

**AS-BUILT SURVEY PREPARED FOR:
TEJASKUMAR SARVAIYA
TAX PARCEL ID: 11 113004190516
ZONING DISTRICT: CUP
TOTAL AREA:
13,360 SQ. FT.
0.307 ACRES**

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

RECEIVED
V-24-0009
September 23, 2024
PLANNING & ZONING

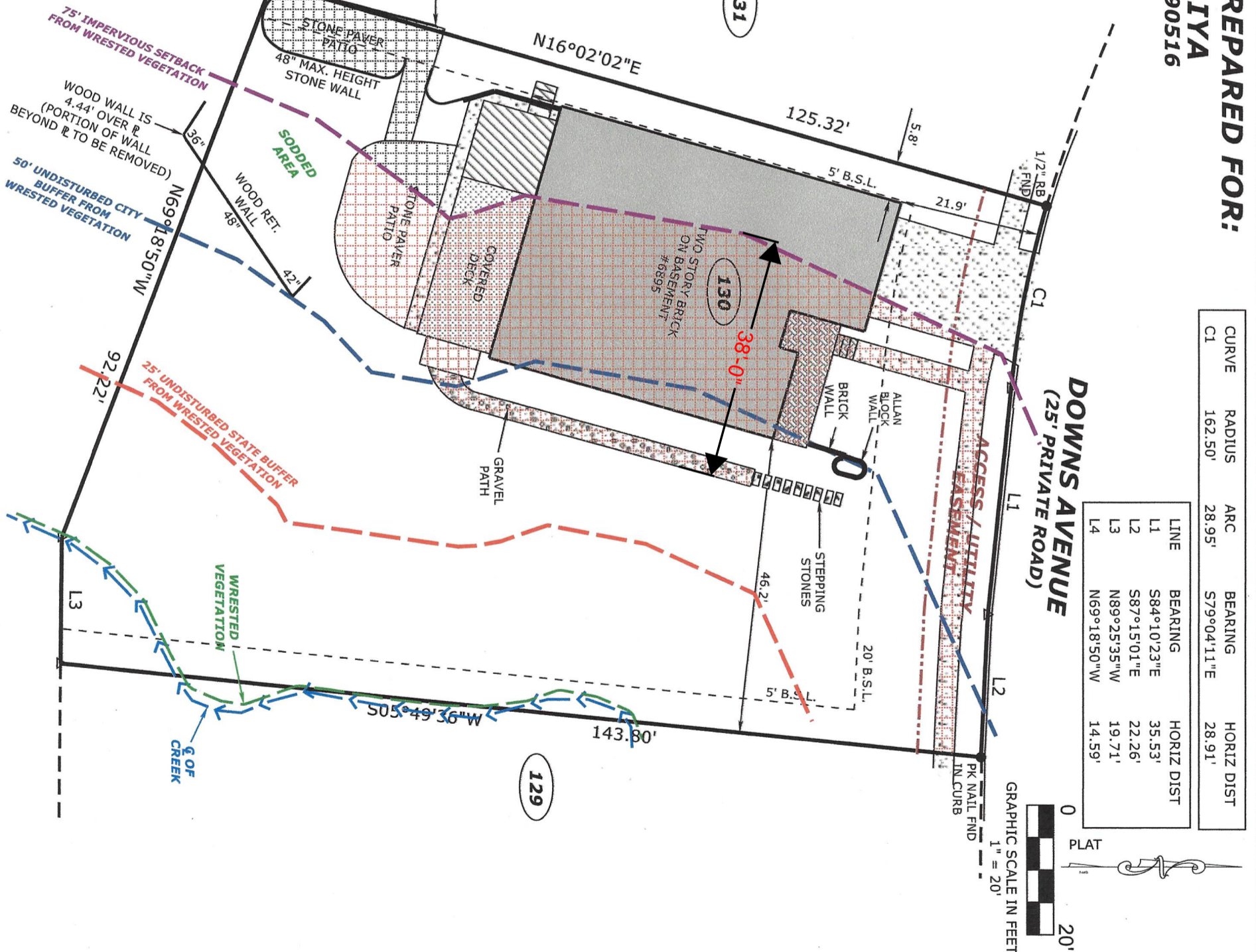
BUFFER ENCROACHMENT CALCULATIONS LOT 130		
DESCRIPTION	75' BUFFER	50' BUFFER
HOUSE / PORCH	1,330	118
DRIVEWAY / WALK	234	55
COVERED DECK / PAVER PATIO	615	0
GRAVEL WALK	8	128
RETAINING WALLS	40	12
STEPPING STONES	0	18
TOTAL AREA OF ENCROACHMENT (SQ. FT.)	2,227	331

LEGEND

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

LAND LOT: 419
DISTRICT: 1ST
SECTION: 1ST
COUNTY: FULTON
CITY OF JOHNS CREEK
PROPERTY ADDRESS:
6895 DOWNS AVE.
JOHNS CREEK, GA 30097
DATE(S) OF FIELD WORK: 05/15/2024
DATE OF DRAWING: 05/18/2024
REV. 09/08/2024 (CITY COMMENTS)
SURVEY #: 24-1205
SURVEY PREPARED FOR:
TEJASKUMAR SARVAIYA
LEGAL DESCRIPTION:
LOT 130, THE GATES AT JOHNS CREEK, PHASE 2,
PER PLAT BOOK 350, PAGE 111, 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 12,260 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 105,935
FEET.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID
TITLE SEARCH MAY PRODUCE.



CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	162.50'	28.95'	S79°04'11"E	28.91'

LINE	BEARING	HORIZ DIST
L1	S84°10'23"E	35.53'
L2	S87°15'01"E	22.26'
L3	N89°25'35"W	19.71'
L4	N69°18'50"W	14.59'

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. Failla 9.8.24
ANTHONY P. FAILLA, GA RLS #3258 DATE
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

ACCURATE
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