

**AS-BUILT SURVEY PREPARED
FOR: DEVECHIO CAPITAL, LLC**
TAX PARCEL ID: R5069 267
ZONING DISTRICT: HSB
TOTAL AREA:
46,912 SQ. FT.
1.077 ACRES

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

LEGEND

- Iron Pin Found
- △ Computed Point
- (P) Platted Bearing / Distance
- (S) Surveyed / Actual
- B.S.L. Building Setback Line
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- RB Rebar
- ▲ Pad Mounted Transformer
- ⊗ Light Pole
- Concrete
- SS— Sanitary Sewer
- x—x— 8' Wood Fence
- x—x— 6' Wood Fence

FLOOD STATEMENT:

THE SUBJECT PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD AREA PER FEMA F.I.R.M. 13135C0130F, EFFECTIVE 09/29/2006.

NOTES / REFERENCES:

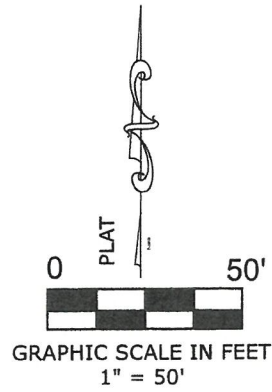
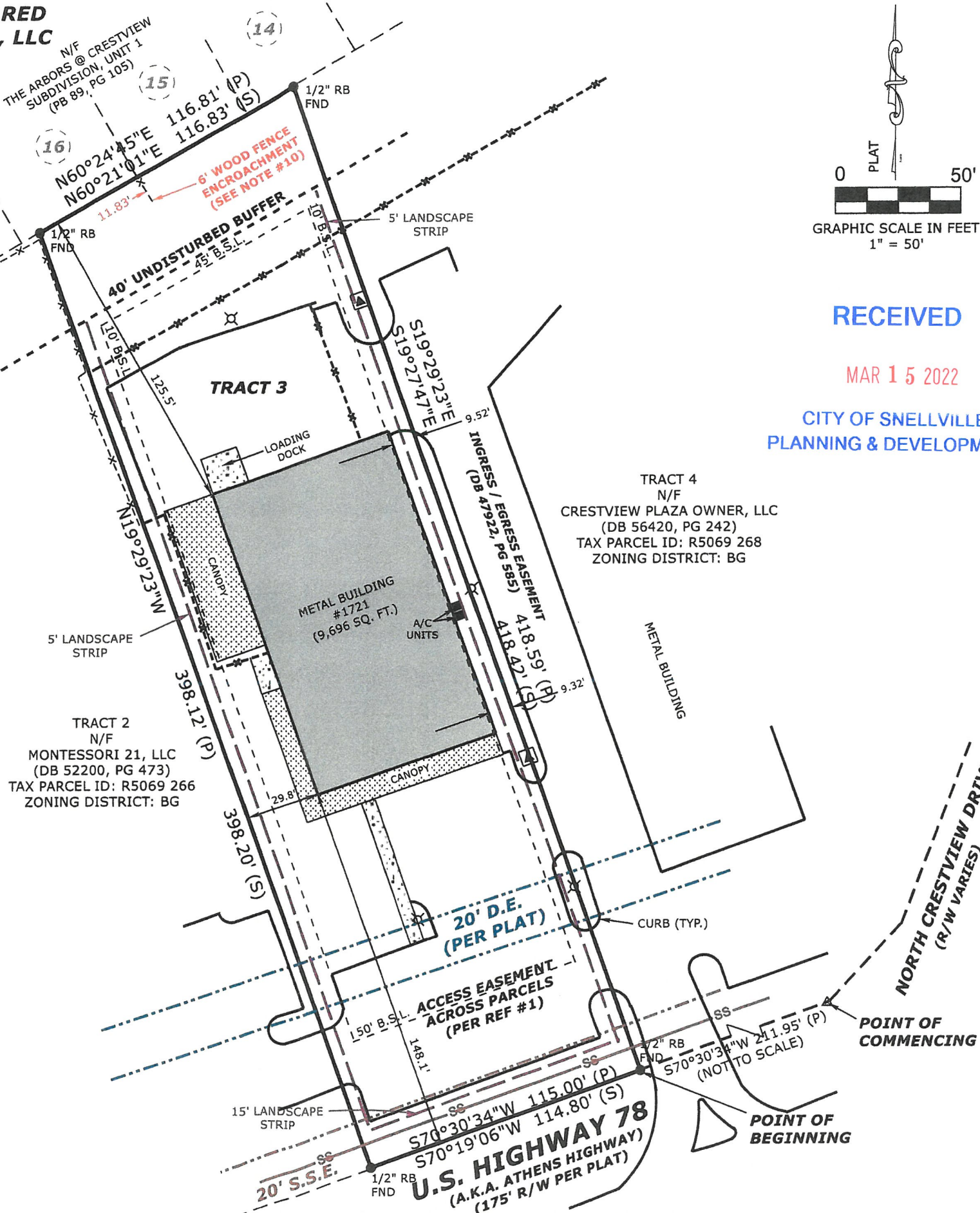
1. FINAL PLAT ENTITLED "COMMERCIAL SUBDIVISION FOR DIVERSIFIED DEVELOPMENTCO., INC.", RECORDED AT PLAT BOOK 87, PAGE 163, GWINNETT COUNTY, GEORGIA OFFICIAL RECORDS.
2. PLAT BOOK 82, PAGE 64.
3. GDOT R/W DEED RECORDED IN DB 2320, PG 310.
4. DRAINAGE AND DETENTION POND EASEMENTS RECORDED IN DB 19064, PG 139.
5. SEWER EASEMENT RECORDED IN DB 19064, PG 147.
6. GWINNETT COUNTY WATER & SEWER AUTHORITY EASEMENT RECORDED IN DB 19223, PG 209.
7. WATER / SEWER EASEMENT RECORDED IN DB 19710, PG 207.
8. WATER / SEWER EASEMENT RECORDED IN DB 21279, PG 241.
9. EASEMENT AND RIGHT-OF-WAY AGREEMENT BETWEEN TRACT 3 AND TRACT 4 RECORDED IN DB 47922, PG 585.
10. THE AREA WITHIN THE 40' UNDISTURBED BUFFER IS CURRENTLY BEING OCCUPIED AND MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN CRESTVIEW VILLAGE SUBDIVISION. THIS INCLUDES THE FENCE ENCROACHMENT, AS WELL AS A TRAMPOLINE, PLAYGROUND EQUIPMENT AND LANDSCAPE.

TITLE OPINION:

1. EASEMENTS AND RECORDS REFERENCED ABOVE PER PRELIMINARY TITLE COMMITMENT LETTER FROM BETTIS LAW GROUP, LLC DATED DECEMBER 1, 2021.

LAND LOT: 69
 DISTRICT: 5TH
 COUNTY: GWINNETT
 CITY OF SNELLVILLE
 PROPERTY ADDRESS:
 1721 ATHENS HWY
 GRAYSON, GA 30017
 DATE(S) OF FIELD WORK: 12/15/2021
 DATE OF DRAWING: 12/17/2021
 REV. 12/18/2021 (ADD P.O.B.)
 SURVEY #: 21-1336
 SURVEY PREPARED FOR:
 DEVECHIO CAPITAL, LLC
 LEGAL DESCRIPTION:
 TRACT 3, COMMERCIAL SUBDIVISION FOR DIVERSIFIED DEVELOPMENTCO., INC., PER PLAT BOOK 87, PAGE 163, GWINNETT COUNTY, GEORGIA OFFICIAL RECORDS.

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,025 FEET, AND AN ANGULAR ERROR OF 05' PER ANGLE POINT. ADJUSTMENT FOR CLOSURE WAS BY THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 204,340 FEET.



RECEIVED

MAR 15 2022

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



ACCURATE
SURVEYING AND
PLANNING, INC.

4955 BLOOMING CT.
 CUMMING, GA 30028
 OFFICE (770) 888-9880 CELL (678) 595-0994
 WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM
 GEORGIA REGISTERED LAND SURVEYING FIRM #1128

SURVEYOR'S CERTIFICATE:
 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 O.C.G. SECTION 15-6-67.

Anthony P. Falla
 ANTHONY P. FALLA, GA RLS #3258 DATE 12-18-21
 GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608