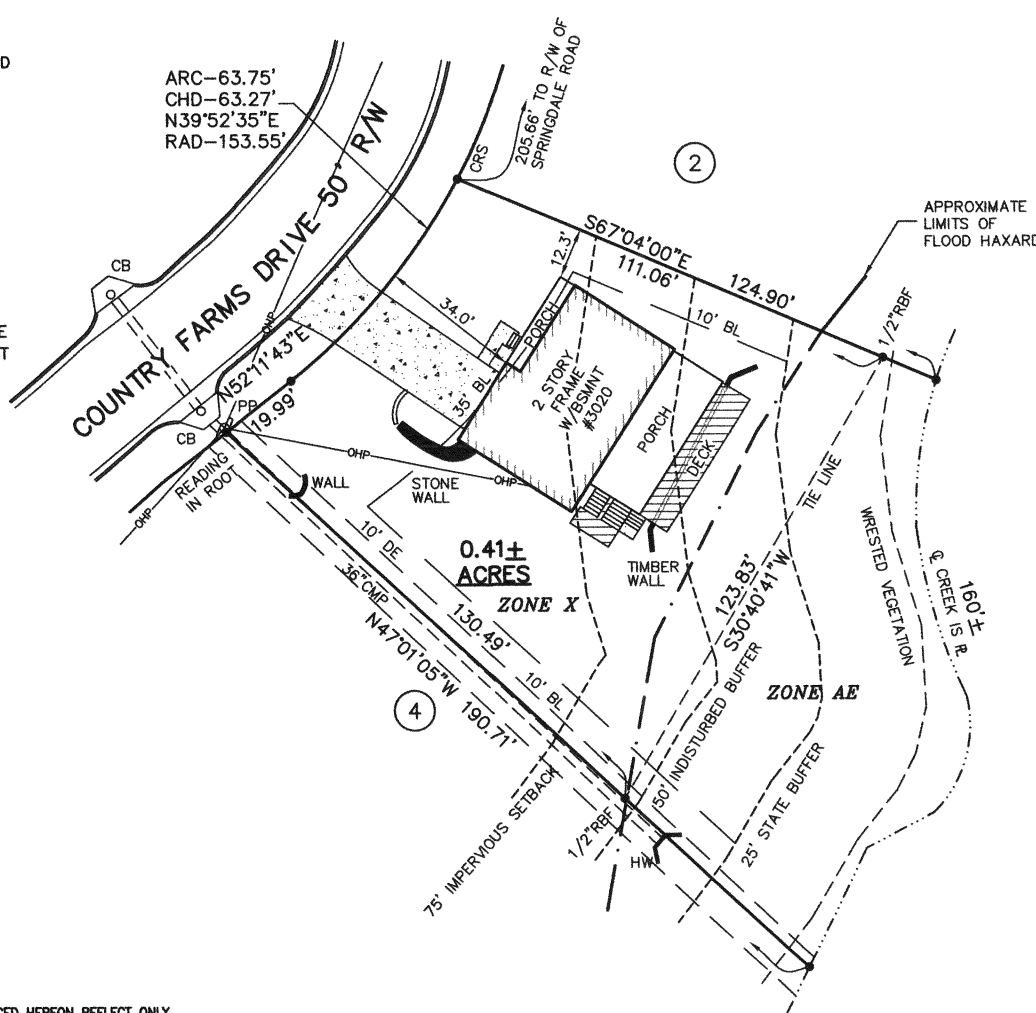


RECEIVED
 NOV 22 2024
 CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT

LEGEND

- RBF REBAR FOUND
- OTF OPEN TOP FOUND
- CRS CAPPED REBAR SET (1/2" REBAR)
- CRBF CAPPED REBAR FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- ☆ LIGHT POLE
- BL BUILDING LINE
- C.L.F CHAIN LINK FENCE
- R/W RIGHT-OF-WAY
- TPED PHONE PEDASTAL
- CATV CABLE BOX
- WM WATER METER
- PB TRANSFORMER
- U/E UTILITY EASEMENT
- (12.34'D) DEED DISTANCE
- 12.34'(M) MEASURED DISTANCE
- DE DRAINAGE EASEMENT
- SSE SEWER EASEMENT
- HW HEADWALL
- JB JUNCTION BOX
- CB CATCH BASIN
- YI YARD INLET
- P PORCH
- C/P CARPORT
- YI YARD INLET
- ST STORAGE ROOM
- OHP- OVERHEAD POWER



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 707.135 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA [ZONE AE] PER COMMUNITY PANEL NO. 13135C0138F DATED 9/29/06

BUFFER ENCROACHMENTS:

NEW DECK
 50' UNDISTURBED BUFFER: 208 SF
 75' IMPERVIOUS SETBACK: 294 SF

NEW PORCH/STEPS
 50' UNDISTURBED BUFFER: 142 SF
 75' IMPERVIOUS SETBACK: 665 SF



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
 2020 WESTSIDE COURT-SITE E-SNELLVILLE GEORGIA 30078
 (770) 736-7666 MAIL@SURVEYCONCEPTS.NET

PROJECT: 56482
 DWG BY: DCP
 CHKD BY: JAS
 DATE: 9/10/24
 SCALE: 1"=30'

SURVEY FOR:
 ODILIA CORREA
 LOT 3 BLOCK "A" UNIT ONE
 SUBDIVISION: COUNTRY FARMS
 LAND LOT 4 5th DISTRICT
 CITY OF SNELLVILLE GEORGIA
 GWINNETT COUNTY, GEORGIA
 REFERENCED IN PLAT BOOK 43 PAGE 230

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

