

AS-BUILT SURVEY PREPARED FOR:
JOYCE DANIEL
 TAX PARCEL ID: 11 065102350683
 ZONING DISTRICT: TR
 TOTAL AREA:
 14,465 SQ. FT.
 0.332 ACRES

RECEIVED
 V-24-0005
 JUNE 3 2024
 PLANNING & ZONING

THIS BLOCK RESERVED FOR THE
 CLERK OF SUPERIOR COURT

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	229.63'	62.11'	S67°01'43"E	61.92'

LEGEND

- Iron Pin Found
- △ Computed Point
- B.S.L. Building Setback Line
- RB Rebar
- Concrete
- Wood Decking
- Brick
- 4' Wood Fence

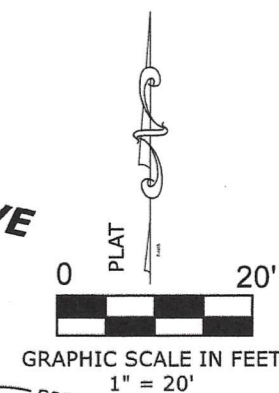
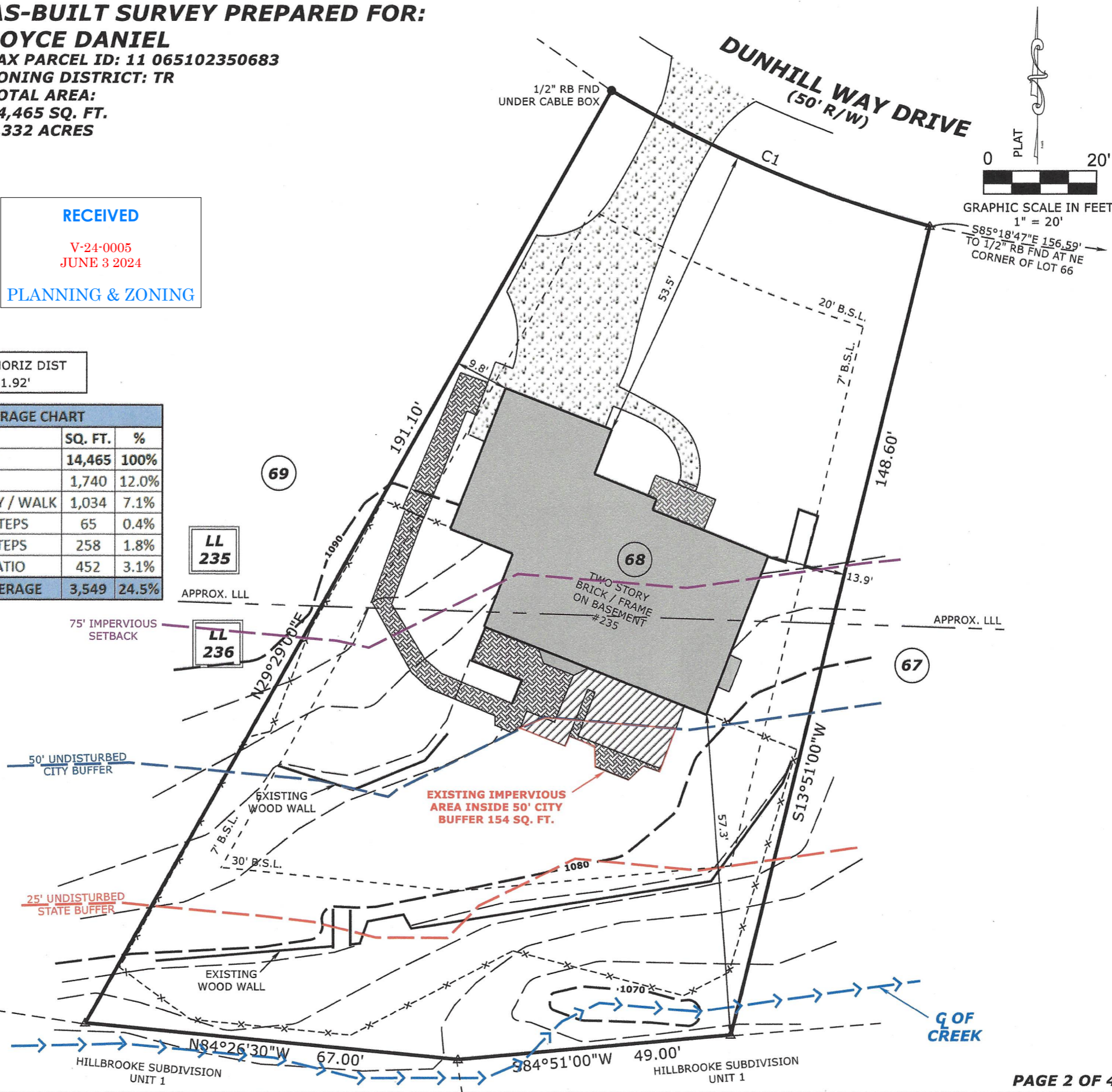
LOT COVERAGE CHART

ITEM	SQ. FT.	%
ENTIRE LOT	14,465	100%
HOUSE	1,740	12.0%
CONCRETE DRIVEWAY / WALK	1,034	7.1%
BRICK PORCH / STEPS	65	0.4%
WOOD DECK / STEPS	258	1.8%
BRICK WALK / PATIO	452	3.1%
EXISTING LOT COVERAGE	3,549	24.5%

LAND LOTS: 235, 236
 DISTRICT: 1ST
 SECTION: 1ST
 COUNTY: FULTON
 CITY OF JOHNS CREEK
 PROPERTY ADDRESS:
 235 DUNHILL WAY DR.
 JOHNS CREEK, GA 30005
 DATE(S) OF FIELD WORK: 05/16/2024
 DATE OF DRAWING: 05/30/2024
 SURVEY #: 24-1207
 SURVEY PREPARED FOR:
 JOYCE DANIEL
 LEGAL DESCRIPTION:
 LOT 68, ABBOTT'S COVE SUBDIVISION, PER PLAT
 BOOK 175, PAGE 124, FULTON COUNTY, GEORGIA
 OFFICIAL RECORDS.

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN 11,892 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 111,403
 FEET.

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



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 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 15-6-67.

Anthony P. Falla
 6-4-24

ANTHONY P. FALLA, GA RLS #3258 DATE
 GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608