

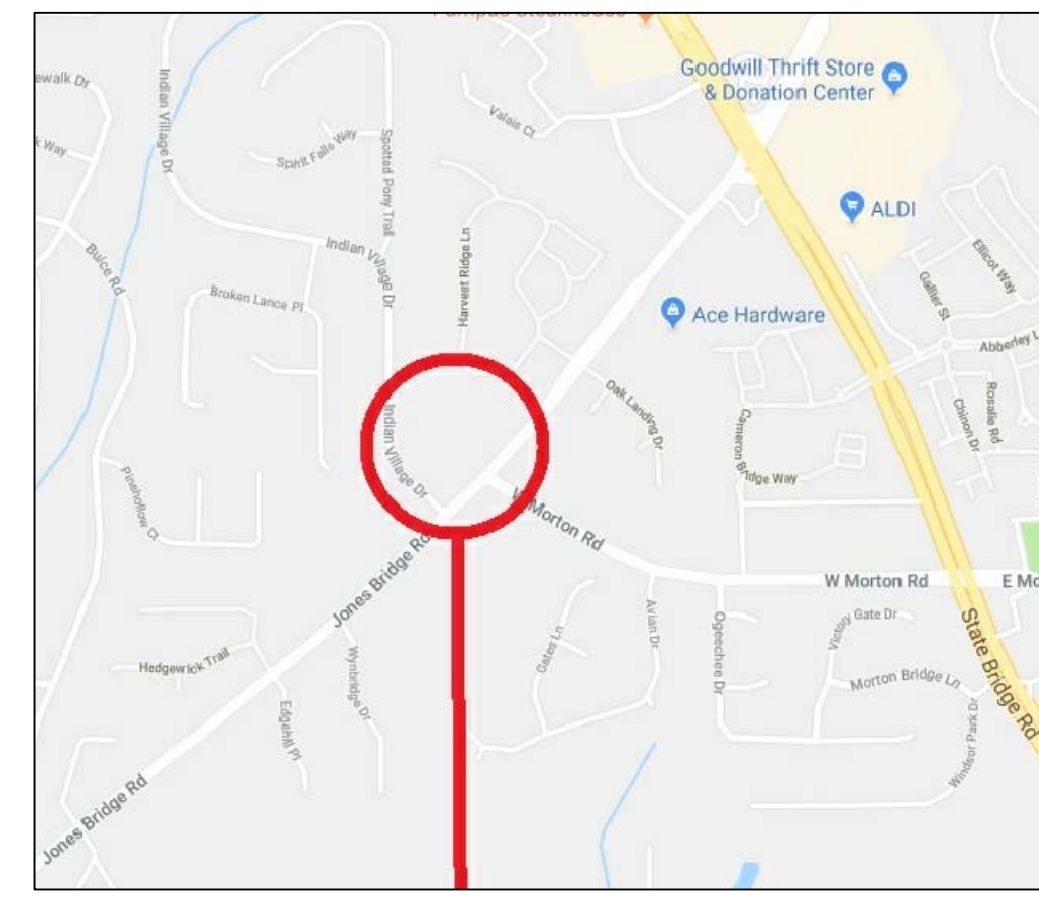


Curve	Radius	Length	Chord	Chord Bear.
C1	3245.63'	325.64'	325.50'	S 39°45'57" W
Course	Bearing	Distance		
L1	S 55°48'35" W	42.63'		
L2	S 89°46'02" W	20.41'		

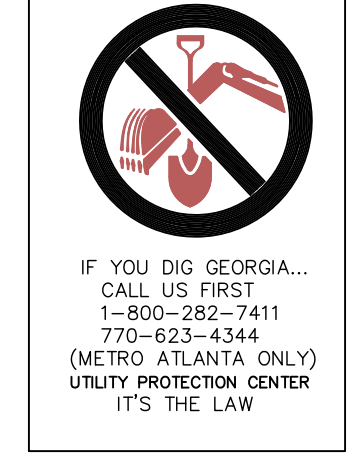
*** LEGEND ***

POB POINT OF BEGINNING	IPF IRON PIN FOUND
LLL LAND LOT LINE	IPS IRON PIN SET
MH MAIN HOLE	OTIP OPEN TOP PIPE FOUND
SSL SANITARY SEWER LINE	CTIP CRIMP TOP PIPE FOUND
CS SAN SEWER CLEANOUT	RB REINFORCING BAR
CB CATCH BASIN	RBF REINFORCING BAR FOUND
JB JUNCTION BOX	RBS REINFORCING BAR SET
DI DRAINAGE INLET	MAD MAGNETIC READING
YI YARD INLET	AIF ANGLE IRON FOUND
HW HEAD WALL	CP CALCULATED POINT
PP POWER POLE	-X- FENCE
LP LIGHT POLE	CLF CHAIN LINK FENCE
PW POWER LINE	WDF WOOD FENCE
GW GUY WIRE	WF WIRE FENCE
SSE SANITARY SEWER ESMT.	IRF IRON FENCE
DE DRAINAGE EASEMENT	FC FENCE CORNER
UE UTILITY EASEMENT	WW WET WEATHER
AE ACCESS EASEMENT	BL BUILDING LINE
TB TOP OF BANK	R/W RIGHT-OF-WAY
BB BOTTOM OF BANK	PC PROPERTY CORNER
CMP CORRUGATED METAL PIPE	PL PROPERTY LINE
RCP REINFORCED CONC. PIPE	CL CENTER LINE
APP AS PER PLAT	CPT CARPORT
APD AS PER DEED	SP SCREEN PORCH
APR AS PER RECORD	P PORCH
APF AS PER FIELD	FH FIRE HYDRANT
BC BACK OF CURB	CBX CABLE BOX
EP EDGE OF PAVEMENT	COL COLUMN
EB ELECTRIC POWER BOX	BLK BLOCK
EM ELECTRIC METER	BR BRICK
GM GAS METER	FR FRAME
GV GAS VALVE	WD WOOD
WM WATER METER	SN SIGN
WV WATER VALVE	P PLAT
OH OVERHEAD	D DEED
OU OWNERSHIP UNCLEAR	R RECORD
AC AIR-CONDITION	F FIELD
CONC. CONCRETE	N N'WORKS.

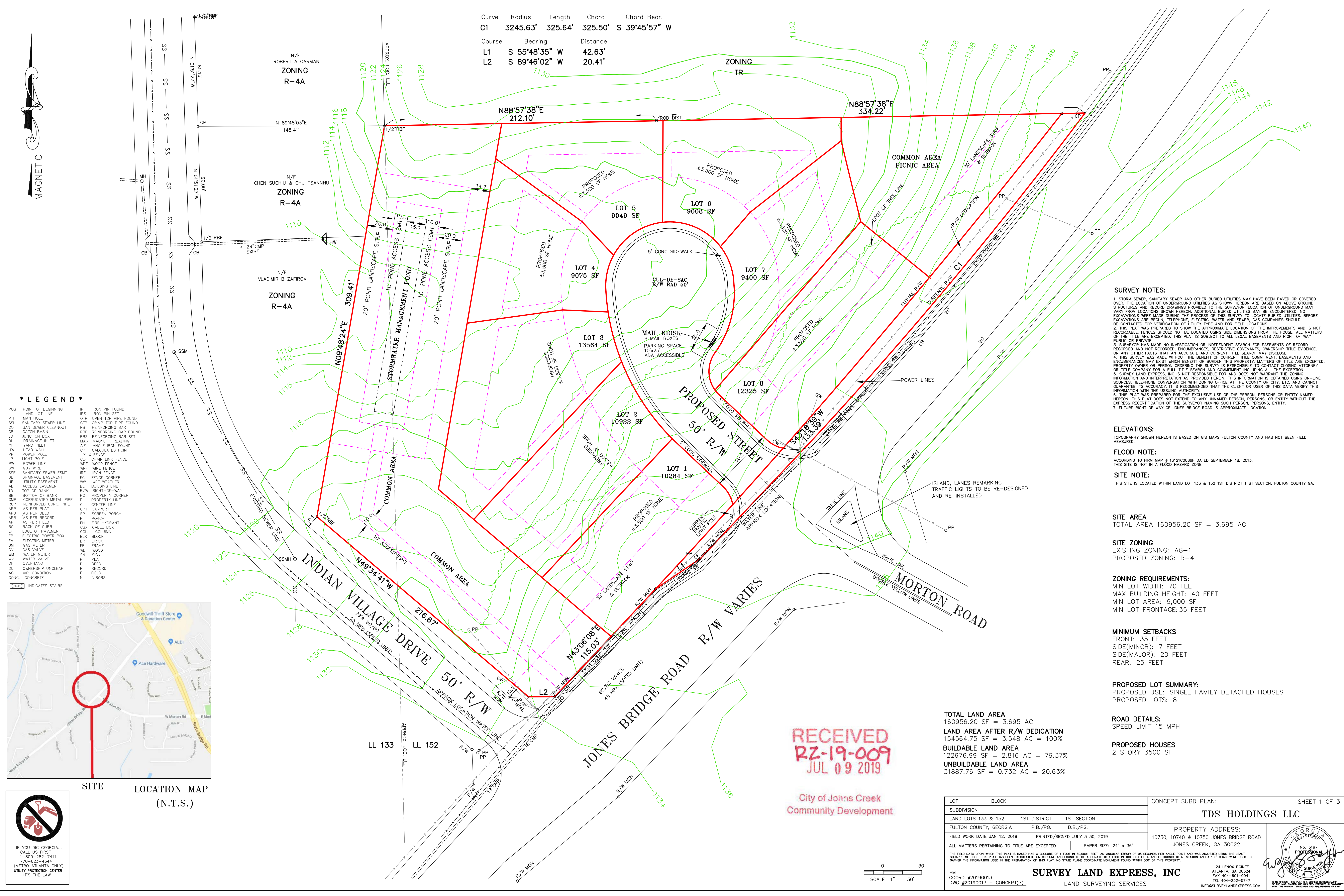
CONC. INDICATES STAIRS



SITE LOCATION MAP (N.T.S.)



IF YOU DIG GEORGIA... CALL US FIRST 1-800-282-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITY PROTECTION CENTER IT'S THE LAW



SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPES AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES WHICH EXIST OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
- SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- FUTURE RIGHT OF WAY OF JONES BRIDGE ROAD IS APPROXIMATE LOCATION.

ELEVATIONS:
TOPOGRAPHY SHOWN HEREON IS BASED ON GIS MAPS FULTON COUNTY AND HAS NOT BEEN FIELD MEASURED.

FLOOD NOTE:
ACCORDING TO FIRM MAP # 13121C0086F DATED SEPTEMBER 18, 2013, THIS SITE IS NOT IN A FLOOD HAZARD ZONE.

SITE NOTE:
THIS SITE IS LOCATED WITHIN LAND LOT 133 & 152 1ST DISTRICT 1 ST SECTION, FULTON COUNTY GA.

SITE AREA
TOTAL AREA 160956.20 SF = 3.695 AC

SITE ZONING
EXISTING ZONING: AG-1
PROPOSED ZONING: R-4

ZONING REQUIREMENTS:
MIN LOT WIDTH: 70 FEET
MAX BUILDING HEIGHT: 40 FEET
MIN LOT AREA: 9,000 SF
MIN LOT FRONTAGE: 35 FEET

MINIMUM SETBACKS
FRONT: 35 FEET
SIDE(MINOR): 7 FEET
SIDE(MAJOR): 20 FEET
REAR: 25 FEET

PROPOSED LOT SUMMARY:
PROPOSED USE: SINGLE FAMILY DETACHED HOUSES
PROPOSED LOTS: 8

ROAD DETAILS:
SPEED LIMIT 15 MPH

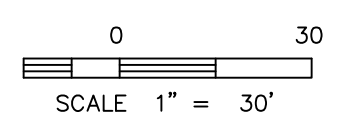
PROPOSED HOUSES
2 STORY 3500 SF

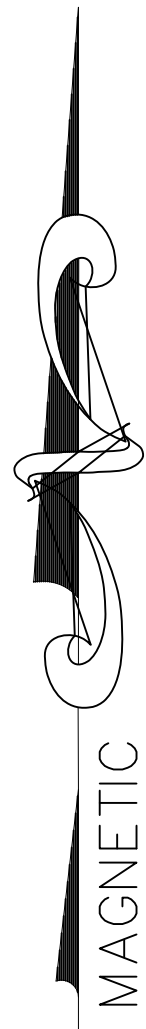
TOTAL LAND AREA
160956.20 SF = 3.695 AC
LAND AREA AFTER R/W DEDICATION
154564.75 SF = 3.548 AC = 100%
BUILDABLE LAND AREA
122676.99 SF = 2.816 AC = 79.37%
UNBUILDABLE LAND AREA
31887.76 SF = 0.732 AC = 20.63%

RECEIVED
RZ-19-009
JUL 09 2019

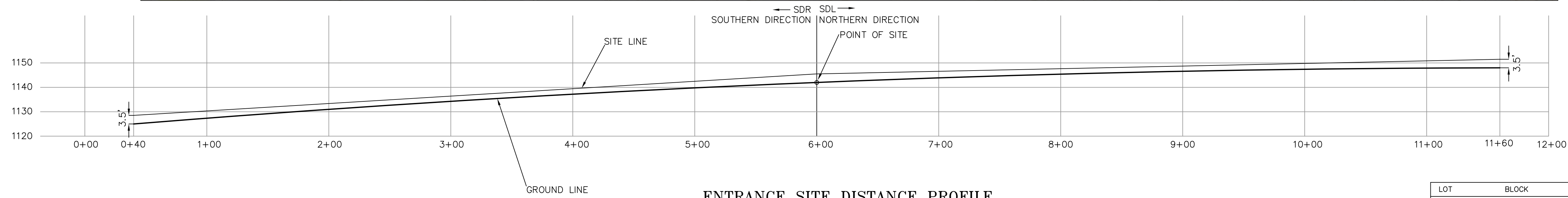
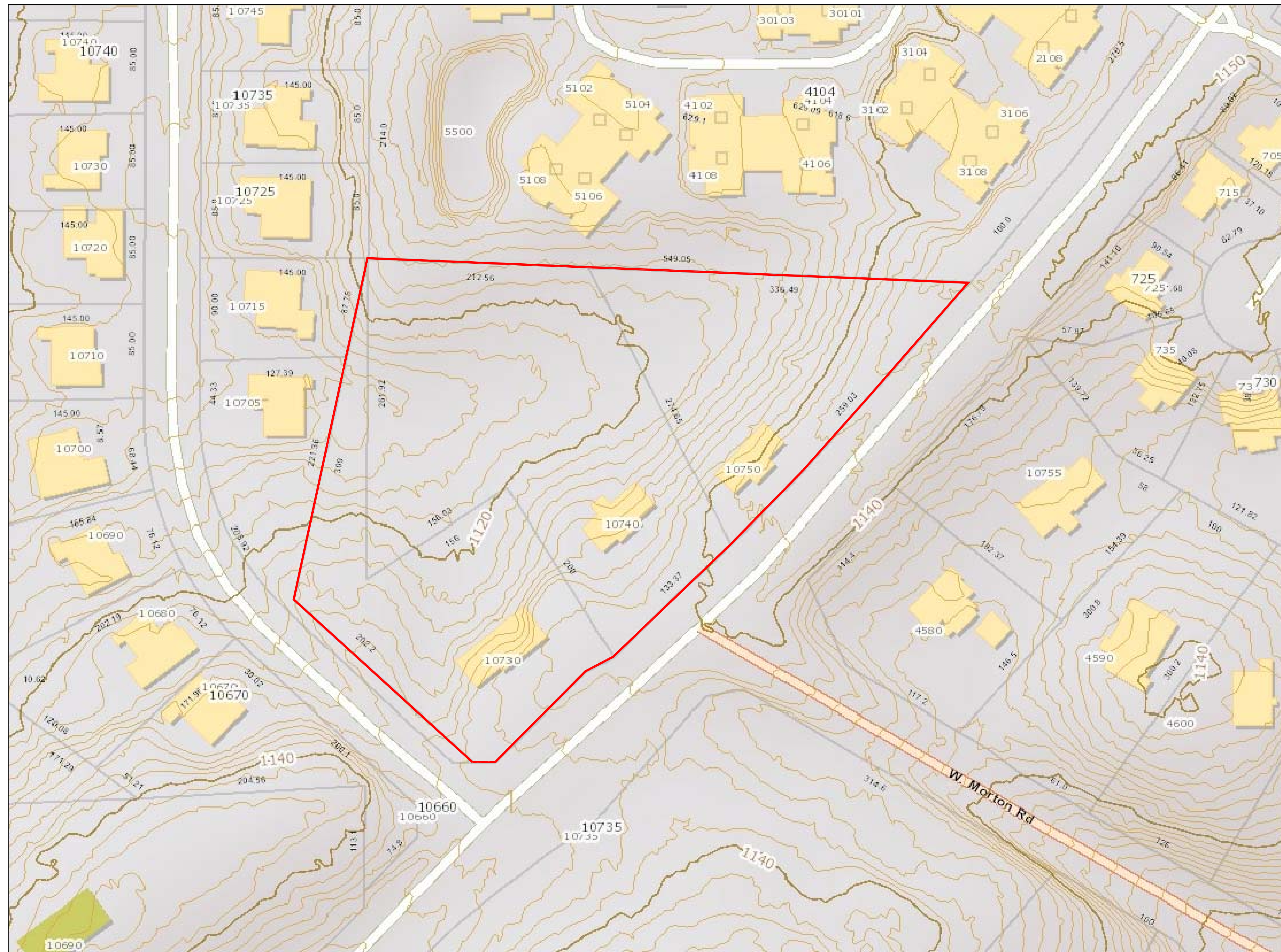
City of Johns Creek
Community Development

LOT	BLOCK	CONCEPT SUBD PLAN:	SHEET 1 OF 3
SUBDIVISION		TDS HOLDINGS LLC	
LAND LOTS 133 & 152 1ST DISTRICT 1ST SECTION		PROPERTY ADDRESS:	
FULTON COUNTY, GEORGIA P.B./PG. D.B./PG.		10730, 10740 & 10750 JONES BRIDGE ROAD	
FIELD WORK DATE JAN 12, 2019 PRINTED/SIGNED JULY 30, 2019		JONES CREEK, GA 30022	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	
<small>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</small>			
SM	CD	24 LENOX POINTE ATLANTA, GA 30324	
CONC #20190013	DWG #20190013 - CONCEPT(7)	FAX 404-801-0941	
SURVEY LAND EXPRESS, INC		TEL 404-252-5747	
LAND SURVEYING SERVICES		INFO@SURVEYLANDEXPRESS.COM	





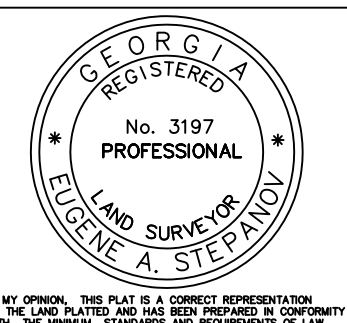
MAGNETIC



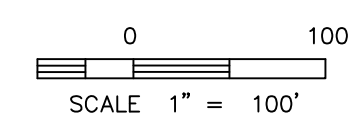
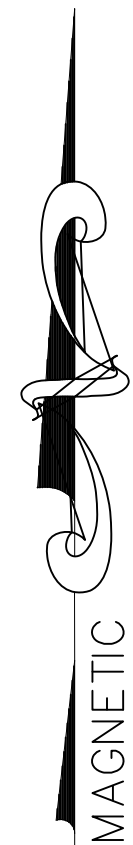
ENTRANCE SITE DISTANCE PROFILE
 SCALE: 1"=50' HORIZONTAL
 1"=30' VERTICAL

TOPOGRAPHY ON SITE & WITHIN 200 FEET
 ENTRANCE SITE DISTANCE PROFILE

LOT	BLOCK	CONCEPT SUBD PLAN:	SHEET 2 OF 3
SUBDIVISION	LAND LOTS 133 & 152 1ST DISTRICT 1ST SECTION	TDS HOLDINGS LLC	
FULTON COUNTY, GEORGIA	P.B./PG. D.B./PG.	PROPERTY ADDRESS: 10730, 10740 & 10750 JONES BRIDGE ROAD JONES CREEK, GA 30022	
FIELD WORK DATE JAN 12, 2019	PRINTED/SIGNED MAY 30, 2019	PAPER SIZE: 24" x 36"	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
SM COORD #20190013 DWG #20190013 - CONCEPT(6)	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		

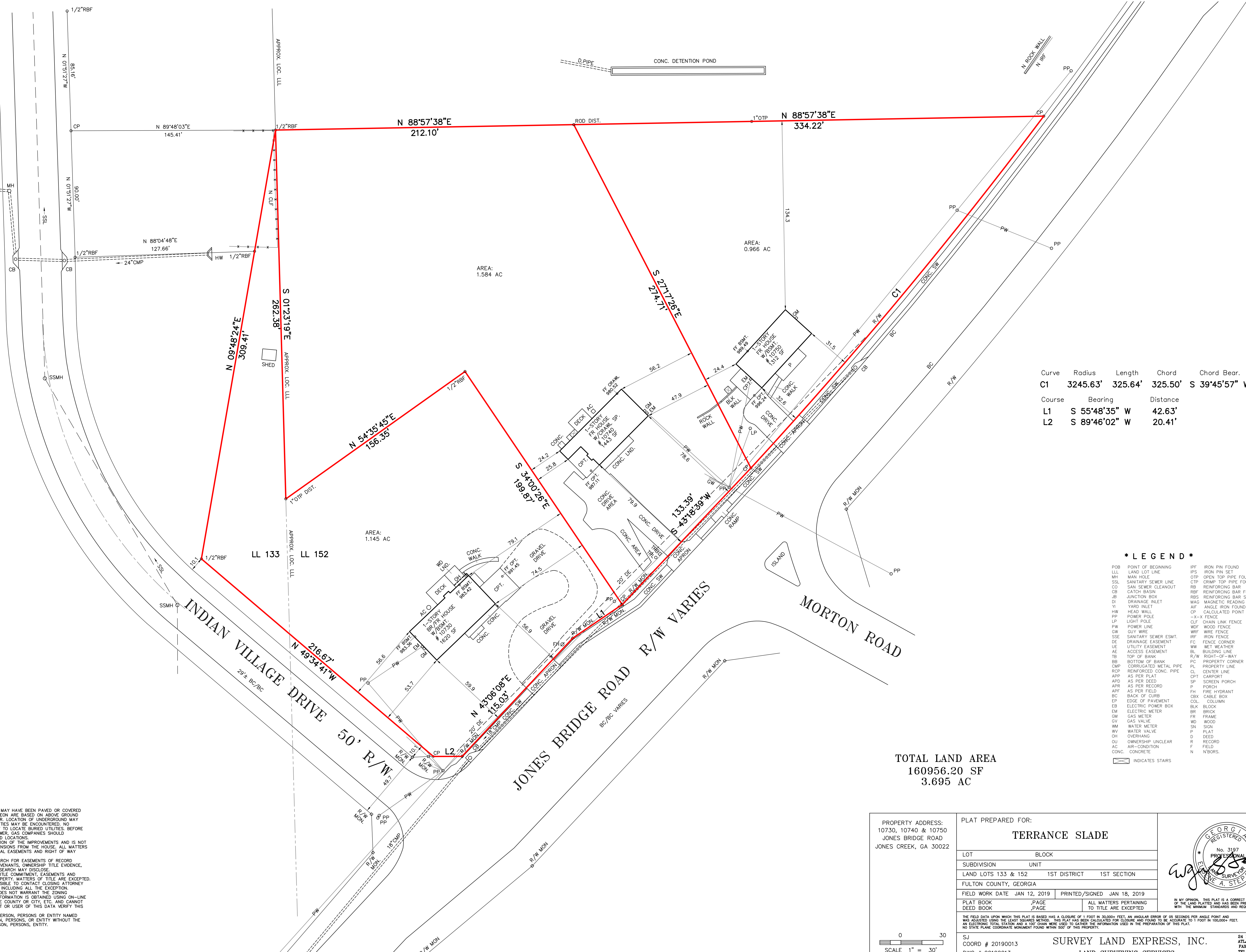


BY MY OFFICIAL SEAL AND IN MY PRESENCE THE LAND SURVEYOR HAS BEEN PREPARED TO CONSTITUTE ME AS THE GENERAL FOREMAN AND RECORDS OF THIS PROJECT.



ADJACENT PROPERTIES WITHIN 400 FEET		CONCEPT SUBD PLAN: SHEET 3 OF 3	
LOT	BLOCK	TDS HOLDINGS LLC	
SUBDIVISION			
LAND LOTS 133 & 152 1ST DISTRICT 1ST SECTION		PROPERTY ADDRESS: 10730, 10740 & 10750 JONES BRIDGE ROAD JONES CREEK, GA 30022	
FULTON COUNTY, GEORGIA P.B./PG. D.B./PG.			
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SM	SURVEY LAND EXPRESS, INC		24 LENOX POINTE ATLANTA, GA 30324
COORD #20190013	LAND SURVEYING SERVICES		FAX 404-601-0941
DWG #20190013 - CONCEPT(7)			TEL 404-252-5747
			INFO@SURVEYLANDEXPRESS.COM

IF AN OWNER, THE PUBLIC OR ANY OTHER INTERESTED PARTY HAS ANY OBJECTIONS TO THIS PLAN, THEY SHOULD FILE THEM WITH THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA, WITHIN 30 DAYS OF THE DATE OF RECORDING OF THIS PLAN.



Curve	Radius	Length	Chord	Chord Bear.
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*** LEGEND ***

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JB	JUNCTION BOX	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	MAG	MAGNETIC READING
YI	YARD INLET	AIF	ANGLE IRON FOUND
HW	HEAD WALL	CP	CALCULATED POINT
PP	POWER POLE	-X-X-	FENCE
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SSE	SANITARY SEWER ESMT.	IRF	IRON FENCE
DE	DRAINAGE EASEMENT	FC	FENCE CORNER
UE	UTILITY EASEMENT	WW	WET WEATHER
AE	ACCESS EASEMENT	BL	BUILDING LINE
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APF	AS PER FIELD	FH	FIRE HYDRANT
BC	BACK OF CURB	CBX	CABLE BOX
EM	EDGE OF PAVEMENT	COL	COLUMN
EP	ELECTRIC POWER BOX	BLK	BLOCK
DM	ELECTRIC METER	BR	BRICK
GM	GAS METER	FR	FRAME
GV	GAS VALVE	WD	WOOD
WM	WATER METER	SN	SN
WV	WATER VALVE	P	PLAT
OH	OVERSHANG	D	DEED
OU	OWNERSHIP UNCLEAR	R	RECORD
AC	AIR-CONDITION	F	FIELD
CONC.	CONCRETE	N	NOTES

INDICATES STAIRS

TOTAL LAND AREA
160956.20 SF
3.695 AC

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PROPERTY ADDRESS:
10730, 10740 & 10750
JONES BRIDGE ROAD
JONES CREEK, GA 30022

PLAT PREPARED FOR:
TERRANCE SLADE

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOTS 133 & 152	1ST DISTRICT 1ST SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE	PRINTED/SIGNED
JAN 12, 2019	JAN 18, 2019
PLAT BOOK	PAGE
DEED BOOK	PAGE
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTER AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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SJ
COORD # 20190013
DWG # 20190013

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

24 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-252-0747
INFO@SURVEYLANDEXPRESS.COM

SCALE 1" = 30'

FORMAT 24 X 36