

RETRACEMENT PLAT FOR: VIKRAM CHAUDHRY

LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT
CITY OF SNELLVILLE, GWINNETT COUNTY GEORGIA
AFFECTING PARENT PARCEL R5007-282
REFERENCE DEED: D.B. 56526, PG. 302 AND D.B. 57690 PG. 594
REFERENCE PLAT: PLAT BOOK 144, PAGE 235



- ### TEXT LEGEND
- C/L= CENTER LINE
 - C&G= CURB & GUTTER
 - OR= OPEN RIBBON
 - OK= OPEN KICK
 - FF= FLOOR FINISH ELEVATION
 - RF= REAR FINISH ELEVATION
 - LF= LAND FINISH ELEVATION
 - NZ= NOW OR FORMERLY
 - NZ/L= NOW OR FORMERLY LOT
 - P.O.B.= POINT OF BEGINNING
 - P.O.C.= POINT OF COMMENCEMENT
 - R.D.W.= RIGHT OF WAY
 - DI= DROP INLET
 - WM= WATER METER
 - WV= WATER VALVE
 - FES= FLARED END
 - SSMH= SANITARY SEWER MANHOLE
 - GW= GUY WIRE
 - ESP= ELECTRIC SERVICE POLE
 - P.V.= POST INDICATOR VALVE
 - GM= GAS METER
 - GV= GAS VALVE
- ### SYMBOL LEGEND
- = LIGHT POLE
 - = POWER POLE
 - ⊙= TRAFFIC POLE
 - ⊙= SANITARY SEWER MANHOLE
 - ⊙= DOUBLE WING CATCH BASIN
 - ⊙= SINGLE WING CATCH BASIN
 - ⊙= TRANSFORMER ELECTRIC
 - X—= FENCE LINE
 - △= TITLE EXCEPTION
 - ⊙= JUNCTION BOX
 - ⊙= FIRE HYDRANT
 - ⊙= STORM PIPE
 - ⊙= ELECTRICAL MANHOLE
 - = BOLLARDS
- ### UTILITY LEGEND
- UP— UNDERGROUND POWER LINES
 - OHP— OVERHEAD POWER LINES
 - G— UNDERGROUND GAS LINE
 - SS— UNDERGROUND SANITARY SEWER LINES
 - W— UNDERGROUND WATER LINES
 - T— UNDERGROUND TELEPHONE OR COMMUNICATION LINES

SURVEYOR 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 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 O.C.G.A. SECTION 16-6-67.

Joseph P. Brewer
Joseph P. Brewer Ga. RLS #3209 1-17-2022

GENERAL NOTES

- TOTAL LOTS = 3
- ZONED BG
MIN LOT AREA = NONE
MIN LOT WIDTH = NONE
FRONT SETBACK = 25'
REAR SETBACK = 15'
REAR SETBACK FROM RESIDENTIAL = 40'
SIDE SETBACK = 10'
MAXIMUM BUILDING HEIGHT = 80'
- ALL BOUNDARY MONUMENTS FOUND OR SET AS DESCRIBED.
- IPS = ONE HALF INCH REBAR PIN WITH CAP.
- WATER PROVIDED BY GWINNETT COUNTY.
- SANITARY SEWER TO SERVE LOTS AND PROVIDED BY GWINNETT COUNTY.
- THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN AFFECT AT THAT TIME.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

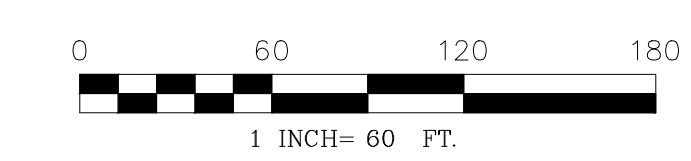
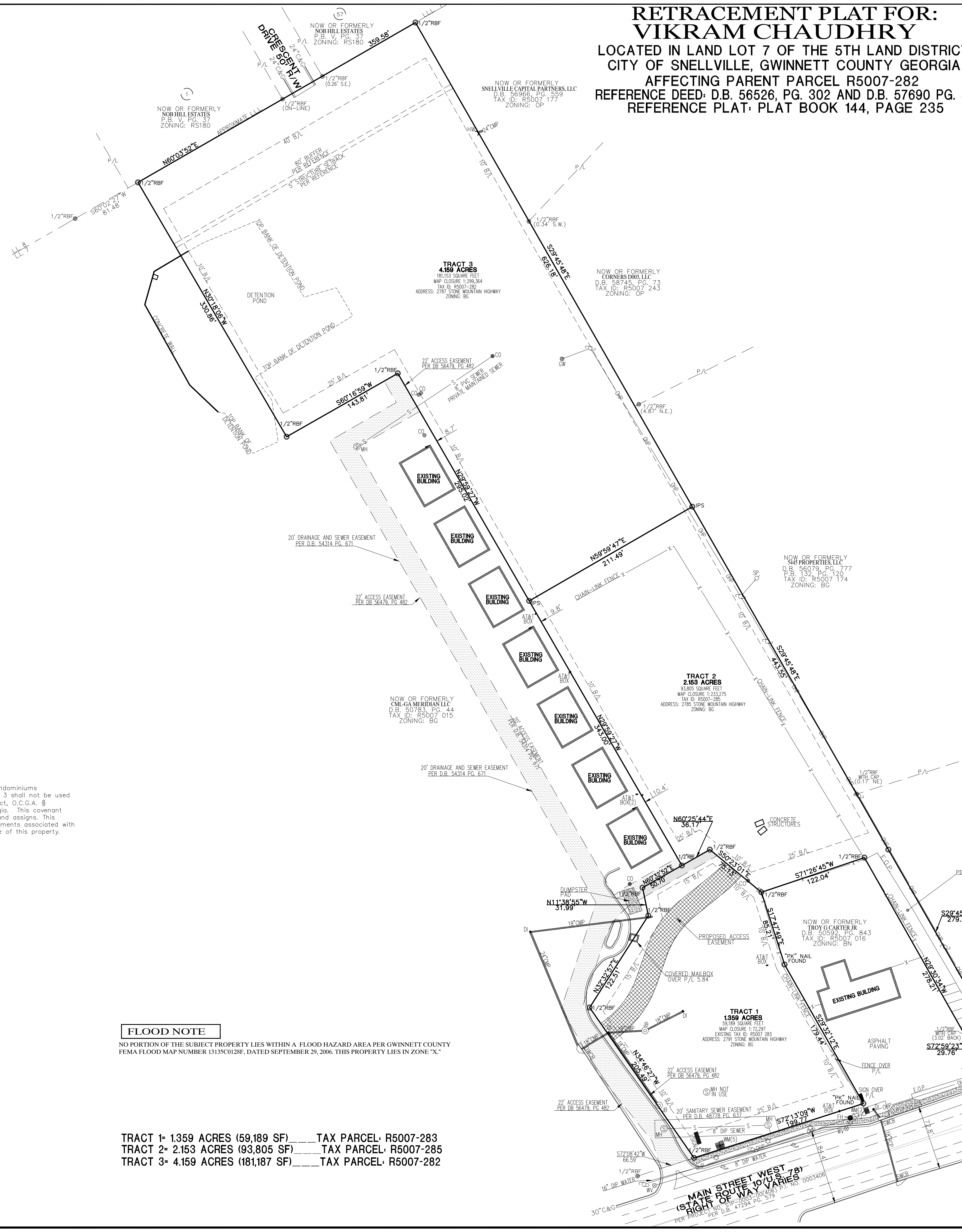
Tract 3 Restrictive Covenant
Owner hereby restricts the use of Tract 3 to be developed only as an extension of the office condominiums development on the adjacent tract that gives access to Tract 3 from State Highway 78. Tract 3 shall not be used other than for the development of office condominiums pursuant to the Georgia Condominium Act, O.C.G.A. § 44-3-70, et seq as restricted by the applicable zoning ordinance of the City of Snellville, Georgia. This covenant shall constitute a covenant running with the land and be binding on the owner, its successors and assigns. This covenant is given for the benefit of the City of Snellville in approving the exemption plot amendments associated with the subdivision of this property. This covenant shall not otherwise operate to restrict lawful use of this property.

SURVEYOR'S NOTES

- A LEICA TS-12 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 1 FOOT IN 51,939 FEET AND AN ANGULAR ERROR OF 2" PER POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THE HORIZONTAL DATUM USED IN THE PREPARATION OF THIS SURVEY IS BASED UPON GA STATE PLANE WEST ZONE COORDINATES AND WAS OBTAINED WITH GPS, AN RTK NETWORK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS AS PROVIDED BY THE NETWORK OPERATED BY EGPS SOLUTIONS, INC.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE CLOSURE PRECISION CAN BE FOUND ON EACH LOT ON THE DEPICTION.
- ALL UTILITIES SHOWN WERE LOCATED BY ABOVE GROUND OBSERVED EVIDENCE ONLY. NO EFFORT WAS MADE TO LOCATE THE UTILITIES BEYOND WHAT WAS MARKED ON THE GROUND AT THE TIME OF THE FIELD INVESTIGATION. ALL UTILITY LOCATIONS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE.
- THIS SURVEY MAY BE SUBJECT TO ANY EASEMENTS AND RIGHT OF WAYS THAT WERE NOT PROVIDED TO THE SURVEYOR. THIS PLAT WAS PREPARED WITHOUT A TITLE SEARCH.
- ALL LOT CORNERS WERE FOUND OR SET (REBAR) AS DESCRIBED ON THE SURVEY.

FLOOD NOTE
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD MAP NUMBER 13135C0128F, DATED SEPTEMBER 29, 2006. THIS PROPERTY LIES IN ZONE "X."

TRACT 1- 1.359 ACRES (59,189 SF) TAX PARCEL: R5007-283
TRACT 2- 2.153 ACRES (93,805 SF) TAX PARCEL: R5007-285
TRACT 3- 4.159 ACRES (181,187 SF) TAX PARCEL: R5007-282



RETRACEMENT PLAT FOR: **VIKRAM CHAUDHRY**

PREPARED BY: **accre** PROFESSIONAL SURVEYORS
A Georgia Land Surveying Firm: LSF# 001105
THE ACCRE GROUP, INC. | GEORGIA 30052 | 770.290.0050
P.O. BOX 54 | LOGANVILLE, GA 30052

NO. DATE: REVISION: SURVEY INFORMATION: DATE: 1/17/2022 LAND LOT: 7 DISTRICT: 5TH COUNTY: GWINNETT CITY: SNELLVILLE SCALE: 1"=60 DRAWN BY: BENNETT JOB NUMBER: 18-143 DATE OF FIELD WORK: 1/17/2022

SHEET: 1 of 1