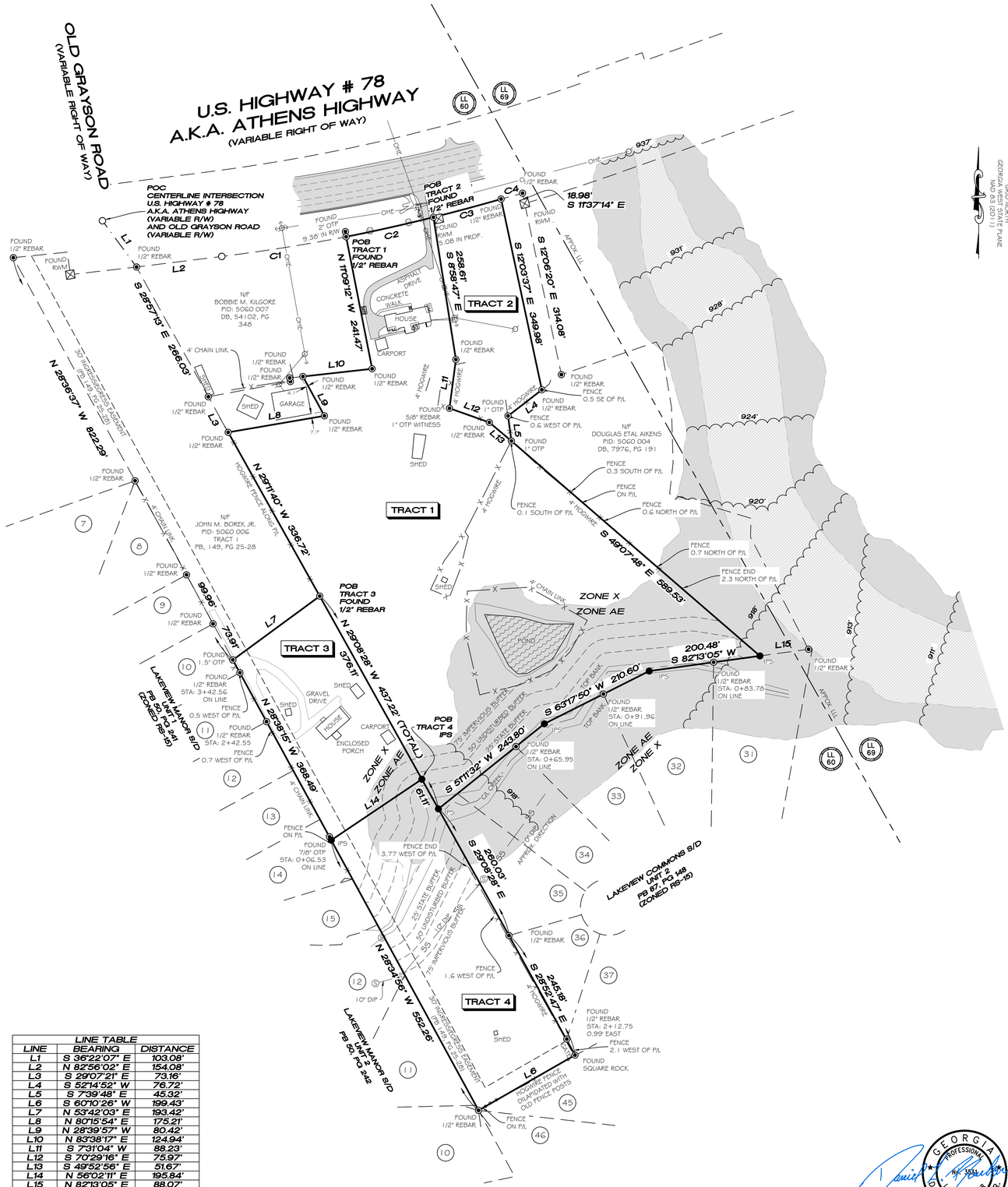
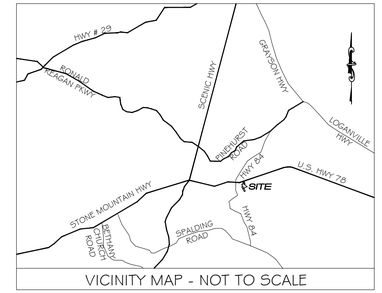
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.





VICINITY MAP - NOT TO SCALE

GRID NORTH
GEORGIA WEST ZONE
NAD 83 (2011)

ZONING

THE SUBJECT PROPERTY IS ZONED RS-30 PER CITY OF SNELLVILLE ZONING MAP DATED SEPTEMBER 28, 2023.

THE SETBACKS FOR ZONE RS-30 SINGLE FAMILY RESIDENTIAL PER CITY OF SNELLVILLE MUNICODE ACCESSED ON 02/04/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE INTERIOR: 10 FEET
SIDE STREET: 35 FEET
REAR: 40 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TRACT 1 CONTAINS
392,019 Sq. Feet
9.000 Acres

TRACT 2 CONTAINS
52,089 Sq. Feet
1.196 Acres

TRACT 3 CONTAINS
72,017 Sq. Feet
1.653 Acres

TRACT 4 CONTAINS
110,484 Sq. Feet
2.536 Acres

OVERALL TRACT CONTAINS
626,609 Sq. Feet
14.385 Acres

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 13135C0130F, dated September 29, 2006), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain" and a portion of the subject property lies within Zone AE defined as "special flood hazard areas with base flood elevation or depth." The limits of Flood Zone AE shown hereon are approximate. It is recommended that a topographic survey be performed so the flood limits can be accurately shown per the studied base flood elevations.
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
5. North arrow and beanngs shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 01-15-2025 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based was gathered using base and rover using multiple setups and duplicate observation on corners. The processed data has a horizontal position of less than 0.08. The scale factor used to adjust the points to ground distances: 1.000134764207774.
7.
8. This plat has been calculated for closure and is found to be accurate within one foot in 306,814 feet.
9. Equipment used for measurement:
   Base: Trimble r12i GPS Receiver
   Rover: Trimble r12i GPS Receiver
10. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
11. State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
12. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemetenes on Subject Property at the time of the field Survey.
14. LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
15. Current property owner/Site address:

    OWNER: STEVEN LEE BAUGHCUM AND DENISE B. FRAZIER
    ADDRESS: 1810 ATHENS HWY, SNELLVILLE, GA 30078
    PID: 5060 014

    OWNER: SANG J. CHO AND UN H CHO
    ADDRESS: 1804 ATHENS HWY, SNELLVILLE, GA 30078
    PID: 5060 043

    OWNER: 374 MOUNT VERNON HIGHWAY LLC
    ADDRESS: 1860 ATHENS HWY, SNELLVILLE, GA 30078
    PID: 5060 283 AND 5060 659

REFERENCES:

1. DEED BOOK 51424, PAGE 512, DEED OF ASSENT.
2. DEED BOOK 1647, PAGE 236, WARRANTY DEED.
3. DEED BOOK 2301, PAGE 320, RIGHT OF WAY DEED.
4. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, STATE ROUTE 10, PROJECT NUMBER TSAP-10(60), COMPLETION DATE OF 05-15-61.
5. PLAT BOOK 9, PAGE 280, SURVEY FOR DOUGLAS AND SARA AIKENS, DATED NOVEMBER 14, 1969.
6. PLAT BOOK 149, PAGES 25-28.
7. DEED BOOK 61453, PAGE 877.
8. PLAT BOOK 87, PAGE 148.
9. DEED BOOK 49621, PAGE 338.

LEGEND

SIGN		ASPHALT	
WATER VALVE			
FIRE HYDRANT		P/L	PROPERTY LINE
WATER METER		CTP	CRIMP TOP PIPE
SANITARY SEWER MANHOLE		OTP	OPEN TOP PIPE
UTILITY POLE		DIP	DUCTILE IRON PIPE
GUY WIRE		POC	POINT OF COMMENCEMENT
ELECTRIC BOX		POB	POINT OF BEGINNING
ELECTRIC METER		CMF	CONCRETE MONUMENT FOUND
GAS METER		SS	SANITARY SEWER
TELEPHONE MANHOLE		OHE	OVERHEAD ELECTRIC
TELEPHONE BOX			PROPERTY LINE
TELEPHONE PEDESTAL			ADJACENT PROPERTY LINE
MAILBOX			FENCE
IRON PIN FOUND			
COMPUTED POINT			LAND LOT
SET 5/8" CAPPED REBAR		(LL 263)	
R/W MARKER			

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°22'07" E	103.08'
L2	N 82°56'02" E	154.08'
L3	S 29°07'21" E	73.16'
L4	S 52°14'52" W	76.72'
L5	S 7°39'48" E	45.32'
L6	S 60°10'26" W	199.43'
L7	N 53°42'03" E	193.42'
L8	N 80°15'54" E	175.21'
L9	N 28°39'57" W	80.42'
L10	N 83°38'17" E	124.94'
L11	S 7°31'04" W	88.23'
L12	S 70°29'16" E	75.97'
L13	S 49°52'56" E	51.67'
L14	N 56°02'11" E	195.84'
L15	N 82°13'05" E	88.07'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,364.04'	225.87'	225.83'	N 8°00'40" E	3°50'49"
C2	3,364.04'	160.51'	160.50'	N 7°21'10" E	2°44'02"
C3	3,364.04'	125.73'	125.72'	N 74°59'34" E	2°08'29"
C4	3,364.04'	39.90'	39.90'	N 74°42'02" E	0°40'46"

100' 0' 100' 200'
1 INCH = 100 FEET

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 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.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR DANIEL L. BRANHAM JR. 3531

Daniel L. Branham Jr. 02/06/2025

Daniel L. Branham Jr., GA P.L.S. #3531 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 770.953.5200
LSF No. 1330

LOCATED IN:
LAND LOT 60, 5th DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

RETRACEMENT SURVEY
1804, 1810 & 1860
ATHENS HIGHWAY
SNELLVILLE, GEORGIA
FOR
SHEPCO PAVING INC.

ISSUE:	DATE	DESCRIPTION
INITIAL	02/06/2025	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: DLB
CHECKED BY: MCB
PROJECT #: GA4352-2401

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO: 1 OF 1

File Location:\\sectorlibsurvey\projects\ga4352 (shepco paving inc)\2401 - 1810 athens hwy\06 survey cad\1810 athens hwy