

GLOBAL POSITIONING SYSTEMS ACCURACY STATEMENT:
CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHICNAV I80 GNSS SYSTEM WITH AN ANTENNA CONNECTION TO A CHICNAV RTK CORRECTION SERVICE. AN ANTENNA CONNECTION WITH GPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY THE TRIMBLE NETWORK. THE POINTS OBTAINED FROM THIS SURVEY WERE OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.08 FEET HORIZONTAL AND 0.10 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

ADDRESS:
520 BRAND ROAD
LOGANVILLE, GA 30052
TAX PARCEL: 5160 059
ZONING: U (LOGANVILLE)

— BUILDING CONCEPT NO. 5 FOR —
JUAN RAMON
LAND LOTS — 159 & 160, DISTRICT — 5.
CITY: LOGANVILLE GWINNETT COUNTY, GEORGIA
DATE OF FIELD WORK: N/A
REVISIONS:
DRAWN BY: MIKE HUGHES, R.L.S. SCALE: 1" = 40 FT.
JOB NO. 05-RAMON-N0451 DWG FILE: BRANDSNS.dwg

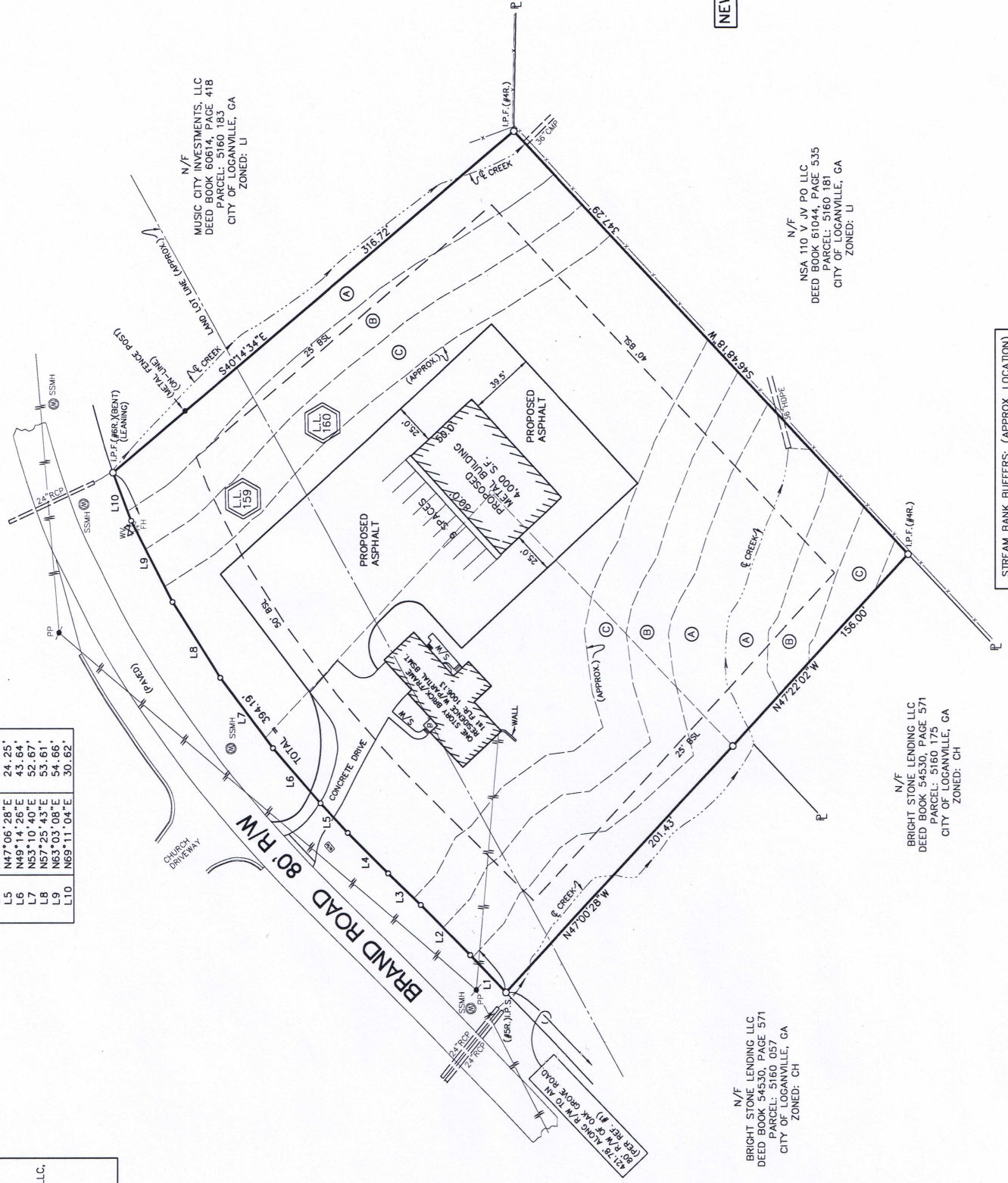
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET.
EQUIPMENT USED FOR MEASUREMENTS:
TRIMBLE 5602 AND/OR CHICNAV I80 W/EGPS RTK
ALL MATTERS OF TITLE ARE EXCEPTED

ACCESS CONSULTANTS
LAND RESURVEYING - SURVEYING - MAPPING - PHOTOGRAMMETRY
104 HAYGOOD DRIVE
WILKINSON, GEORGIA 30686
TELEPHONE (770) 560-8849
SURVEYING & MAPPING SOCIETY OF GEORGIA

AREA = 2.97 ACRES

NEW LOGANVILLE ZONING: LIGHT INDUSTRIAL (LI)

ROAD TRAVERSE TABLE	
COURSE	BEARING - DISTANCE
L1	N45°36'48"E 30.79'
L2	N44°48'45"E 22.26'
L3	N45°00'31"E 37.36'
L4	N47°06'28"E 24.25'
L5	N49°14'26"E 43.64'
L6	N53°10'40"E 52.67'
L7	N63°03'08"E 53.61'
L8	N69°11'04"E 30.62'
L9	
L10	



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.

- REFERENCE DATA:
- 1) SURVEY FOR HOWARD C. McELHANNON & JAMES W. McELHANNON, DATED: 8/17/93, BY: VON LITTE & ASSOCIATES, RECORDED IN PLAT BOOK 5, PAGE 289.
 - 2) PLAT OF OSCAR C. GRIFFETH PROPERTY, DATED: MAY 2, 1973, BY: B. J. GOBLE JR, R.L.S., RECORDED IN PLAT BOOK 2, PAGE 81A.
 - 3) SURVEY FOR OSCAR C. GRIFFETH PROPERTY, DATED: 11/27/96, BY: VON LITTE & 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.

- 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) M.F. - MANHOLE
 - 8) M. - MANDREL
 - 9) D.I. - DROP INLET
 - 10) B.S.L. - 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) N.P. - NAIL POINT
 - 17) N.P. - NAIL POINT OR FORMERLY
 - 18) S.S.H. - SANITARY SEWER MANHOLE
 - 19) S.S.E. - SANITARY SEWER EASEMENT
 - 20) P.P. - POWER & (OR) PHONE POLE
 - 21) D.E. - DRAINAGE EASEMENT
 - 22) C. - CENTERLINE
 - 23) P. - PROPERTY LINE
 - 24) P. - OVERHEAD POWER LINE
 - 25) P. - OVERHEAD TELEPHONE LINE
 - 26) P. - FENCE (APPROX. LOC.)
 - 27) P. - DITCH (APPROX. LOC.)
 - 28) P. - DITCH (APPROX. LOC.)
 - 29) P. - 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. 1313500132E, 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 NAVD83 (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 CHICNAV I80 RECEIVER ON THE EGPS NETWORK (RTK).

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 JV 90, LLC
DEED BOOK 5160 181, PAGE 535
PARCEL: 5160 181
CITY OF LOGANVILLE, GA
ZONED: U

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



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

