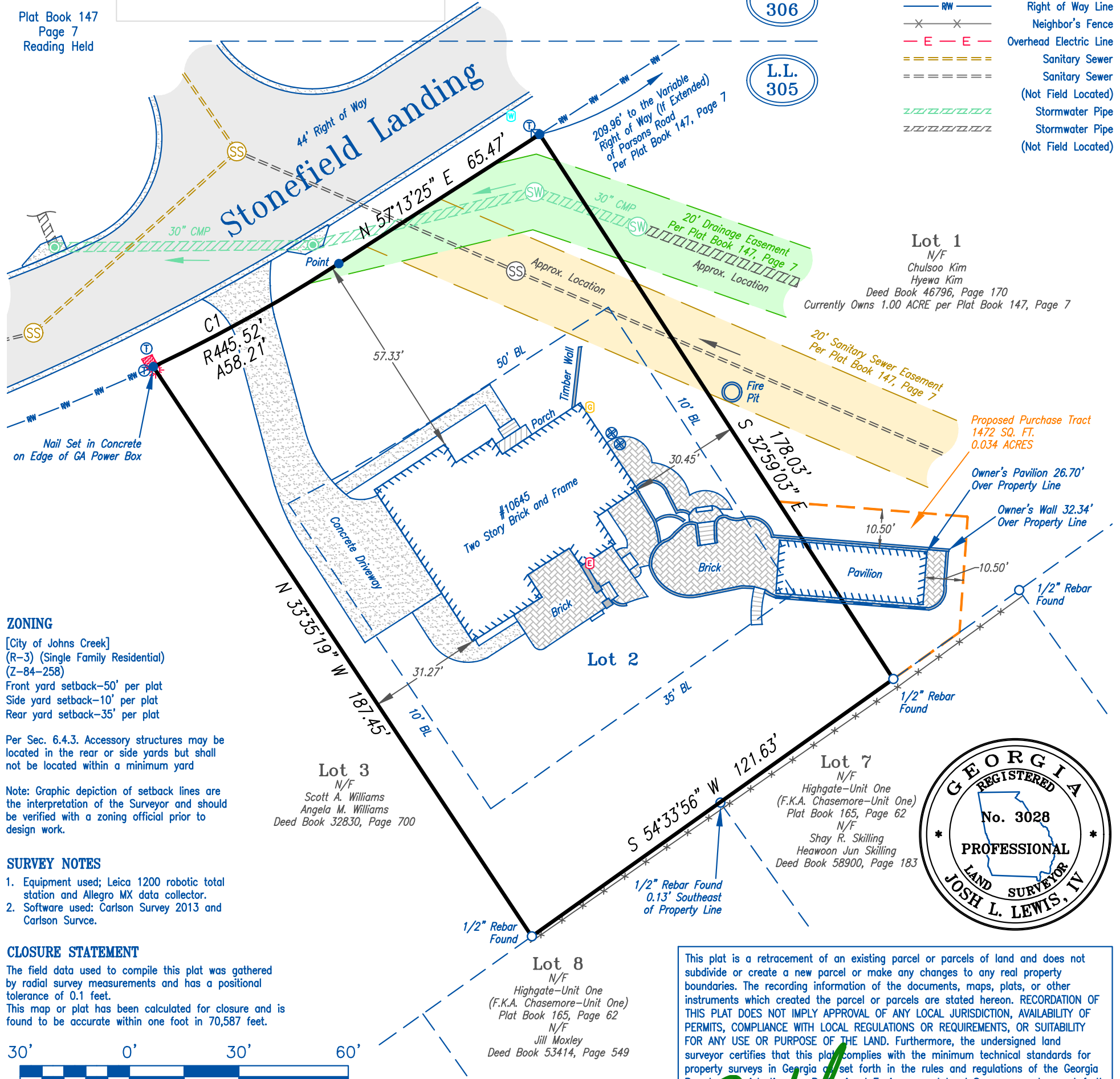


4' 35'
Magnetic North
4' 35'
Declination
Plat Book 147
Page 7
Reading Held

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

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
 - Light Pole
 - ⊕ Electric Meter
 - ⊕ Water Meter
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Telephone Pedestal
 - ⊕ Cable TV Box
 - ⊕ Gas Meter
 - ⊕ Air Conditioning Unit
 - Right of Way Line
 - Neighbor's Fence
 - Overhead Electric Line
 - Sanitary Sewer
 - Sanitary Sewer (Not Field Located)
 - Stormwater Pipe
 - Stormwater Pipe (Not Field Located)



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
1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used; Carlson Survey 2013 and Carlson Survce.

CLOSURE STATEMENT
The field data used to compile this plat was gathered by 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.



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"

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 1-6-6.

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



155 CLIFWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6677 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 201996	DRAWING NUMBER F37-58	SURVEY PLAT FOR: 10645 Stonefield Landing, Duluth Georgia 30097				DATE: 7/30/20	SCALE: 30'
		RAY JOHNSTON					
		LAND LOT: 305	1st DISTRICT	1st SECTION	Fulton COUNTY, GA		
		LOT: 2	BLOCK:	UNIT:	PHASE:		
		SUBDIVISION: Stonehaven					
PLAT BOOK 147	PAGE 7	DRAFTER: BMS	REVISION DATE:				
DEED BOOK 58009	PAGE 133	PARTY CHIEF: JJ	FIELD DATE: 8/12/20	SHEET 1 OF 1			



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