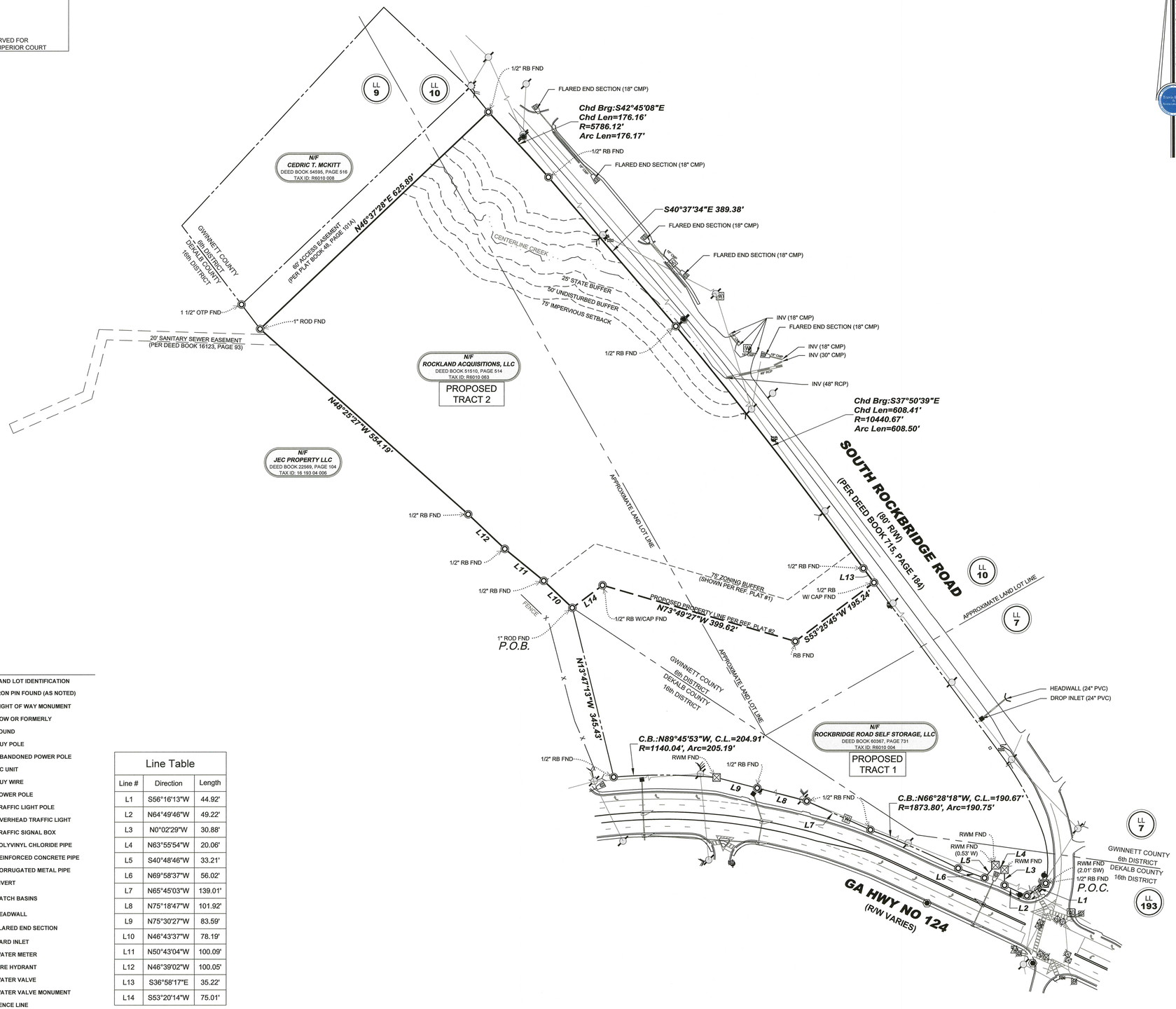
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

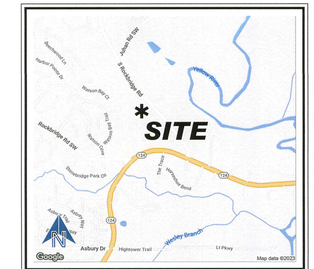


LEGEND

	LAND LOT IDENTIFICATION
	IRON PIN FOUND (AS NOTED)
	RIGHT OF WAY MONUMENT
N/F	NOW OR FORMERLY
FND	FOUND
	GUY POLE
	ABANDONED POWER POLE
	AC UNIT
	GUY WIRE
	POWER POLE
	TRAFFIC LIGHT POLE
	OVERHEAD TRAFFIC LIGHT
	TRAFFIC SIGNAL BOX
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
INV	INVERT
	CATCH BASINS
	HEADWALL
	FLARED END SECTION
	YARD INLET
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	WATER VALVE MONUMENT
—X—	FENCE LINE

Line Table

Line #	Direction	Length
L1	S56°16'13"W	44.92'
L2	N64°49'46"W	49.22'
L3	N0°02'29"W	30.88'
L4	N63°55'54"W	20.06'
L5	S40°48'46"W	33.21'
L6	N69°58'37"W	56.02'
L7	N65°45'03"W	139.01'
L8	N75°18'47"W	101.92'
L9	N75°30'27"W	83.59'
L10	N46°43'37"W	78.19'
L11	N50°43'04"W	100.09'
L12	N46°39'02"W	100.05'
L13	S36°58'17"E	35.22'
L14	S53°20'14"W	75.01'



LOCATION MAP

NOT TO SCALE

SITE AREA

Proposed Tract 2 = 592,210 square feet or 13.595 acres

SITE ADDRESS

3900 S. Rockbridge Road Southwest
Lithonia GA, 30058

REFERENCE PLATS

1. ALTA/ACSM Land Survey Land Survey for Rockland Acquisitions, LLC prepared by Landmarx, Inc., dated 7/25/2012.
2. Unrecorded Minor Plat for Rockbridge Road Properties prepared by Travis Pruitt & Associates, Inc., dated 12/15/2022, last revised 3/14/2023. (F'N:170-D-069)

NOTES

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin Glenn Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
3. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
4. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas Map Number 13089C0114K, effective date 12/8/2016
6. There may be underground utilities not shown on this survey.
7. Proposed Tract 2 is shown on an unrecorded minor plat per reference plat #2. This Tract has not been approved by the local authority. This survey may not be used to convey property.

CERTIFICATION:

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 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 forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 2,622,194 feet.

7-20-23

KEVIN G. PATE — Date
Georgia Professional Land Surveyor No. 3499
For the Firm Travis Pruitt & Associates, Inc.

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These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

NO	DATE	DESCRIPTION	BY
8			
7			
6			
5			
4			
3			
2			
1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
Certificate of Authorization Number 613

BOUNDARY SURVEY

3900 SOUTH ROCKBRIDGE ROAD

AUTHORIZED BY: ROCKLAND ACQUISITIONS, LLC
LAND LOTS 9 & 10 • 6TH DISTRICT • GWINNETT COUNTY
GRAPHIC SCALE - IN FEET
0 50 100 200 300 400

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3499 7/20/2023 KEVIN GLENN PATE

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 7/20/2023	
FIELD DATE: 4/28/2023	
SCALE: 1" = 100'	
JN: 1-23-0213.600	
FN: 171-D-153	
SHEET NO:	1 of 1

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