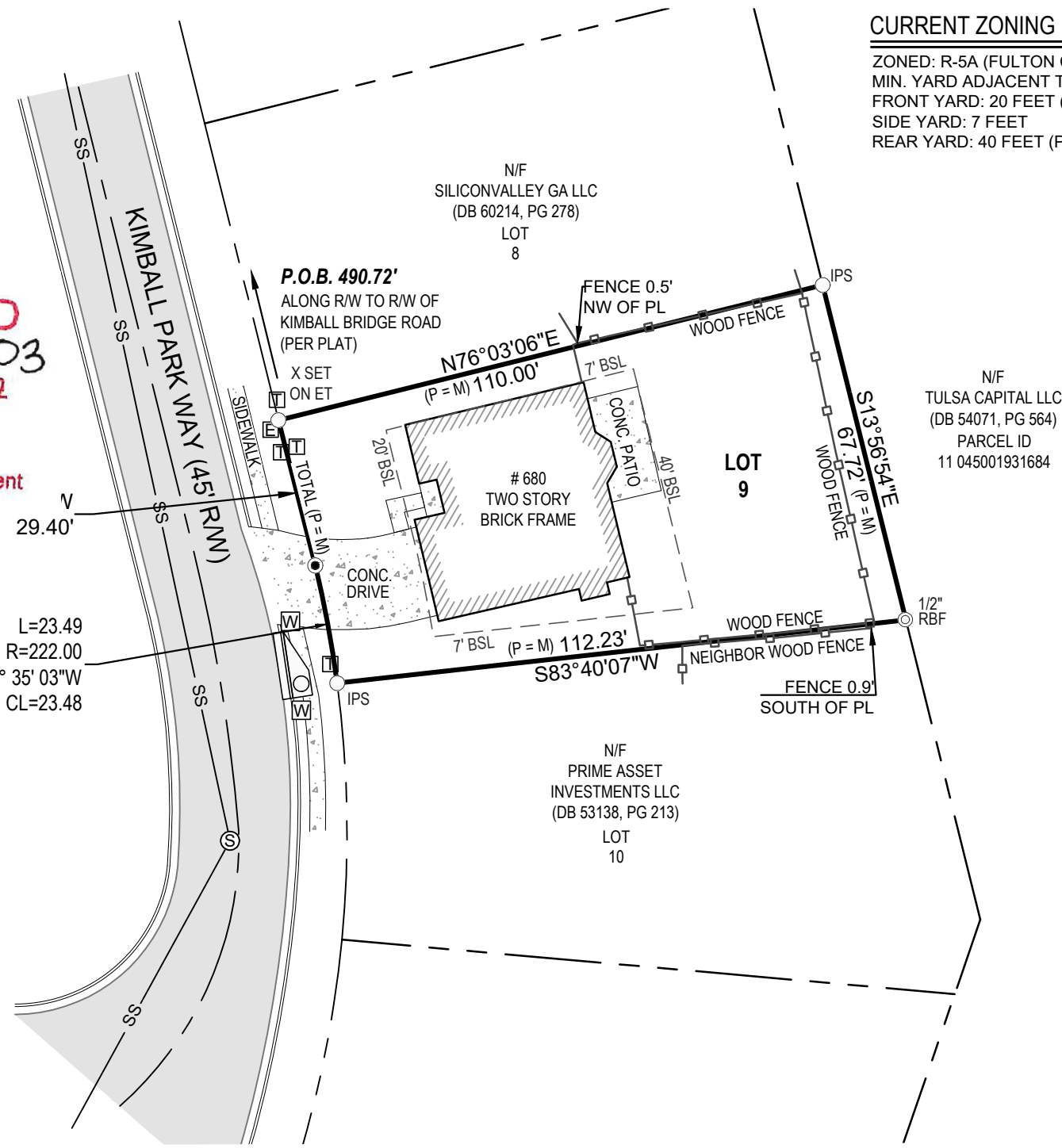


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 Community Development



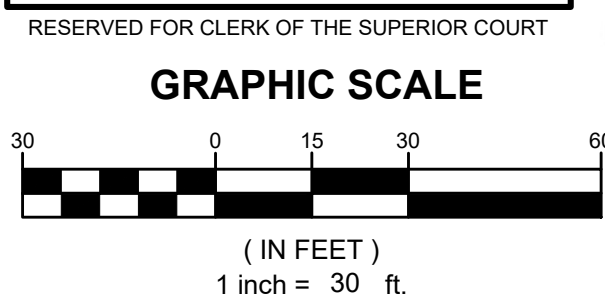
CURRENT ZONING
 ZONED: R-5A (FULTON COUNTY)
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 20 FEET (PER PLAT)
 SIDE YARD: 7 FEET
 REAR YARD: 40 FEET (PER PLAT)

LEGEND

	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	1/2 IRON PIN SET (IPS)
	REBAR FOUND (RBF)
	CONC. MONUMENT FOUND (CMF)
	CALCULATED POINT
	C.H.A.I.N. L.I.N.K. F.E.N.C.E. (C.L.F.)
	C.R.I.M.P. T.O.P. P.I.P.E. F.O.U.N.D. (C.T.F.)
	O.P.E.N. T.O.P. P.I.P.E. F.O.U.N.D. (O.T.F.)
	I.R.O.N. P.I.N. O.R. R.O.D. F.O.U.N.D. (I.P.F.)

AREA
 6,646 sq.ft.
 0.15 acres

- SURVEY NOTES**
- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
 - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0079F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



SURVEYORS CERTIFICATION

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.

Cullen Preston Hardee 1/6/2022
 CULLEN PRESTON HARDEE DATE
 REGISTERED LAND SURVEYOR #3144

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JOB NUMBER:
21-1165



PLAT DATE:	1/6/2022
FIELD DATE:	12/22/2021
SCALE:	1"=30'
DRAWN BY:	J.A.M.
REVIEWED BY:	C.P.H.

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 55232	PAGE: 366
PLAT BOOK: 203	PAGE: 87

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
GAURANG PATEL
 LOT 9
 KIMBALL PARC SUBDIVISION
 LAND LOT 193, 1ST DISTRICT
 1ST SECTION, FULTON COUNTY
 GEORGIA

1258 CONCORD ROAD SE SUITE 103
 SMYRNA, GEORGIA 30080
 Ph. (678) 293-5232

VISIT US ON OUR WEBSITE:
www.united-uls.com

UNITED LAND SURVEYING
 COA NO. LSF 001321

LEGAL DESCRIPTION FOR 680 KIMBALL PARC WAY

All that tract or parcel of land lying and being in land lot 193 of the 1st District, 1st Section of Fulton County, Georgia, being Lot 9, Kimball Parc Subdivision, as per plat recorded in Plat Book 203, Page 87, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto.

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