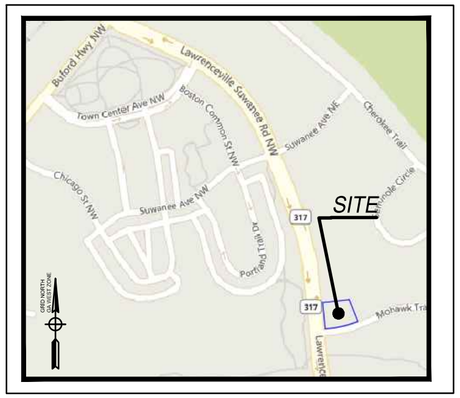
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

This plat is 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 SUITABLILTY 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

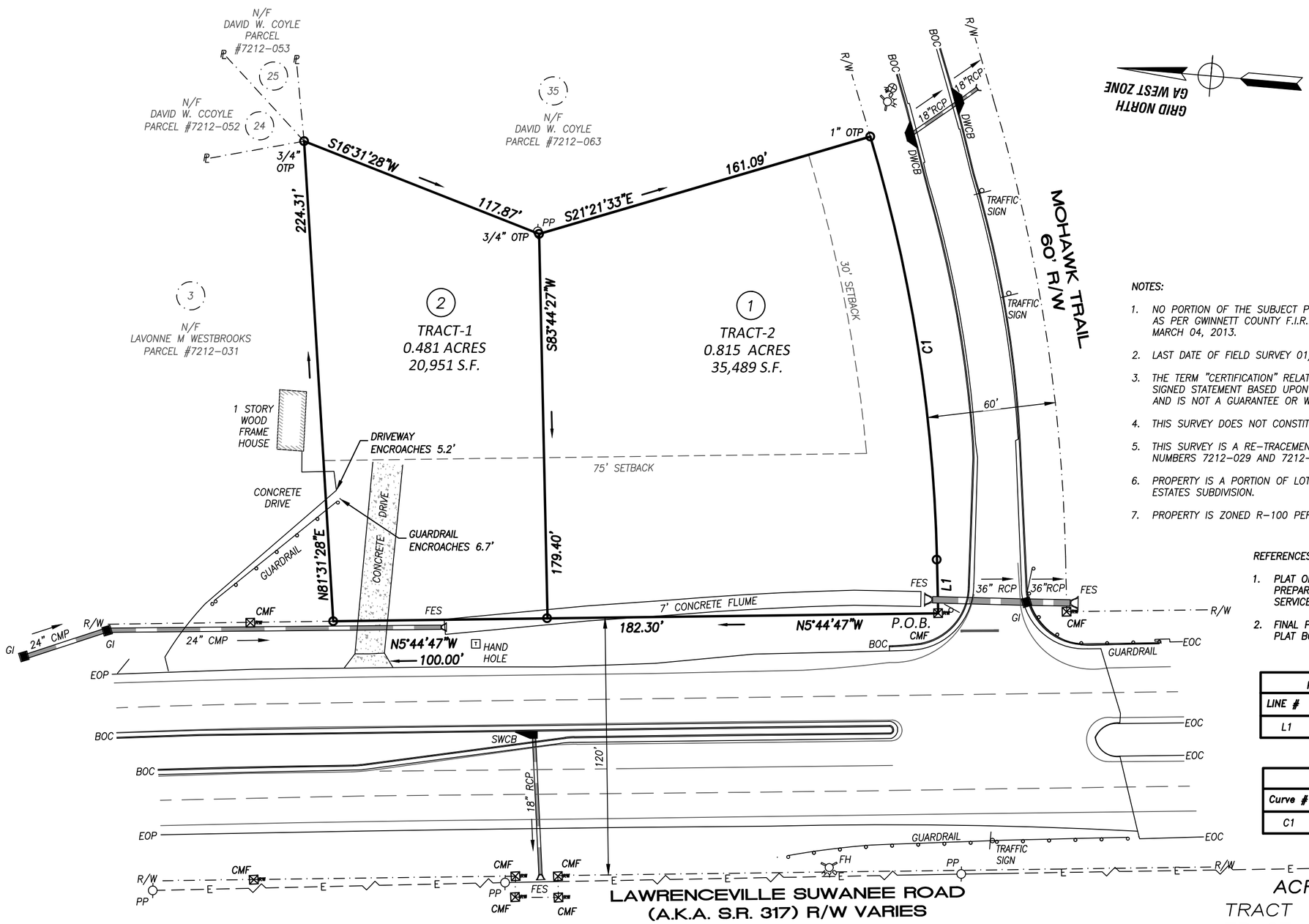
Date of Plat or Map: 01/18/19

Christopher C. Baldwin, Georgia Registered Land Surveyor No. 3121
L.S.F. #000757

GEORGIA REGISTERED NO. 3121 LAND SURVEYOR CHRISTOPHER C. BALDWIN

LEGEND

RBF	REBAR FOUND
RBS	REBAR SET (1/2" REBAR)
I.P.F.	IRON PIN FOUND
C.M.F.	CONCRETE MONUMENT FOUND
O.T.P.	OPEN TOP PIPE
B.M.	BENCHMARK
T.B.M.	TEMPORARY BENCHMARK
C.T.P.	CRIMP TOP PIPE
M.T.	MARKED TREE
D.H.	DRILL HOLE
L.L.L.	LAND LOT LINE
L.L.	LAND LOT
℄	PROPERTY LINE
℄	CENTERLINE
℄	BUILDING LINE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C.&G.	CURB & GUTTER
B.O.C.	BACK OF CURB
T.O.C.	TOP OF CURB
G.M.D.	GEORGIA MILITIA DISTRICT
P.B./PG.	PLAT BOOK/PAGE
D.B./PG.	DEED BOOK/PAGE
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
ELEV.	ELEVATION
I.E.	INVERT ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
E.P.	EDGE OF PAVEMENT
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
D.I.P.	DUCTILE IRON PIPE
P.V.C.	POLYVINYLCHLORIDE PIPE
V.C.P.	VITRIFIED CLAY PIPE
L.P.	LIGHT POLE
P.P.	POWER POLE OR UTILITY POLE
M.H.	MANHOLE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
J.B.	JUNCTION BOX
H.W.	HEADWALL
D.I.	DROP INLET
G.I.	GRATE INLET
F.H.	FIRE HYDRANT
W.V.	WATER VALVE
W.M.	WATER METER
G.V.	GAS VALVE
+941.2	EXISTING GROUND ELEVATION
+941.2	PROPOSED GROUND ELEVATION
--910--	EXISTING CONTOUR ELEVATION
-910-	PROPOSED CONTOUR ELEVATION
—P—	POWERLINE
—U.P.—	UNDERGROUND POWER
—T—	TELEPHONE LINE
—U.T.—	UNDERGROUND TELEPHONE LINE
—G—	GAS LINE
—C.T.V.—	CABLE T.V. LINE
—U.C.T.V.—	UNDERGROUND CABLE T.V. LINE
—SS—	SANITARY SEWER LINE
	STORM SEWER PIPE
—W—	WATER LINE / PIPE
—x—x—	FENCE LINE
	BRANCH/CREEK/STREAM CENTERLINE
	DITCH / DRAIN CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	TREE
—H—	LIMITED ACCESS
STA.	STATION
N/F	NOW OR FORMERLY
	TEST BORING LOCATION
W.E.	WATER LINE EASEMENT



GRID NORTH
GA WEST ZONE

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 13135C0032G, DATED MARCH 04, 2013.
2. LAST DATE OF FIELD SURVEY 01/10/19.
3. THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES 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.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
5. THIS SURVEY IS A RE-TRACEMENT SURVEY OF EXISTING GWINNETT COUNTY PARCEL NUMBERS 7212-029 AND 7212-030.
6. PROPERTY IS A PORTION OF LOTS 1 & 2, BLOCK A, OF FINAL PLAT SUWANEE LAKE ESTATES SUBDIVISION.
7. PROPERTY IS ZONED R-100 PER GWINNETT COUNTY GIS.

REFERENCES:

1. PLAT OF SURVEY FOR NICK THOMAS PROPERTIES, LLC, PREPARED BY NORTHWOODS PROFESSIONAL LAND SURVEYING SERVICES, INC. DATED MARCH 27, 2008.
2. FINAL PLAT SUWANEE LAKE ESTATES SUBDIVISION RECORDED IN PLAT BOOK I, PAGE 290 GWINNETT COUNTY RECORDS.

PARCEL LINE TABLE

LINE #	Length	Direction
L1	25.06'	N76°02'15"E

BOUNDARY CURVE TABLE

Curve #	Length	Radius	Chord Direction	Chord Length
C1	200.34'	743.02'	N76°02'15"E	199.73'

ACREAGE CHART

TRACT 1 0.815 ACRES
TRACT 2 0.481 ACRES

TOTAL 1.296 ACRES

Graphic Scale: 1" = 40'

20' 0 40' 80' 120' 160'

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. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,511 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 72,961 FEET.

dpe DEVELOPMENT
planning & engineering, inc.
civil • sanitary • transportation survey
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868

PREPARED FOR:

JAL CAPITAL, LLC
117 TIMBERLOST TRAIL
SUWANEE, GA. 30024
MR. NICK THOMPSON

PROJECT NAME:

SUWANEE LAKE ESTATES - UNIT 1 LOTS 1 AND 2 BLOCK "A"

TASK:

BOUNDARY SURVEY

PROJECT INFORMATION:

SUWANEE LAKE ESTATES	Project Name
18-057	Project Number
LAWRENCEVILLE-SUWANEE ROAD	Project Address
LAND LOT 212	Land Lot No.(s)
7TH DISTRICT	District
CITY OF SUWANEE GWINNETT COUNTY, GEORGIA	County, State

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

DESIGN	1" = 40' SCALE
CCB DRAWN	1 of 1
JGS CHECKED	SHEET
01/23/19 DATE	18-057 PROJECT No.