

THIS PLAT IS A RETACEMENT 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 EXISTING PARCELS OF LAND ARE IDENTIFIED BY DOCUMENT NO. OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS OF LAND AS STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY AFFECTATION OF ANY LOCAL JURISDICTION, OR AVAILABILITY OF CERTAIN RIGHTS AND WITH LOCAL REGULATIONS AND REQUIREMENTS, OR THE ABILITY FOR ANY USE OR OCCUPANCY OF LAND. UNDERSIGNED AND UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND MAPPING OF THE STATE OF GEORGIA AND THE REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PARKING SPACES:
60 REGULAR
4 HANDICAPPED
64 TOTAL SPACES

1. BEARINGS ARE TO GRID NORTH.
2. ALL PINS SET ARE 1/2"REBAR, UNLESS SPECIFIED OTHERWISE.
3. PROPERTY IS VESTED TO GSCA, LLC, PER DB 53181, PG 648.
4. PROPERTY ADDRESS: 3005 LENORA CHURCH RD.
SNELLVILLE, GA 30078.
5. THE TAX PARCEL No. IS: R5029 096.
6. SUBJECT PROPERTY IS KNOWN AS TRACT 2 AS PER "SUBDIVISION PLAT FOR
3005 LENORA CHURCH, L.L.C."; PREPARED BY W.T. DUNAHOO AND ASSOCIATES;
DATED 12/21/05; RECORDED IN PB 114, PG 36, GWINNETT COUNTY RECORDS.
7. PROPERTY IS ZONED CI (CIVIC-INSTITUTIONAL DISTRICT; NEEDS VERIFICATION)
8. RECORDED BOUNDARY INFORMATION DID NOT MATHEMATICALLY CLOSE.

A/C	LENGTH OF CURVE
AR	AIR-CONDITIONED
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BSL	BUILDING SETBACK LINE
BSMH	BELLSOUTH MANHOLE
C	CENTERLINE
CB	CATCH BASIN
CHD	LENGTH OF CHORD
CHF	CHAIR LINK FENCE
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
CO	CLEAN OUT
COMM	CONCRETE
CONC	CONCRETE
CPB	CONDO PLAT BOOK
CTP	CRIMP-TOP PIPE
DB	DEED BOOK
DTP	DOUBLE-IRON PIPE
DWCB	DOUBLE-WING CATCH BASIN
EM	ELECTRIC BOX
EB	ELECTRIC METER
E	EDGE OF PAVEMENT
ESM-T	EASEMENT
F	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
G	GATE INLET
GM	GAS METER
GL	GROUND LIGHT
GP	GUARD POST
GV	GAS VALVE
GW	GUY WIRE
HC	HANDICAPPED
HW	HEADWALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LL	LAND LOT
LP	LIGHT POLE
N/BORS	NEIGHBOR'S
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
OV	OVERHEAD CABLE
PB	PLAT BOOK
PG	PAGE
PIV	POST INDICATOR VALVE
P	PROPERTY LINE
P. O. B.	POINT OF BEGINNING
P. O. C.	POINT OF COMMENCEMENT
P	POWER POLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R	RAILROAD
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
SS	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
SV	SPRINKLER VALVE
SWCB	SINGLE-WING CATCH BASIN
S/W	SIDEWALK
TBX	TELEPHONE BOX
TRANS	TRANSFORMER
TYP	TYPICAL
UGC	UNDERGROUND CABLE
E	UNDERGROUND ELECTRIC CABLE
UMH	UNDERGROUND TELEPHONE UTILITY MANHOLE
W	WATER LINE
WI	WEIR INLET
W. I. F.	WROUGHT-IRON FENCE
W	WATER METER
W/F	WIRE FENCE
WPF	WOOD-PRIVACY FENCE
WV	WATER VALVE

- 1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 243,762 FEET AND AN ANGULAR ERROR OF 1.8 secs PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
- 2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 372,887 FEET.
- 3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A GEOMAX ZOOM 90 & CARLSON BRX7 GPS.

[illegible]

THIS PROPERTY IS LOCATED ON PANEL 13135C0138F
OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED 09/29/06
FOR WINNETT COUNTY & INCORP AREAS AND A PORTION IS LOCATED
IN AN UNHAPPY SPECIAL FLOOD HAZARDS. ZONE "X"

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR
DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S
REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF
UNDERGROUND UTILITIES ARE GUARANTEED BY TRIPOD SOLUTIONS, LLC.

SITE AREA =
2.268 acres
98,804 sf

4426 HUGH HOWELL RD.; SUITE B511
TUCKER, GEORGIA 30084
PHONE: (404) 693-1766 www.tripodsolutions.net
pgarcia@tripodsolutions.net
SCALE: 1"= 30' DATE: 01/31/26 LSF 1429