

4° 35' Declination  
 Plat Book 147  
 Page 7  
 Reading Held

RECEIVED  
 V-21-001  
 DEC 08 2020  
 City of Johns Creek  
 Community Development

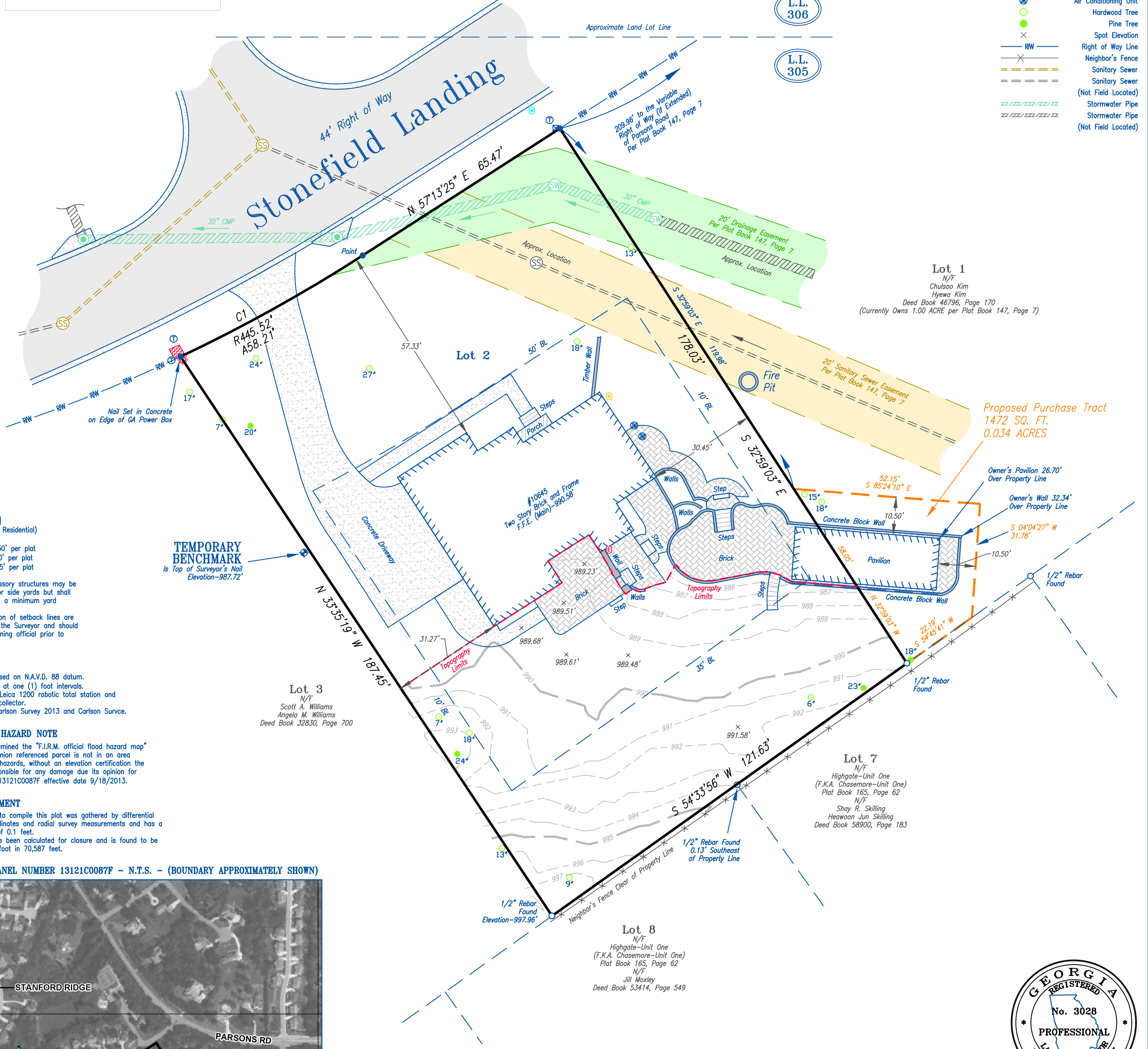
**SURVEY LEGAL DESCRIPTION (PROPOSED PURCHASE TRACT)**  
 All that tract or parcel of land lying and being in Land Lot 305 of the 1st District 1st Section, Fulton County, Georgia, City of Johns Creek, being part of Lot 1, Stonehaven Subdivision, as per plat recorded in Plat Book 147, Page 7, Fulton County, Georgia records, and being more particularly described as follows:  
 Commencing at a 1/2" Rebar Set on the Southeast 44' right of way of Stonefield Landing, said point being 209.96 feet Southwesterly along said right of way from the variable right of way of Parsons Road (if Extended), said point also being the Northernmost corner of Lot 2, said subdivision, thence leaving said right of way and along the line dividing Lot 1 and Lot 2 South 32 Degrees 59 Minutes 03 Seconds East a distance of 119.98 feet to the POINT OF BEGINNING, thence leaving said dividing line South 85 Degrees 24 Minutes 10 Seconds East a distance of 52.15 feet to a Point, thence South 04 Degrees 04 Minutes 27 Seconds West a distance of 31.78 feet to a Point, thence South 54 Degrees 45 Minutes 41 Seconds West a distance of 22.19 feet to a 1/2" Rebar Found at the Easternmost corner of said Lot 2, thence along said dividing line of Lot 1 and Lot 2 North 32 Degrees 59 Minutes 03 Seconds West a distance of 58.05 feet to the POINT OF BEGINNING.  
 Having an area of 1,472 Sq. Ft., 0.034 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 201996.

**AREA**  
 22,227 SQ. FT.  
 0.510 ACRES

- LEGEND**
- These standard symbols may be found in the drawing.
- Iron Pin Set
  - Iron Pin Found
  - Building Line
  - Catch Basin Lid
  - ⊕ Stormwater Junction Box
  - ⊙ Light Pole
  - ⊖ Electric Meter
  - ⊕ Water Meter
  - ⊖ Sanitary Sewer Manhole
  - ⊕ Telephone Pedestal
  - ⊖ Cable TV Box
  - ⊕ Gas Meter
  - ⊖ Air Conditioning Unit
  - Hardwood Tree
  - Pine Tree
  - × Spot Elevation
  - Right of Way Line
  - Neighbor's Fence
  - Sanitary Sewer
  - Sanitary Sewer (Not Field Located)
  - Stormwater Pipe
  - Stormwater Pipe (Not Field Located)

L.L. 306

L.L. 305



**ZONING**  
 [City of Johns Creek]  
 (R-3) (Single Family Residential)  
 (Z-84-258)  
 Front yard setback—50' per plat  
 Side yard setback—10' per plat  
 Rear yard setback—35' per plat

Per Sec. 6.4.3. Accessory structures may be located in the rear or side yards but shall not be located within a minimum yard

Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

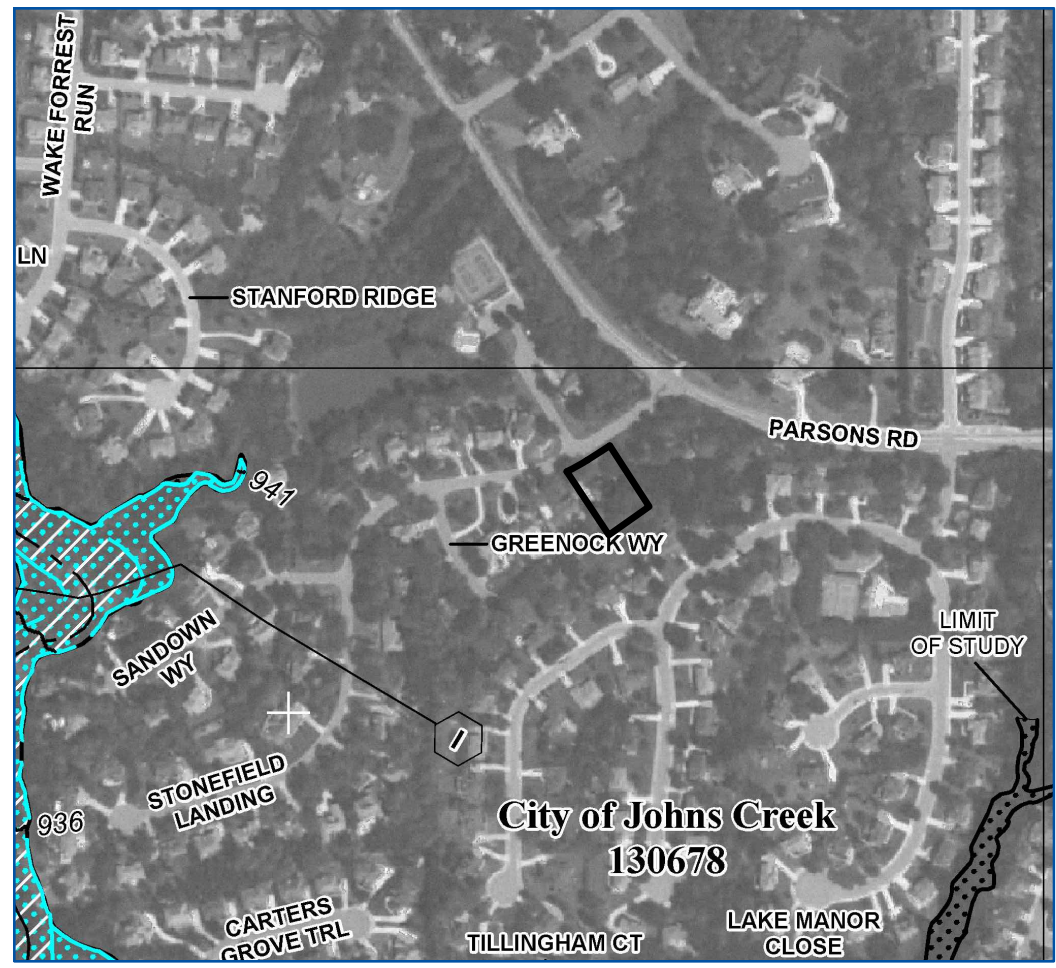
**SURVEY NOTES**

- Elevations are based on N.A.V.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survce.

**SPECIAL FLOOD HAZARD NOTE**  
 I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 13121C0087F effective date 9/18/2013.

**CLOSURE STATEMENT**  
 The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 70,587 feet.

F.E.M.A. MAP PANEL NUMBER 13121C0087F - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



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 herein. 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.

By: *Josh Lewis*  
 Josh Lewis IV, Registered Land Surveyor Number 3028



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	445.52'	58.21'	58.17'	N 60°56'10" E	7°29'09"

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 201996:1	DRAWING NUMBER F-4175	TOPOGRAPHIC/TREE SURVEY PLAT FOR: 10645 Stonefield Landing, Duluth Georgia 30097				DATE: 7/30/20	SCALE: 20'
		<b>RAY JOHNSTON</b>		REVISION		BY	DATE
LAND LOT: 305		1st DISTRICT	1st SECTION	Fulton COUNTY, GA			
LOT: 2		BLOCK:	UNIT:	PHASE:			
SUBDIVISION: Stonehaven							
PLAT BOOK 147, PAGE 7		PARTY CHIEF: JJ	FIELD DATE: 8/12/20		SHEET 1 OF 1		
DEED BOOK 58009, PAGE 133		DRAFTER: BMS					



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 EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED