

SURVEYORS NOTES

1. 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. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. MAY BE REQUIRED. A CROSS ACCESS EASEMENT(S) FOR AN INTERNAL DRIVEWAY (S) MAY BE REQUIRED BETWEEN ADJACENT LOTS. SUCH EASEMENT(S) SHALL BE SHOWN AND RECORDED BETWEEN ADJACENT PROPERTIES WITHIN THE SAME PLAT. PHASES OF PLATS OR OWNERSHIP WHEN THE FOLLOWING CONDITIONS EXIST:

1. THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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. §§ 15-6-87

FLOOD STATEMENT:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.L.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C0079F DATE 9/18/2013"

INSTRUMENT USED:

NIKON DTM-520 TOTAL STATION

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- LLL. LAND LOT LINE
- I.P.S. 1/2" IRON PIN FOUND
- O.T.F. OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊗ LOT NUMBER
- CMF CONCRETE MONUMENT FOUND

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,560 FEET AND AN ANGULAR ERROR OF 00 00 06 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 185,363 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

N/F
WATSON DONALD W.
PARCEL ID: 11 064002330814
DB 26485 PG 57
PB 86 PG 12
ZONING: R4A
12200


N/F
RUKKANNAGARI SRIKANTH
PARCEL ID: 11 064002330622
DB 47935 PG 416
PB 190 PG 120
ZONING: R4A
12225

N/F
KODELA SRINIVASA RAO
PARCEL ID: 11 064302710010
DB 552029 PG 147
PB 211 PG 25
ZONING: R4A
3010

N/F
ANDOVAR HOA INC.
PARCEL ID: 11 064002331273
DB 44873 PG 55
PB 291 PG 1
ZONING: NUP

N/F
HURD PRINCE & ASSOCIATES, INC.
Consulting Engineers & Surveyors
110 North Berry Street
Stockbridge, Georgia 30281-3424
Phone (404) 372-7304 Fax (770) 474-7487

NO. 2808
NOV 18 2016
HURD PRINCE & ASSOCIATES, INC.
SURVEYOR




DEC 05 2016

City of Johns Creek
Planning & Zoning

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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. §§ 15-6-87

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



LOT AREA
44,145. sq.ft.
1.013 acres
ZONING: AG1

BOUNDARY SURVEY FOR:
HAMID GOLPAYEGANI
 5400 SARGENT RD
 ALPHARETTA, GA 30005
 PARCEL ID: 11 064002330192
 LAND LOT: 233 1TH DISTRICT
 FULTON COUNTY, GEORGIA
 SCALE 1"=40" NOVEMBER 17, 2016
 JOB # 25862

R2-17-004