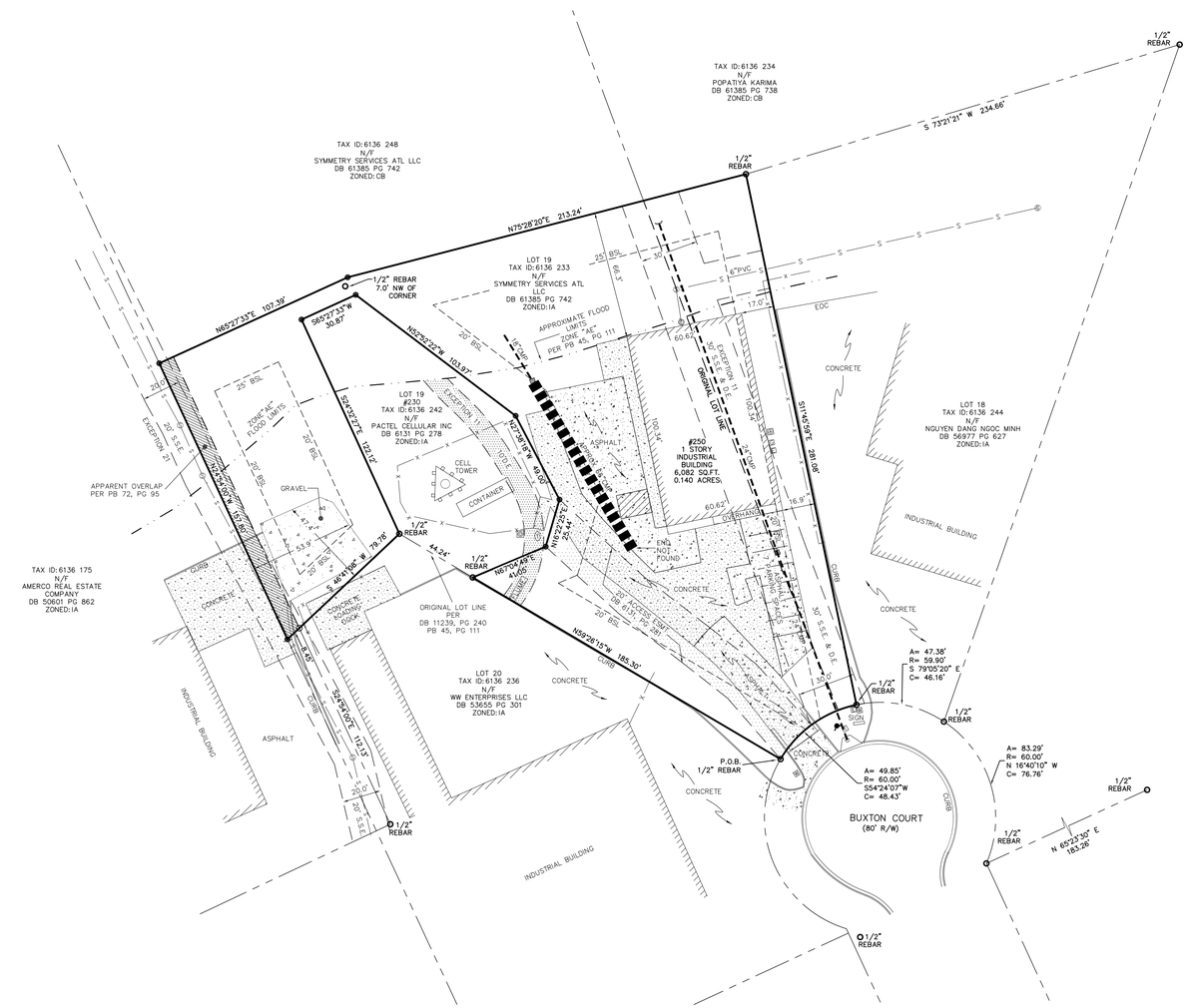
INFORMATION OBTAINED FROM
CITY OF LILBURN ZONING

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.



FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT A PORTION OF THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13135C0113F, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006, GWINNETT COUNTY, GEORGIA.



LEGAL DESCRIPTION PER SCHEDULE C OF TITLE COMMITMENT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING PART OF LOT 19 AND PART OF LOT 18 OF ROCKBRIDGE STATION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 45, PAGE 111, GWINNETT COUNTY RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWESTERN TERMINUS OF THE CUL-DE-SAC OF BUXTON COURT (80 FOOT RIGHT OF WAY), SAID POINT BEING WHERE THE LINE WHICH DIVIDES LOT 19 AND LOT 20 OF UNIT THREE OF ROCKBRIDGE STATION INTERSECTS THE CUL- DE-SAC OF BUXTON COURT [WHICH POINT OF BEGINNING MAY BE FOUND BY BEGINNING AT THE INTERSECTION OF THE NORTHWEST SIDE OF WEBB PARKWAY (80 FOOT RIGHT OF WAY) WITH THE SOUTHWEST SIDE OF BUXTON COURT; THENCE NORTH 26 DEGREES 54 MINUTES 09 SECONDS WEST ALONG THE SOUTHWEST SIDE OF SAID BUXTON COURT A DISTANCE OF 220.26 FEET TO A POINT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE CUL-DE-SAC OF BUXTON COURT, AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 60 FEET A DISTANCE OF 108.21 FEET (SAID ARC BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF NORTH 23 DEGREES 25 MINUTES 27 SECONDS WEST AND A DISTANCE OF 94.13 FEET) TO SAID POINT OF BEGINNING];
THENCE NORTH 61 DEGREES 23 MINUTES 48 SECONDS WEST ALONG THE LINE WHICH DIVIDES LOT 19 AND LOT 20 OF SAID UNIT AND SUBDIVISION A DISTANCE OF 184.70 FEET TO A POINT LOCATED AT THE SOUTHERNMOST CORNER OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED FROM GLENDIANNE, LTD. TO PACTEL CELLULAR, INC. OF GEORGIA DATED JULY 30, 1990, RECORDED IN DEED BOOK 6131, PAGE 278, GWINNETT COUNTY RECORDS (HEREINAFTER THE "PACTEL PROPERTY"); THENCE NORTH 64 DEGREES 28 MINUTES 24 SECONDS EAST ALONG THE PACTEL PROPERTY A DISTANCE OF 40.56 FEET TO A POINT; THENCE NORTH 14 DEGREES 22 MINUTES 16 SECONDS EAST ALONG THE PACTEL PROPERTY A DISTANCE OF 25.44 FEET TO A POINT; THENCE NORTH 29 DEGREES 38 MINUTES 27 SECONDS WEST ALONG THE PACTEL PROPERTY A DISTANCE OF 49.00 FEET TO A POINT; THENCE NORTH 54 DEGREES 52 MINUTES 31 SECONDS WEST ALONG THE PACTEL PROPERTY A DISTANCE OF 103.97 FEET TO A POINT; THENCE SOUTH 63 DEGREES 27 MINUTES 24 SECONDS WEST ALONG THE PACTEL PROPERTY A DISTANCE OF 30.87 FEET TO A POINT; THENCE SOUTH 26 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE PACTEL PROPERTY A DISTANCE OF 122.12 FEET TO A POINT; THENCE SOUTH 44 DEGREES 40 MINUTES 57 SECONDS WEST A DISTANCE OF 79.78 FEET TO A POINT; THENCE NORTH 26 DEGREES 54 MINUTES 09 SECONDS WEST A DISTANCE OF 157.80 FEET TO A POINT; THENCE NORTH 63 DEGREES 27 MINUTES 24 SECONDS EAST A DISTANCE OF 107.39 FEET TO A POINT; THENCE NORTH 73 DEGREES 27 MINUTES 16 SECONDS EAST A DISTANCE OF 212.21 FEET TO A POINT; THENCE SOUTH 14 DEGREES 00 MINUTES 03 SECONDS EAST A DISTANCE OF 280.84 FEET TO A POINT LOCATED ON THE NORTHERLY TERMINUS OF THE CUL-DE-SAC OF BUXTON COURT, SAID POINT BEING 318.43 FEET NORTHWESTERLY, AS MEASURED ALONG THE NORTHEASTERLY SIDE OF SAID BUXTON COURT, FROM ITS INTERSECTION WITH THE NORTHWEST SIDE OF WEBB PARKWAY ACCORDING TO THE SURVEY PREPARED FOR IPCO, INC. SET FORTH HEREINBELOW; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF THE CUL-DE-SAC OF BUXTON COURT AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 60 FEET A DISTANCE OF 50.05 FEET TO A POINT (SAID ARE BEING SUBTENDED BY A CHORD OF 48.61 FEET AS MEASURED ALONG A BEARING OF SOUTH 52 DEGREES 08 MINUTES 26 SECONDS WEST), SAID POINT BEING WHERE THE LINE WHICH DIVIDES LOT 19 AND LOT 20 OF SAID UNIT AND SUBDIVISION INTERSECTS THE CUL-DE-SAC OF BUXTON COURT, SAID POINT BEING THE POINT OF BEGINNING; ALL AS SHOWN ON PLAT OF SURVEY PREPARED FOR IPCO, INC. BY DANIEL F. CONROY & ASSOC., P.C., CERTIFIED BY DANIEL F. CONROY, GEORGIA REGISTERED LAND SURVEYOR NO. 2350, DATED 3-9-95, REVISED 5-9-95.
BEING KNOWN AS 250 BUXTON COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. PARCEL NO.: R6136 233

SURVEYED LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING PORTIONS OF LOTS 18 AND 19, ROCKBRIDGE STATION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 45, PAGE 111, GWINNETT COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE SOUTHWESTERLY CORNER OF LOT 19, UNIT THREE OF ROCKBRIDGE STATION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BUXTON COURT (80'R/W); THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 59 DEGREES 26 MINUTES 15 SECONDS WEST A DISTANCE OF 185.30 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 67 DEGREES 04 MINUTES 49 SECONDS EAST A DISTANCE OF 41.05 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 16 DEGREES 22 MINUTES 25 SECONDS EAST A DISTANCE OF 25.44 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 27 DEGREES 38 MINUTES 18 SECONDS WEST A DISTANCE OF 49.00 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 62 DEGREES 52 MINUTES 22 SECONDS WEST A DISTANCE OF 103.97 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 65 DEGREES 27 MINUTES 33 SECONDS WEST A DISTANCE OF 30.87 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 24 DEGREES 32 MINUTES 27 SECONDS EAST A DISTANCE OF 122.12 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 46 DEGREES 41 MINUTES 08 SECONDS WEST A DISTANCE OF 79.78 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 24 DEGREES 54 MINUTES 00 SECONDS WEST A DISTANCE OF 157.80 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 65 DEGREES 27 MINUTES 33 SECONDS EAST A DISTANCE OF 107.39 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 75 DEGREES 28 MINUTES 20 SECONDS EAST A DISTANCE OF 213.24 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 11 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 281.08 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUXTON COURT; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT A DISTANCE OF 49.85 FEET, HAVING A RADIUS OF 60.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 54 DEGREES 24 MINUTES 07 SECONDS WEST , A DISTANCE OF 48.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (1.205 ACRES/52511 SQUARE FEET)

SAID LEGAL DESCRIPTION BEING THE SAME PROPERTY AS CONTAINED WITHIN THE TITLE COMMITMENT BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER 241087, DATED AUGUST 12, 2024, AND FURTHER BEING THE SAME AS DESCRIBED IN DEED BOOK 11239, PAGE 240, GWINNETT COUNTY RECORDS.

NOTES

1) ALL TITLE EXCEPTIONS PER ABSTRACT OF TITLE HAVE BEEN ADDRESSED

2) LEGAL DESCRIPTIONS SHOWN HEREON DESCRIBE THE SAME PROPERTY AS CONTAINED WITHIN SCHEDULE A OF THE ABSTRACT OF TITLE

3) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

4) NO EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.

5. VISIBLE EVIDENCE OF FENCING, CONCRETE LOADING DOCK, GRAVEL PARKING AREA, CURB AND MISC CONCRETE DRIVE ENCROACHMENTS ALONG THE WESTERLY BOUNDARY OF SUBJECT PROPERTY SHOWN HEREON.

PREPARED BY: AMERICAN LAND TITLE ASSOCIATION

TITLE COMMITMENT: 241087
COMMITMENT DATE: AUGUST 12, 2024
PREPARED FOR: MADERARE CREATIONS LLC, HARVEST SMALL BUSINESS FINANCE, LLC ISAOA

SCHEDULE "B" EXCEPTIONS:

11. ALL MATTERS SHOWN ON PLAT BOOK 45, PAGE 111, AFORESAID CLERK'S OFFICE.
COMMENT: AFFECTS SUBJECT PROPERTY, IS SHOWN HEREON.

12. EASEMENT FROM R C ARENDELL, TO GEORGIA POWER CO, DATED 10/07/1930, FILED IN DEED BOOK 51, PAGE 447, FILED ON 10/30/1930.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS, IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

13. EASEMENT FROM MRS. R C ARENDELL, TO GEORGIA POWER CO, DATED 05/26/1931, FILED IN DEED BOOK 52, PAGE 70, FILED ON 07/17/1931.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS, IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

14. EASEMENT FROM C.H. BRAND AND ESTATE OF L.M. BRAND, TO GEORGIA POWER CO, DATED 07/11/1931, FILED IN DEED BOOK 52, PAGE 72, FILED ON 07/17/1931.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS,IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

15. EASEMENT FROM C.H. BRAND AND ESTATE OF L.M. BRAND, TO SOUTHERN BELL TELEPHONE & TELEGRAPH CO INC, DATED 05/07/1936, FILED IN DEED BOOK 60, PAGE 236, FILED ON 07/09/1936.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS,IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

16. EASEMENT FROM JOHN B WILSON, TO SEABOARD AIR LINE RAILWAY CO, DATED 04/02/1945, FILED IN DEED BOOK 78, PAGE 58, FILED ON 04/07/1945.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS,IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

17. EASEMENT FROM THOS F TISINGER, TO GEORGIA POWER CO, DATED 09/18/1946, FILED IN DEED BOOK 80, PAGE 359, FILED ON 05/12/1947.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS,IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

18. EASEMENT FROM R C ARENDELL, TO GEORGIA POWER CO, DATED 12/17/1946, FILED IN DEED BOOK 83, PAGE 338, FILED ON 12/17/1946.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS,IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

19. EASEMENT FROM R C ARENDELL, TO GEORGIA POWER, DATED 04/19/1948, FILED IN DEED BOOK 87, PAGE 487, FILED ON 05/04/1948.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS,IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

20. RIGHT OF WAY DEED FROM W W MASON, JEFF HARPER, H R H HINSON, T HOOP, W G GORZA SR, HARRY ROSSIE, L R SLATES, MRS ELIZABETH CHAPMAN AND IVAN BROSS M. D., TO GWINNETT COUNTY, DATED 09/30/1967, FILED IN DEED BOOK 281, PAGE 499 AND FILED 10/02/1967.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, CANNOT DETERMINE ITS AFFECT TO SUBJECT PROPERTY BASED ON PROVIDED DOCUMENTS,IS VAGUE IN NATURE, HAS NO PLOTTABLE DESCRIPTION.

21. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED IN DEED BOOK 4653, PAGE 83, AND DATED 09/30/1987, AS AMENDED, REVISED, ASSIGNED, SUPPLEMENTED AND RESTATED OF RECORD THERETO. THIS PROPERTY DOES NOT HAVE HOMEOWNER'S ASSOCIATION DUES.
COMMENT: AFFECTS SUBJECT PROPERTY

22. EASEMENT FROM PACTEL CELLULAR, TO GEORGIA POWER CO, DATED 08/30/1989, FILED IN DEED BOOK 5650, PAGE 114, FILED ON 09/08/1989.
COMMENT: DOES NOT AFFECT SUBJECT PROPERTY

SURVEYOR'S CERTIFICATION

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHT-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY;
2. EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE (i) NO ENCROACHMENTS UPON THE ADJACENT PROPERTY BY IMPROVEMENTS ON SUBJECT PROPERTY; (ii) NO ENCROACHMENTS BY THE ADJACENT PROPERTY; (iii) NO PARTY WALLS, OR (iv) NO CONFLICTS OR PROTRUSIONS.
3. ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY BUXTON COURT; ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON;
4. THE PROPERTY DOES VISIBLY SERVE ADJOINING PROPERTIES FOR DRAINAGE, BUT NOT FOR INGRESS, EGRESS, OR FOR ANY OTHER PURPOSES.
5. THERE WAS NO OBSERVED EVIDENCE OF GRAVEYARDS, BURIAL SITES, EARTH MOVING WORK, BUILDING CONSTRUCTION, OR WETLANDS AT THE TIME OF THE SURVEY.
6. AT THE TIME OF THE SURVEY, THE SURVEYOR DID NOT FIND ANY CHANGES OR PENDING CHANGES TO THE R/W.
7. ALL ADJOINING PROPERTY LINES ARE NOT CONTIGUOUS. THERE ARE GAPS OR OVERLAPS.
8. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THAT A PORTION SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

09/25/2024
BEN E. BUTTERWORTH RLS #2294 DATE
BOUNDARY ZONE, INC. ~ L.S.F.#839
800 SATELLITE BLVD
SUWANEE, GA 30024

TO: MADERARE CREATIONS LLC, HARVEST SMALL BUSINESS FINANCE, LLC ISAOA & AMERICAN LAND TITLE ASSOCIATION

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/23/2024

09/25/2024
BEN E. BUTTERWORTH RLS #2294 DATE
BOUNDARY ZONE, INC. ~ L.S.F.#839
800 SATELLITE BLVD
SUWANEE, GA 30024

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

GRAPHIC SCALE - IN FEET
0 15 30 60 120

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: MADERARE CREATIONS LLC, HARVEST SMALL BUSINESS FINANCE, LLC ISAOA & AMERICAN LAND TITLE ASSOCIATION

PORTIONS OF LOTS 18 AND 19, UNIT THREE OF ROCKBRIDGE STATION
LAND LOT 136, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA - 09/25/2024

THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

TOTAL AREA: 1.205 ACRES / 52,511 SQUARE FEET

BOUNDARY REFERENCE: DB 11239, PG 240
FIELDWORK PERFORMED ON 09/12/2024

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 305,225 FEET.
THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

LEGEND :

PROPERTY CORNER FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
POWER/LIGHT POLE
GUY WIRE
POWER METER
POWER BOX
A/C UNIT
MANHOLE
CLEAN OUT
JUNCTION BOX
DRAINAGE INLET
WEIR INLET
PEDESTAL INLET
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
SIGN
—W— WATER LINE
—U— OVERHEAD UTILITY LINE
—S— SEWER LINE
—G— GAS LINE
—C— CABLE LINE
—T— TELEPHONE LINE
—X— FENCE LINE
-920- CONTOUR LINE
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EOP EDGE OF PAVEMENT
L.L. LAND LOT
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
P/L PROPERTY LINE
OH OVERHANG
C.B. CATCH BASIN
CNT CANTILEVER
H/C HANDICAP
FFE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
F.K.A. FORMERLY KNOWN AS
NAD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE
REGULAR PARKING
GREASE TRAP
FLAG POLE
UNDERGROUND UTILITY MARKERS WATER/GAS/TELECOM

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNING
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

PROJECT
2690801

SHEET
1 OF 1

DWN: BH