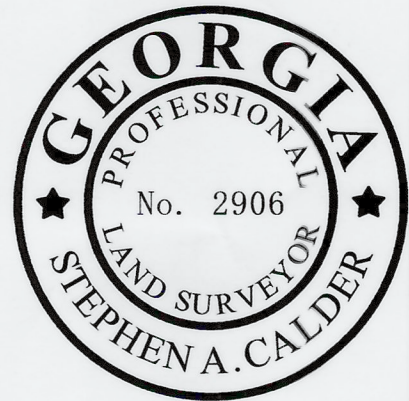


This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT
ORIGINAL SIGNATURE

Stephen Calder
STEPHEN CALDER
PLS #2906

06-17-2026
DATE

ZONING INFORMATION:

C-1
NEIGHBORHOOD BUSINESS DISTRICT
(Base Non-Residential Zoning District)

BUILDING SETBACKS:

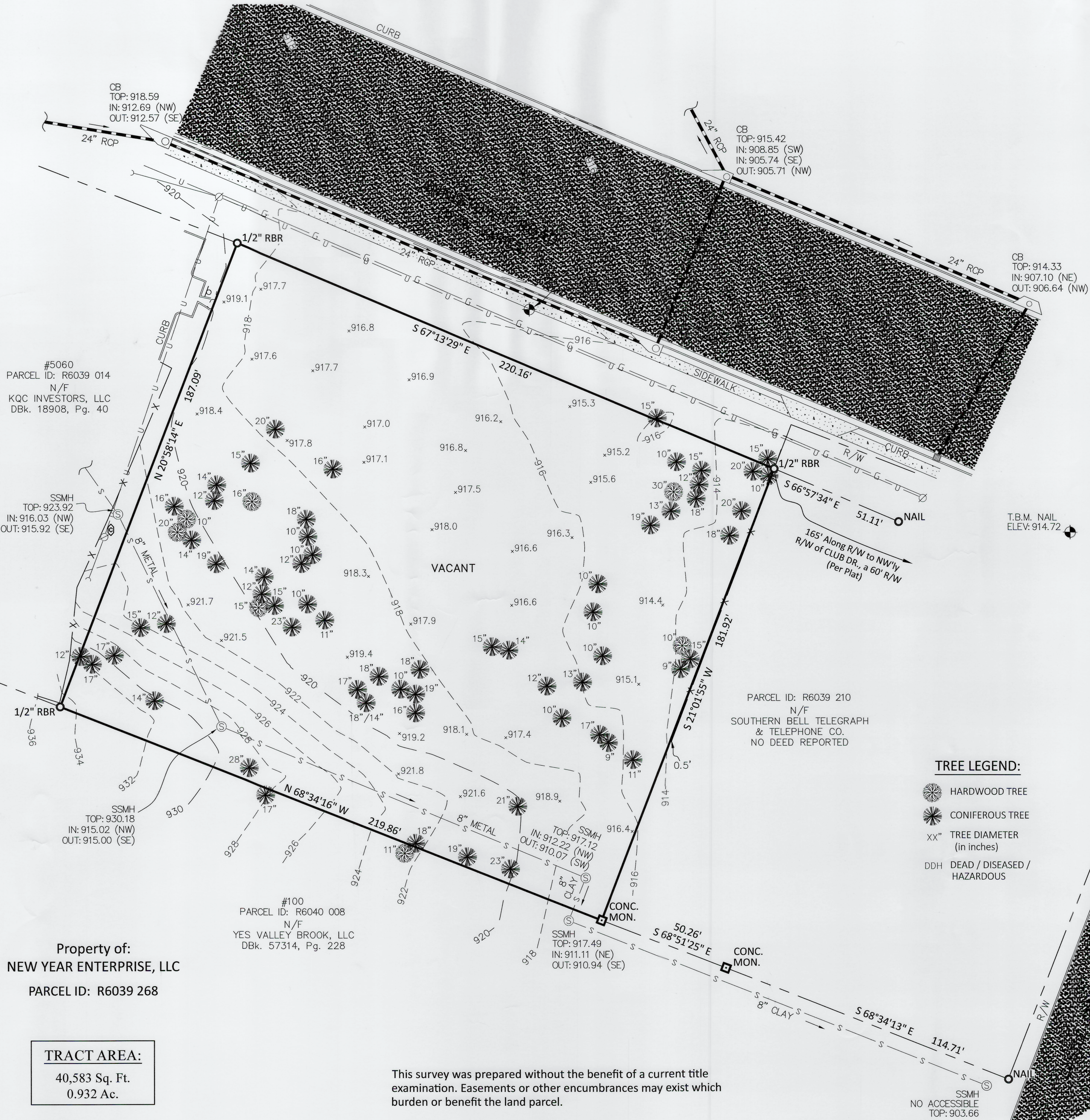
FRONT: 0'
SIDE: 0'
REAR: 0'

Zoning and setback designations as shown hereon were obtained from the official Gwinnett County website on 06/12/2026.

Zoning and setback determinations are often open to interpretation and their depiction on this survey plan is neither authoritative nor conclusive. The owner or building permit holder alone has the responsibility to consult with the relevant planning authority to verify compliance with zoning and setback regulations prior to any development work.

Property of:
NEW YEAR ENTERPRISE, LLC
PARCEL ID: R6039 268

TRACT AREA:
40,583 Sq. Ft.
0.932 Ac.



TREE LEGEND:

- HARDWOOD TREE
- CONIFEROUS TREE
- XX" TREE DIAMETER (in inches)
- DDH DEAD / DISEASED / HAZARDOUS

LEGEND:

- | | | | | |
|--------------------------------------|--------------------|------------------|----------------------|------------------------------|
| ○ PROPERTY CORNER FOUND (AS NOTED) | ⚡ POWER POLE | 🔥 FIRE HYDRANT | BSL BUILDING SETBACK | N/F NOW OR FORMERLY |
| ● 1/2" REBAR WITH CAP SET "LSF# 839" | ⚡ POWER/LIGHT POLE | 🔥 WATER METER | —W— WATER LINE | R/W RIGHT-OF-WAY |
| ▣ R/W MONUMENT | ⚡ GUY WIRE | 🔥 WATER VALVE | —S— SEWER LINE | PBK. PLAT BOOK |
| ▣ REBAR | ⚡ POWER METER | 🔥 CATCH BASIN | —G— GAS LINE | DBK. DEED BOOK |
| ▣ CRBR CAPPED REBAR | ⚡ POWER BOX | 🔥 MANHOLE | —T— TEL. LINE | Pg. PAGE |
| ▣ OTP OPEN TOP PIPE | ⚡ A/C UNIT | 🔥 JUNCTION BOX | —U— OVERHEAD UTIL. | L.L. LAND LOT |
| ▣ CTP CRIMP TOP PIPE | ⚡ GAS METER | 🔥 DRAINAGE INLET | —X— FENCE LINE | S.S.E. SAN. SEWER EASMT. |
| | ⚡ GAS VALVE | 🔥 CLEAN OUT | —920— CONTOUR LINE | D.E. DRAINAGE EASMT. |
| | ☎ TELEPHONE BOX | 🔥 HEADWALL | 🔥 UTILITY MARKERS | FFE FINISHED FLOOR ELEVATION |
| | | 🔥 OVERHANG | 🔥 WATER/GAS/TELECOM | BFE BASEMENT FLOOR ELEVATION |
| | | 🔥 SIGN | | GFE GARAGE FLOOR ELEVATION |

BOUNDARY REFERENCES: DBk. 53324, Pg. 893

THE FIELDWORK WAS COMPLETED ON 05/29/2026.

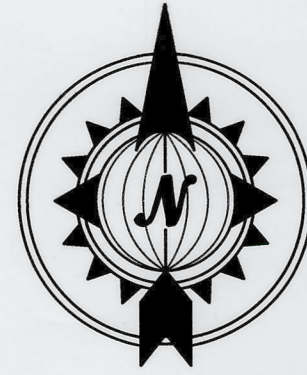
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,096 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S' SERIES 3" TOTAL STATION AND GPS 20T DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

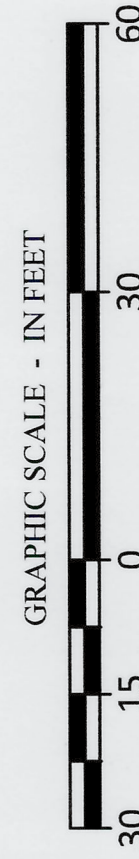
BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM



GRID NORTH
GA WEST NAD '83
NAVD '88
SCALE: 1" = 30'

DATE	REVISION
No.	No.
1.	1.
2.	2.
3.	3.
4.	4.



BOUNDARY, TOPOGRAPHIC & TREE SURVEY

Prepared for: DENNIS VANZANDT
PARCEL ID: 6039 268
LAND LOT 39 of the 6th DISTRICT
GWINNETT COUNTY, GEORGIA - 06/12/2026

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ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED
FOR THE USE OF THE
PERSON, PERSONS OR
ENTITY NAMED HEREON.

PROJECT
51286-01

SHEET
1 of 1