

GA West Zone



SCALE IN FEET

#4765 Kimball Bridge Rd.
Lot Area = 3.95 Acs.
Parcel ID: 11 045001630385
Zoned AG-1

N/F
Messiah Evangelical
Lutheran Church
DB 28024/274

Johns Creek
Fire Station #64

N/F
City of Johns Creek Georgia
DB 58627/330
PID 11 045001630377
Zoned AG-1

N/F
Chiu, Kuo Wei
DB 66002/587
PID 11 045001930959
Zoned R-5A

(3)
Kimball Parc S/D
PB 203/87-88

S 27°10'38" E
60.43'

Note:
Apparent Encroachment
of Wood Fence Line into
Surveyed Property.

(17)
Han, Michelle
DB 65332/32
PID 11 045501920179
Zoned R-5A

(18)
Radionova, Iryna &
Radionova, Yana Igorevna
DB 64511/452
PID 11 045501920187
Zoned R-5A

(19)
N/F
Kumar, Sidhartha
DB 65198/498
PID 11 045501620191
Zoned R-5A

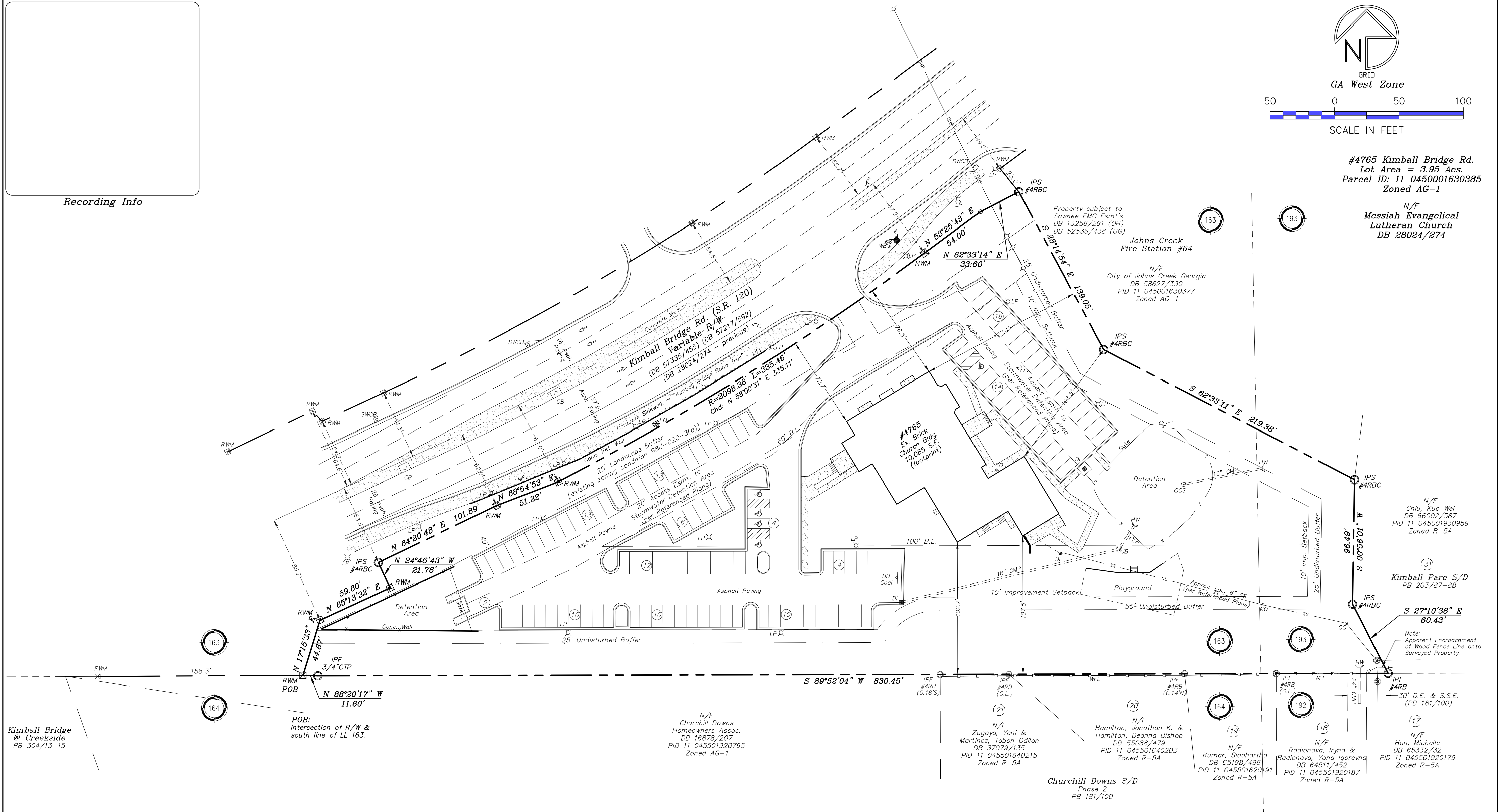
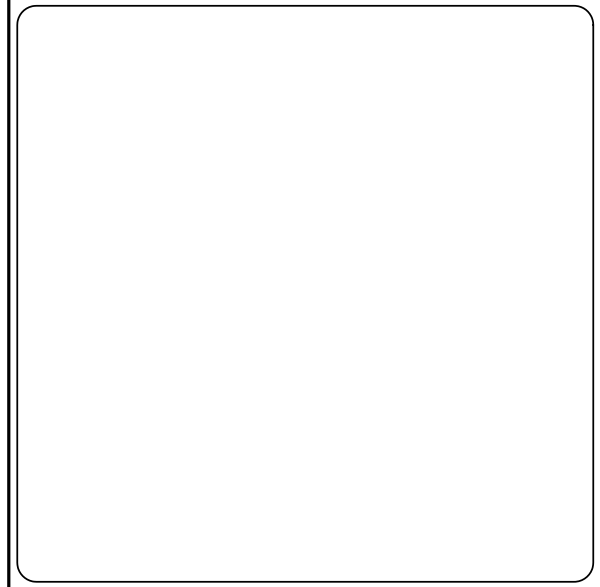
(20)
N/F
Hamilton, Jonathan K. &
Hamilton, Deanna Bishop
DB 55088/479
PID 11 045501640203
Zoned R-5A

(21)
N/F
Zagoya, Yeni &
Martinez, Toban Odilon
DB 37079/135
PID 11 045501640215
Zoned R-5A

N/F
Churchill Downs
Homeowners Assoc.
DB 16878/207
PID 11 045501920765
Zoned AG-1

Churchill Downs S/D
Phase 2
PB 181/100

Recording Info



Kimball Bridge @ Creekside
PB 304/13-15

POB:
Intersection of R/W &
south line of LL 163.

- LEGEND**
- IPF - Iron Pin Found
 - IPS - Iron Pin Set
 - RWM - Conc. R/W Mon.
 - RB - Rebar
 - RBC - Rebar with Cap
 - CTP - Closed Top Pipe
 - CLF - Chain Link Fence
 - WFL - Wood Fence Line
 - MFL - Metal Fence Line
 - SWCB - Single Wing Catch Basin
 - CB - Catch Basin
 - DI - Drop Inlet
 - JB - Junction Box
 - HW - Headwall
 - OCS - Outlet Control Structure
 - SM - San. Sewer Manhole
 - SC - San. Sewer Cleanout
 - PP - Power Pole
 - LP - Light Pole
 - GW - Guy Wire
 - OHP - Overhead Power Line
 - CH - Chain Link Fence
 - WV - Water Valve
 - WB - Water Box
 - CB - Communication Box
 - FO - Fiber Optic Marker

Field Closure: 1'/74,160'
Ang. Error: 03"/Ang. Pt.
Adjusted by: Least Squares
Equipment Used: Topcon GPT-8005A
w/Allegro Data Collector
Plat Closure: 1'/296,335'

Note: Building Setbacks & Buffers shown
as per Referenced Plans, LDP2015-02.

Survey References:
-Deed Book 15085/296
-Plat of survey for Messiah Lutheran Church, prepared by Brumbelow-Reese and Assoc., Inc., dated 1-29-15, last revised 7-10-15.
-Deed Book 57335/453 (RWD)
-Deed Book 57217/592 (RWD)
-Construction Documents for Messiah Lutheran Church Expansion, prepared by Crescent View Engineering, dated 1-10-14, last revised 8-3-15.

-Bearings shown were calculated from the Reference Deeds, Reference Plat, and angles turned.
-Distances shown are ground distances.

According to the FEMA/FIRM of the City of Johns Creek, Georgia, Community Number 130678, Map number 13121C0086F, effective date 9/18/2013:
-This site lies entirely in an Unshaded Zone X designation.
-Unshaded Zone X is defined as areas of minimal flood hazard.

This plat was prepared without the benefit of a current title commitment. Easements or encumbrances may exist that are not shown on this plat.

Received
August 6, 2024
SUP-24-0003,
SUP-24-0004,
VC-24-0005
Planning & Zoning



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 herein. 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 of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. 15-6-67.

John P. Jones, GA RLS #2699
Date 08-02-24
E:\PROJ\1390 Kimball Bridge\DWGS\1390.dwg ~ JP-2022.ctb

Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 102-B - Box 340
Alpharetta, Georgia 30004
Cell: 770-241-5986
Email: jpj17@bellsouth.net

JOB NO.	1390
DRAWN BY	hpp
CHECKED BY	JPJ
DATE	8-02-24
SCALE	1"=50'
FIELD DATE	7-27-24

Survey for
Messiah Lutheran Church
#4765 Kimball Bridge Rd., Johns Creek, GA
COA: LSF000405

REVISIONS	DATE

Located In:
Land Lot(s) 163 & 193
1st District
1st Section
Fulton County,
City Of Johns Creek
GEORGIA