

GENERAL NOTES:

Survey Precision Statement:
This survey was performed using a Spectra Focus 50 5' robotic total station. A least square adjustment was performed resulting in an maximum error of 0.02 foot at the 95% confidence level.

Plat Closure Statement:
This plat has been calculated for closure and has been found to be accurate to 1 foot in 156,268 feet.

Flood Hazard Statement:
This parcel of land is not in the 100 year flood plain and is in Zone X; map number *1312C00916 dated September 18, 2013.

Building Setbacks:
Front: 35'
Side: 7'
Rear: 25'

Water & Sewer: Municipal Water & Sewer

Zoning: Current zoning is R-4A (Single-Single Family Dwelling District) per City of Johns Creek GIS website.

Field work completed August 23, 2023 boundary plat completed August 28, 2023.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

- LIGHT POLE
- POWER POLE
- WATER METER
- GAS METER
- POWER POLE
- ELECTRIC TRANSFORMER
- CLEAN OUT
- FIRE HYDRANT
- CABLE PEDESTAL
- CABLE & INTERNET PEDESTAL
- SANITARY MANHOLE
- STORM MANHOLE
- CONCRETE
- DB DEED BOOK
- PG PAGE
- PB PLAT BOOK
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- P PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT

SURVEYORS CERTIFICATION:

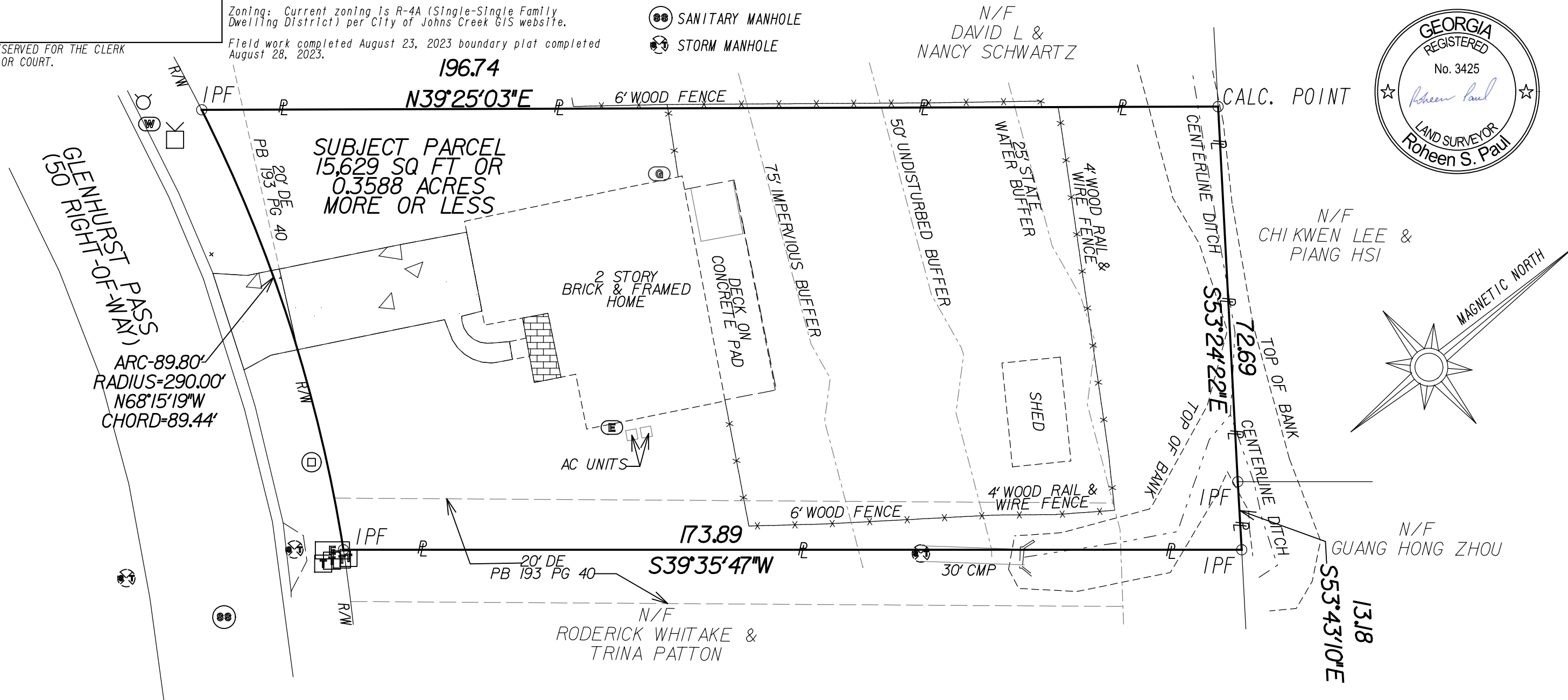
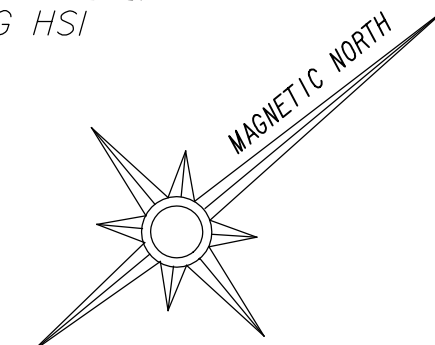
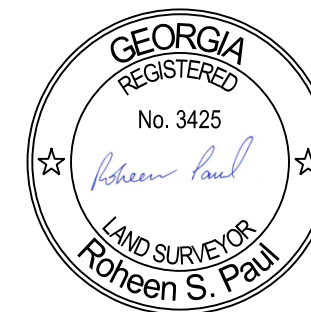
This plat is a replacement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 OF PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with minimum technical standards for property in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A section 16-6-37.

Roheen Paul
Roheen Paul

August 28, 2023

Date:

GA Registered Land Surveyor No. 3425



**ROHEEN PAUL
LAND SURVEYS**

L.S.F. NUMBER 1364
1099 Polo Club Drive Marietta, GA 30064
Tel: (502) 594-1414

PROJECT: BOUNDARY SURVEY FOR
GEORGE MERMIGKAS
10980 GLENHURST PASS
DULUTH, GA 30097
PARCEL #11090003220744

LOCATED IN: ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 322 OF THE 1ST DISTRICT,
FULTON COUNTY, GEORGIA, BEING LOT 96, GLENHURST SUBDIVISION, PHASE II
AS PER PLAT RECORDED IN PLAT BOOK 196,
PAGES 40, FULTON COUNTY, GEORGIA

ORIGINAL AUG. 28, 2023
REVISIONS:
1 _____
2 _____
3 _____
4 _____
5 _____

JOB NO. 2023-077
DRAWING _____
DRAWN BY RSP
CHECKED _____
QC _____
SHEET 1 / 1