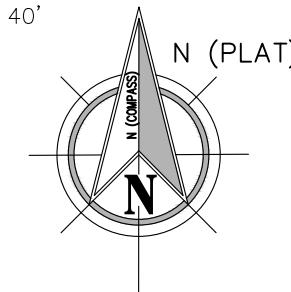
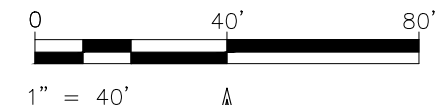


**GENERAL NOTES:**  
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

- TREE SYMBOLS  
 X = DIAMETER IN INCHES
- (X) OAK
  - (X) HARDWOOD
  - (X) SWEETGUM
  - (X) PINE
  - (X) MAPLE
  - (X) POPLAR
  - (X) MAGNOLIA
  - (X) DOGWOOD
  - (X) HICKORY
  - (X) CREPE MYRTLE
  - (X) PECAN



**LEGEND**

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX



PATRICK F. CAREY, R.L.S. #3077  
 FOR  
 KEYSTONE LAND SURVEYING, INC.  
 162 EAST CROGAN STREET  
 SUITE F  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700

CITY OF JOHNS CREEK  
 ZONING: CUP (COMMUNITY UNIT PLAN)

**FIELD DATA:**

DATE OF FIELD SURVEY 3-11-22.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

**EQUIPMENT:**  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP 85  
 SN: 6129500077  
 NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 24,252 SQ FT, 0.557 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 153,934 FEET

**SURVEY DATA:**

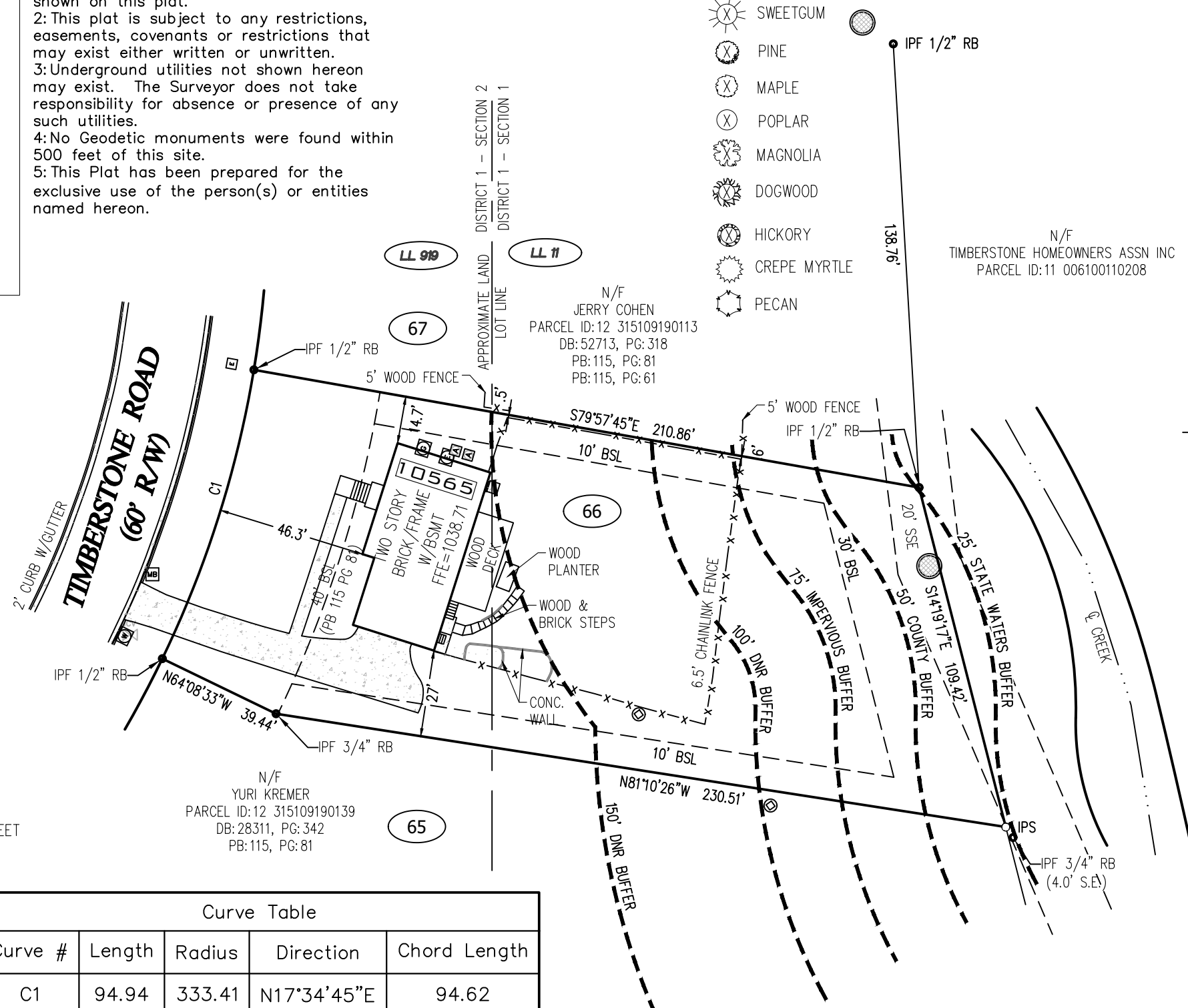
TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 59409 PG 73  
 PROPERTY OWNER AT TIME OF SURVEY: JAMES VENABLE  
 PARCEL NUMBER: 12 315109190121

REFERENCE: PB 115 PG 81  
 DB 59409 PG 73

**FLOOD HAZARD NOTE:** THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0067F EFFECTIVE DATE SEPTEMBER 18, 2013

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	94.94	333.41	N17°34'45"E	94.62

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, plat, 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 for 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



Date:	3-25-2022
Scale:	1" = 40'
Drawn By:	JTF
BOUNDARY SURVEY FOR JAMES VENABLE	
10565 TIMBERSTONE ROAD, ALPHARETTA, GEORGIA 30022	
LOT 66, BLOCK F, SECTION III, TIMBERSTONE SUBDIVISION	
LAND LOT 919 - 1ST DISTRICT, 2ND SECTION & LAND LOT 11 - 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA	
REVISIONS	By
Description	
Date	