



LEGEND	
[Symbol]	MAILBOX
[Symbol]	C&G CURB AND GUTTER
[Symbol]	LAND LOT IDENTIFICATION
[Symbol]	IRON PIN FOUND (AS NOTED)
[Symbol]	1/2" REBAR SET W/CAPI(S)
[Symbol]	CTP CRIMP TOP PIPE
[Symbol]	OTP OPEN TOP PIPE
[Symbol]	NIF NOW OR FORMERLY
[Symbol]	RW RIGHT OF WAY
[Symbol]	FND FOUND
[Symbol]	CONC CONCRETE
[Symbol]	EOP EDGE OF PAVEMENT
[Symbol]	SW SIDEWALK
[Symbol]	CLF CHAINLINK FENCE
[Symbol]	WF WOODEN FENCE
[Symbol]	P.E. PERMANENT EASEMENT
[Symbol]	CL CENTER LINE
[Symbol]	LAMP POST
[Symbol]	AC UNIT
[Symbol]	ELECTRIC METER
[Symbol]	GUY WIRE
[Symbol]	POWER POLE
[Symbol]	DIP DUCTILE IRON PIPE
[Symbol]	RCP REINFORCED CONCRETE PIPE
[Symbol]	SM SANITARY SEWER MANHOLE
[Symbol]	CLEANOUT
[Symbol]	CATCH BASINS
[Symbol]	HEADWALL
[Symbol]	YARD INLET
[Symbol]	GAS METER
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	WATER VALVE MONUMENT
[Symbol]	TREE
[Symbol]	FENCE LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	STORM SEWER LINE
[Symbol]	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
[Symbol]	OVERHEAD POWER
[Symbol]	WETLANDS



**LOCATION MAP**  
NOT TO SCALE

**SITE ADDRESS**  
Tract 1 = 2587 Lenora Church Rd, Snellville, GA 30078  
Tract 2 = 2597 Lenora Church Rd, Snellville, GA 30078

**SITE AREA**  
Tract 1 = 315,205 square feet or 7.236 acres  
Tract 2 = 344,099 square feet or 7.913 acres  
Total = 659,874 square feet or 15.149 acres

- REFERENCE PLATS**
- Survey for Mr. & Mrs. W.M. Chapman prepared by Higginbotham & James dated 09/02/1964, recorded in Plat Book L Page 276, Gwinnett County, Georgia records.
  - Survey for Jeanette Walton Bearden prepared by Von Iltter & Associates dated 03/10/2003, recorded in Plat Book 100 Page 223, Gwinnett County, Georgia records.
  - FINAL PLAT for HICKORY HILLS UNIT FOUR prepared by Hannon, Meeks and Bagwell dated 04/10/1972, recorded in Plat Book W, Page 202, Records of Gwinnett County Georgia.
  - FINAL PLAT for HICKORY HILLS UNIT FIVE prepared by Hannon, Meeks and Bagwell dated 04/28/1972, recorded in Plat Book W, Page 229, Records of Gwinnett County Georgia.
  - FINAL PLAT for ASHWORTH CIRCLE UNIT ONE prepared by Hannon, Meeks and Bagwell dated 07/31/1974, recorded in Plat Book 2, Page 100, Records of Gwinnett County Georgia.
  - Plans and Profile of Proposed widening and reconstruction of LENORA CHURCH ROAD project # 7075, for Department of Transportation, Gwinnett County prepared by Post, Buckley, Schuh & Jernigan, Inc. dated 04/05/1994, last revised 04/20/1998.
  - NO BUSINESS CREEK DRAINAGE AREA system of collector lines and interceptor sewer As-Built Sewer, Contract No. 25 for City of Snellville, Georgia, prepared by Hensley-Schmidt, Inc. dated 05/18/1974.

- NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
  - The survey shown herein was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
  - Unless otherwise specified, all distances shown are horizontal ground distances.
  - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 18.
  - By graphic plotting only a portion this property Does lie within a 100 year flood hazard zone and is depicted as Zone AE as defined by the F.E.M.A Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas, Map Number 13135C0138F, effective date 9/29/2006 and Map Number 13135C0129F, effective date 9/29/2006.
  - Information regarding the reported presence, size, character and location of existing underground utilities and structure 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 structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
  - There may be underground utilities not shown on this survey.

**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 as stated hereon RECORDED 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 Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using an eGPS ZOTL receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 738,310 feet.

*Kevin G. Pate* Date: 1-24-25  
KEVIN G. PATE For the Firm Travis Pruitt & Associates, Inc.

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**REVISIONS**

NO.	DATE	DESCRIPTION
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2		
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10		

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Certificate of Authorization Number 613

**BOUNDARY SURVEY**  
**LENORA CHURCH ROAD PROPERTIES**  
AUTHORIZED BY: THE BOUNDARY SURVEYOR  
LAND LOT 27-5TH DISTRICT - CITY OF SNELLVILLE - GWINNETT COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET  
0 25 50 100 150 200

For The Firm  
Travis Pruitt & Associates, Inc.  
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 1807 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 1/24/2025  
FIELD DATE: 1/23/2025  
SCALE: 1" = 50'  
JN: 1-25-0001.604  
FN: 219-E-109  
SHEET NO: 1 of 1