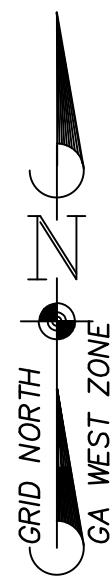
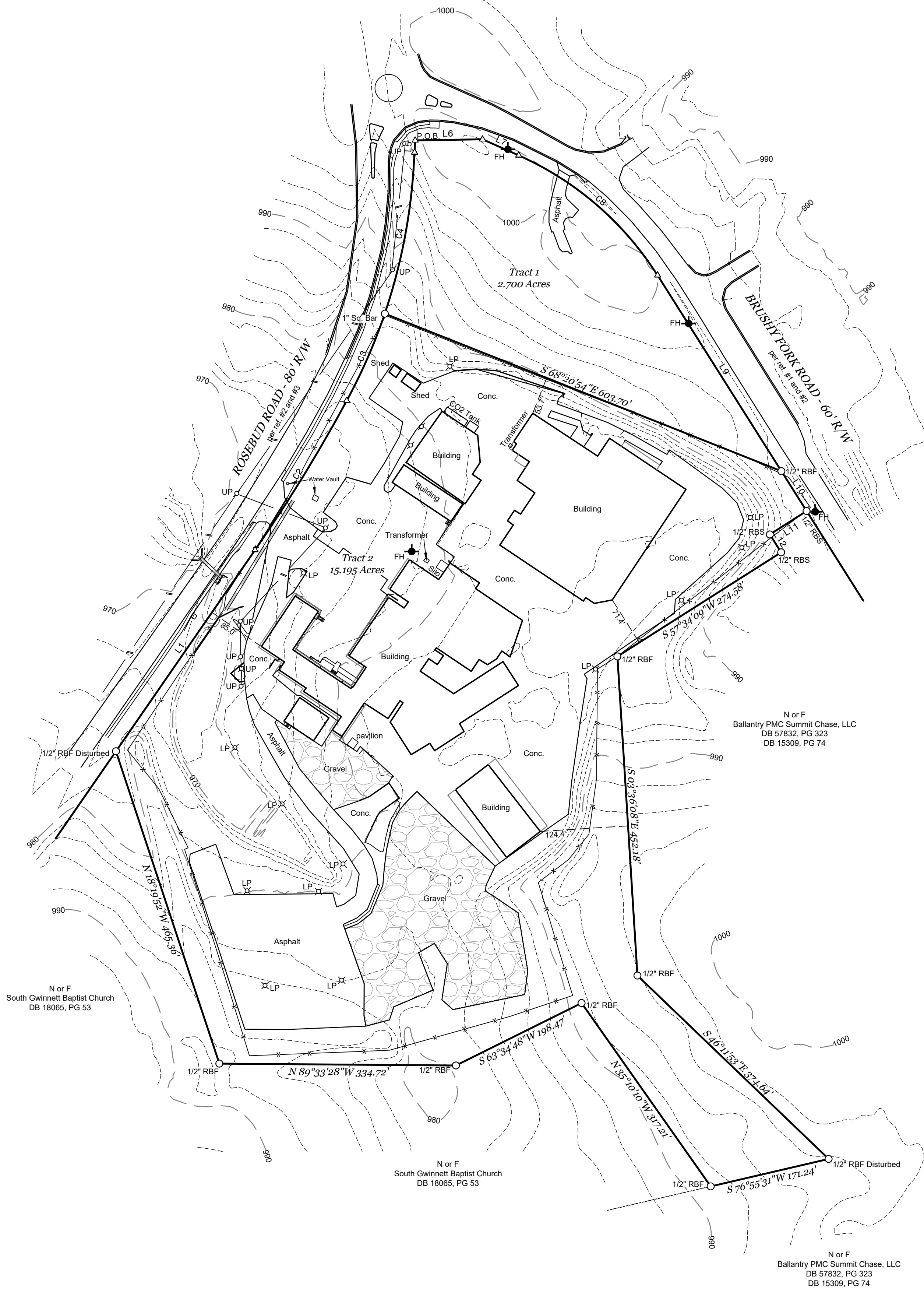
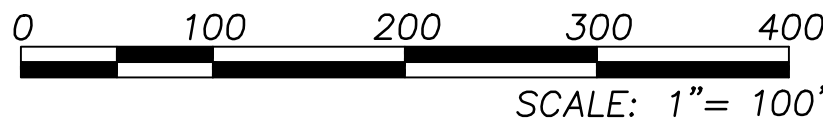


CLERK OF THE COURT FILING INFORMATION



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
DB	Deed Book
PB	Plot Book
UP	Utility Pole
R/W	Right-of-Way
N or F	Now or Formerly
P	Property Line
C	Center Line
L.L.	Land Lot Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
P.O.L.	Point On Line
USACE	U.S. Army Corps of Eng.
— x —	Land Lot Line
— x —	Fence
— x —	Overhead Wire
— x —	Not to Scale
— x —	Calculated Point
— x —	Water Meter



NOTES:

- Field Data: This survey was conducted using GPS, static and real time kinematic methods. A relative positional precision, for horizontal measurements, of less than 0.07' + 50ppm at the 95% confidence interval was achieved.
- Field Measurements were taken with a Leica TS16, a Carlson BRx7, dual frequency receiver base station and rover on 05-05-2026, 05-06-2026, 05-12-2026 and were adjusted using the Least Squares Method.
- Bearings are based on Grid North, Ga West Zone, NAD 83 and established using a Carlson BRx7, dual frequency receiver base station and rover.
- Plat Precision: Tract 1: 1'/208.012', Tract 2: 1'/352.633'
- The public records referenced herein reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
- This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13135C0131F, dated 09-29-2006.
- Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.
- Topographic information is from Gwinnett County GIS topography. IN SEALING THIS PLAN, THE UNDERSIGNED DOES NOT CERTIFY THE ACCURACY OF THE TOPOGRAPHY. THIS PLAN IS NOT A TOPOGRAPHIC SURVEY, BUT BASED ON A COUNTY GIS TOPOGRAPHIC MAPS. ELEVATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

REFERENCES:

- Limited Warranty Deed granted to TOMCO2 Systems Company, dated 05-25-2021, and recorded in Deed Book 58852, Page 786.
- Boundary and Topographic Survey for TOMCO2 Systems, by Alliance Land Surveying, and dated 09-17-2021.
- Quitclaim deed granted to TOMCO2 Systems Company, dated 02-01-2018, and recorded in Deed Book 55711, Page 979.

Course	Bearing	Distance
L1	N 34°40'25" E	346.04'
C2	Rad: 2285.35' Tan: 124.21' Chd: N 31°34'12" E	A: 248.18' CA: 6°13'20" 248.06'
C3	Rad: 796.04' Tan: 67.29' Chd: N 23°37'36" E	A: 134.27' CA: 9°39'51" 134.11'
C4	Rad: 803.94' Tan: 117.21' Chd: N 10°25'34" E	A: 232.78' CA: 16°35'23" 231.97'
L5	N 02°48'13" E	17.00'
L6	N 89°03'31" E	95.45'
L7	S 66°02'56" E	55.96'
C8	Rad: 447.47' Tan: 135.67' Chd: S 49°10'56" E	A: 263.45' CA: 33°43'59" 259.66'
L9	S 32°18'56" E	327.74'
L10	S 32°18'32" E	66.64'
L11	S 57°26'02" W	61.69'
L12	S 32°27'12" E	29.95'

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.A. Section 15-6-67.

Neil A. McWhorter, GA RLS # 2644
Date
K.E.Q., Inc. Certificate of Authorization Number LSF000275

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING



Retracement Survey for:
TOMCO2 Systems Company
Land Lot 99, 5th Dist.
Gwinnett County, Georgia
05-20-2026

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com

REVISIONS

DATE: