

AS-BUILT SURVEY PREPARED FOR:
BORIS & KAMELIA GOUCHEV
TAX PARCEL ID: 11 042101420254
ZONING DISTRICT: CUP
(U-84-111 FC, Z-84-221 FC)
TOTAL AREA:
26,816 SQ. FT.
0.616 ACRES

THIS BLOCK RESERVED FOR THE
 CLERK OF SUPERIOR COURT

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	50.00'	51.24'	N7°12'14"E	49.03'

LEGEND

- Iron Pin Found
- B.S.L. Building Setback Line
- RB Rebar
- Concrete
- Stone
- Wood Decking
- SS Sanitary Sewer

PEMBERTON COVE
 (44' PRIVATE EASEMENT)

RECEIVED

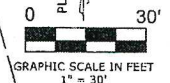
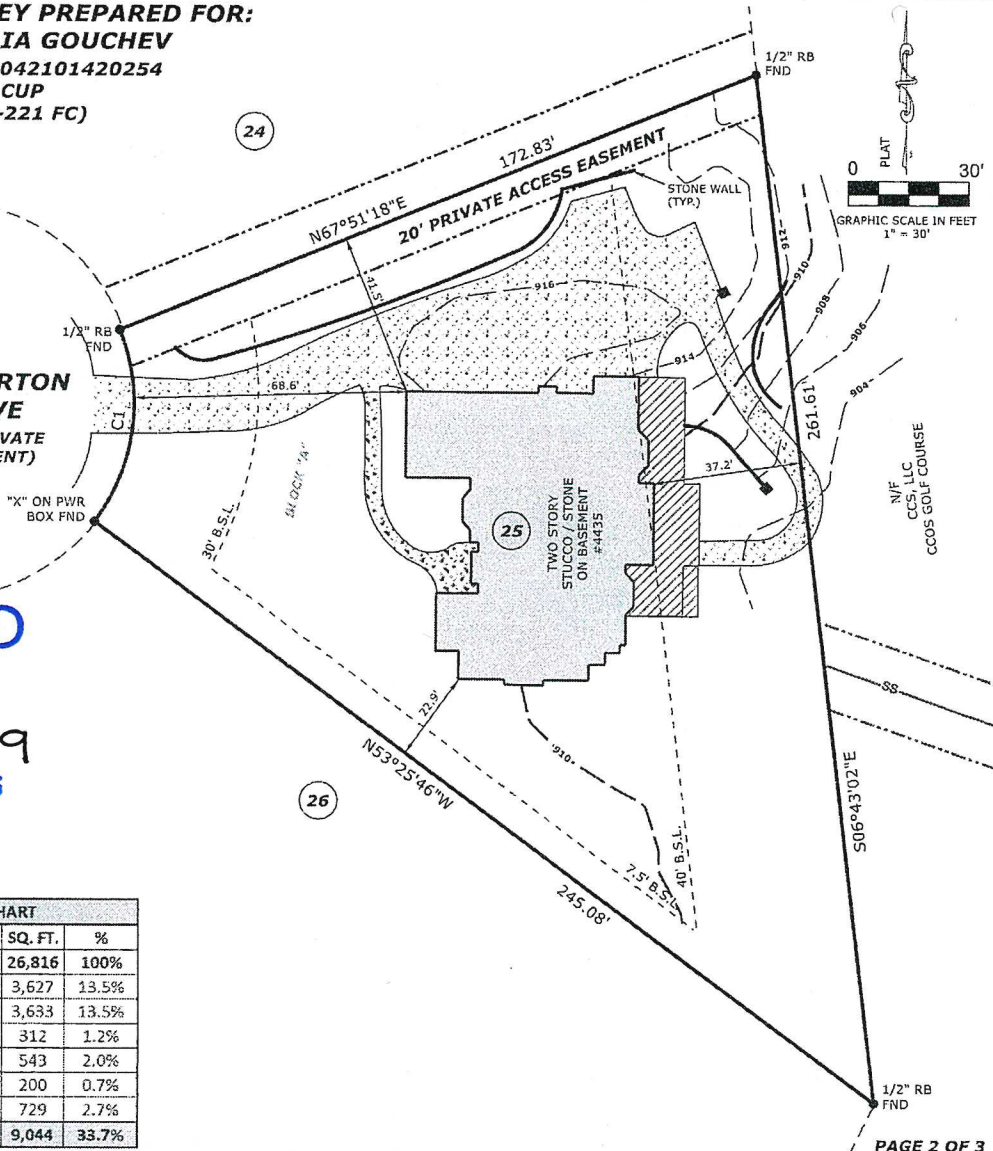
MAY 06 2022
V-22-0009
PLANNING & ZONING

LAND LOT: 142
 DISTRICT: 1ST
 SECTION: 1ST
 COUNTY: FULTON
 CITY OF JOHNS CREEK
 PROPERTY ADDRESS:
 4435 PEMBERTON COVE
 JOHNS CREEK, GA 30022
 DATE(S) OF FIELD WORK: 04/05/2022
 DATE OF DRAWING: 04/16/2022
 SURVEY #22-1185
 SURVEY PREPARED FOR:
 BORIS & KAMELIA GOUCHEV
 LEGAL DESCRIPTION:
 LOT 25, BLOCK "A", COUNTRY CLUB OF THE SOUTH,
 POD A, PHASE 1, PER PLAT BOOK 148, PAGE 17,
 FULTON COUNTY, GEORGIA OFFICIAL RECORDS.

EQUIPMENT USED: LEICA TS62 POWER, NOHAD 900
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN 14,473 FEET, AND AN
 ANGULAR ERROR OF 05" PER ANGLE POINT. ADJUSTMENT
 FOR CLOSURE WAS BY THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 246,505
 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
 TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID
 TITLE SEARCH MAY PRODUCE.

LOT COVERAGE CHART		
ITEM	SQ. FT.	%
ENTIRE LOT	26,816	100%
HOUSE	3,627	13.5%
CONCRETE DRIVEWAY	3,633	13.5%
STONE WALK / PORCH	312	1.2%
REAR CONCRETE WALK	543	2.0%
STONE WALLS	200	0.7%
WOOD DECK / STEPS	729	2.7%
TOTAL	9,044	33.7%



ACCURATE SURVEYING AND PLANNING, INC.
 4955 BLOOMING CT.
 CUMMING, GA 30028
 OFFICE (770) 888-9880 CELL (678) 595-0994
 WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM
 GEORGIA REGISTERED LAND SURVEYING FIRM #1128

SURVEYOR'S CERTIFICATE:
 THIS PLAT IS A RESTATEMENT 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 REGULATIONS OR REQUIREMENTS APPLICABLE TO PERMITS, COMPLIANCE WITH LOCAL ORDINANCES OR REGULATIONS, OR THE UNDERSTANDING OF THE SURVEYOR 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 13-6-97.

ANTHONY P. FAILLA, GA RLS #3258 DATE **4-16-22**
 GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

Traverse PC

RECEIVED

MAY 06 2022

V-22-0009
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EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 142 of the 1st District, 1st Section of Fulton County, Georgia, being Lot 25, Block A, of POD 'A' - Phase I, The Country Club of the South, as per plat recorded in Plat Book 148, Page 17, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof. Subject Property Address: 4435 Pemberton Cove, Johns Creek, GA 30022

Parcel ID: 11-0421-025-4

EXHIBIT B

As described in legal title. provided to and accepted by Synovus Bank