

SURVEYOR'S 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.



V.F. Gaddy, Jr. 8/30/21
 Virginia F. Gaddy, Jr., EA PLS # 2861 DATE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND

- IPS IRON PIN SET (1/2" REBAR)
- RFB REBAR FOUND
- CTF CRIMP TOP FOUND
- OTF OPEN TOP FOUND
- JB JUNCTION BOX
- R/W RIGHT-OF-WAY
- B.L. BUILDING LINE
- P PROPERTY LINE
- CB CATCH BASIN
- HW HEADWALL
- SSMH SEWER MAINHOLE
- FENCE
- L.L. LAND LOT LINE
- O.L.L. ORIGINAL LOT LINE
- D.E. DRAINAGE EASMT.
- S.E. SEWER EASMT.
- U.E. UTILITY EASMT.
- C.L. CHAIN LINK
- PP POWER POLE
- DI DROP INLET
- LP LIGHT POLE
- EP EDGE OF PAVEMENT CENTERLINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,584 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,035 FEET.

A LEICA TS13 03" R500 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAVD'88.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0069F, EFFECTIVE DATE: 09-18-2013

AREA = 0.35 ACRE

PROPERTY ZONED CUP (CITY OF JOHNS CREEK)

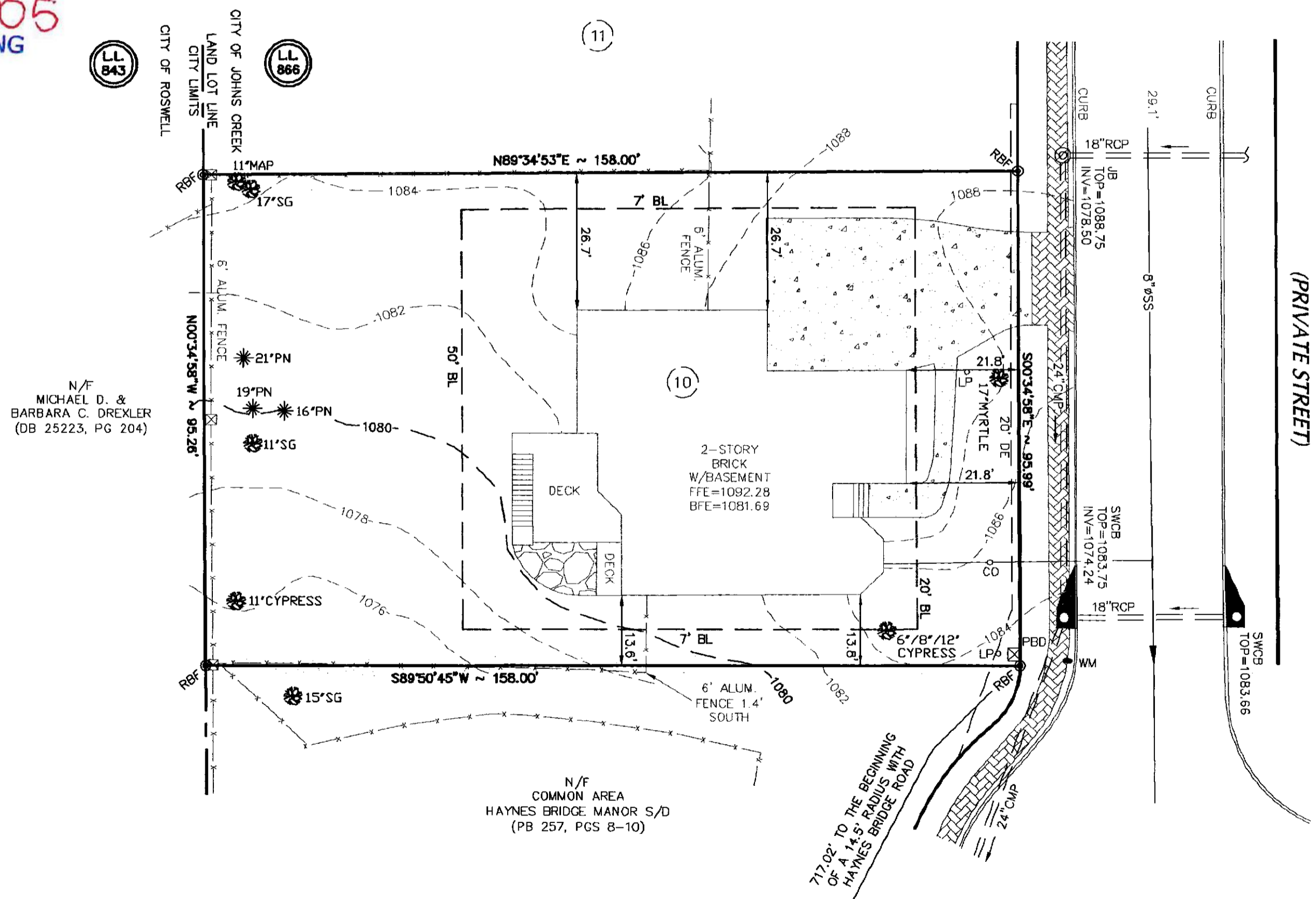
SETBACKS SHOWN HEREON ARE BASED ON CITY OF JOHNS CREEK ZONING REQUIREMENTS AND ARE SUBJECT TO APPROVAL BY CITY OF JOHNS CREEK DEPARTMENT OF PLANNING.

NOTE: EASEMENTS ALONG STORM & SEWER LINES WITHIN THE RIGHTS-OF-WAY OF HAYNES TRAIL NOT SHOWN FOR CLARITY PURPOSES.

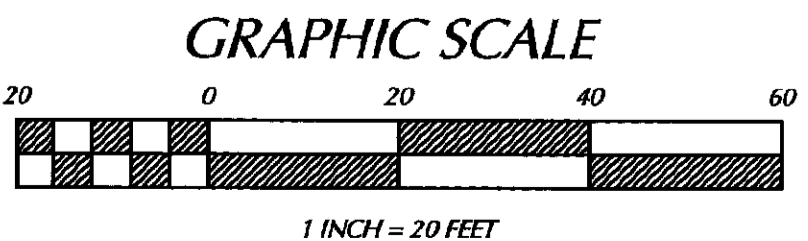
PROJECT NUMBER
BZK-21-001
 BY FIELD DRAWING
 PIB 8-20-21 8-30-21

RECEIVED

MAR 08 2022
 V-22-0005
 PLANNING & ZONING



LOT COVERAGE CALCULATION (IN Sq.Ft.):
 LOT = 15,109
 DWELLING = 2,828
 DRIVEWAY / WALKWAY = 1,514
 FRONT PORCH = 46
 REAR DECKS = 440
 REAR STONE PATIO = 133
 TOTAL IMPERVIOUS = 4,961
 LOT COVERAGE = 32.8%



TOPOGRAPHIC SURVEY FOR:
BRAD KRAMER
 #3042 HAYNES TRAIL
 LOT 10
 HAYNES BRIDGE MANOR SUBDIVISION
 (PLAT BOOK 257, PAGES 8-10)
 LAND LOT 866 ~ 1ST DISTRICT, 2ND SECTION
 CITY OF JOHNS CREEK ~ FULTON COUNTY, GEORGIA

GADDY SURVEYING & DESIGN, INC.
 1215 PLEASANT HILL ROAD
 LAWRENCEVILLE, GEORGIA 30044
 PHONE - (770) 931-5920
 FAX - (770) 931-5903
 L.S. CERTIFICATE OF AUTHORIZATION #LS001014
 P.E. CERTIFICATE OF AUTHORIZATION #PE0005450

RECEIVED

Deed Book 56908 Pg 283
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

MAR 08 2022

V-22-0005
PLANNING & ZONING

Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 866 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 10, Haynes Bridge Manor Subdivision, as per plat recorded in Plat Book 257, Pages 8-10, Fulton County, Georgia Records, said Plat being incorporated herein and made reference hereto.