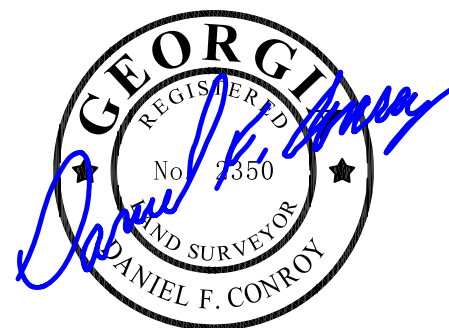
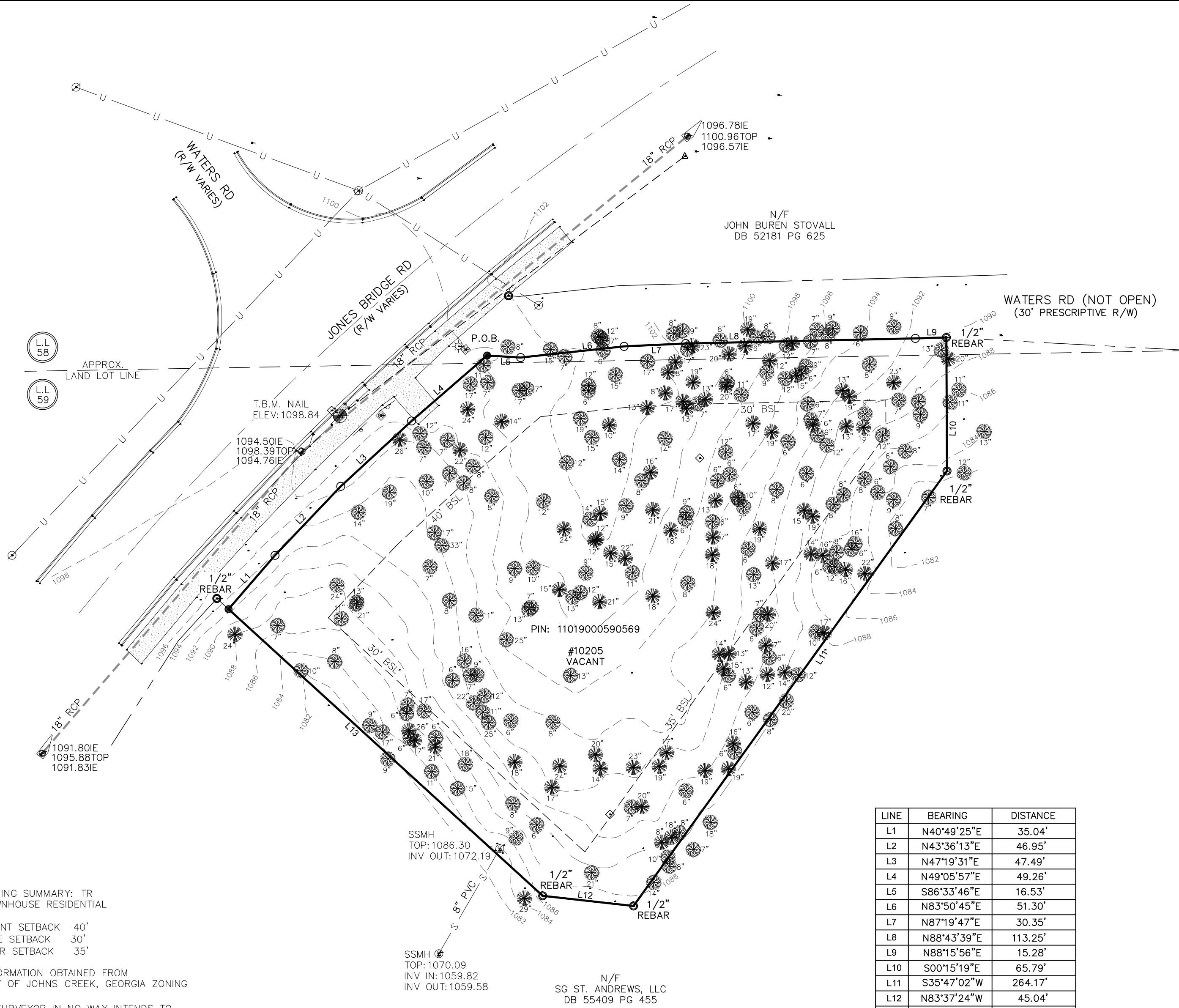


THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-6



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Daniel F. Conroy
DANIEL F. CONROY PLS#2350 DATE 12/02/2021



LINE	BEARING	DISTANCE
L1	N40°49'25"E	35.04'
L2	N43°36'13"E	46.95'
L3	N47°19'31"E	47.49'
L4	N49°05'57"E	49.26'
L5	S86°33'46"E	16.53'
L6	N83°50'45"E	51.30'
L7	N87°19'47"E	30.35'
L8	N88°43'39"E	113.25'
L9	N88°15'56"E	15.28'
L10	S00°15'19"E	65.79'
L11	S35°47'02"W	264.17'
L12	N83°37'24"W	45.04'
L13	N47°37'33"W	209.56'

ZONING SUMMARY: TR
TOWNHOUSE RESIDENTIAL

FRONT SETBACK 40'
SIDE SETBACK 30'
REAR SETBACK 35'

INFORMATION OBTAINED FROM
CITY OF JOHNS CREEK, GEORGIA ZONING

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.

- PROPERTY CORNER FOUND (AS NOTED)
- ⊙ MANHOLE
- ⊠ A/C UNIT
- ⊠ GAS VALVE
- L.L. LAND LOT
- S— SEWER LINE
- DB DEED BOOK
- F.K.A. FORMERLY KNOWN AS
- 1/2" REBAR WITH CAP SET LSF# 839
- ⊖ CLEAN OUT
- ⊠ CABLE BOX
- ⊠ GAS VALVE
- N/F NOW OR FORMERLY
- G— GAS LINE
- PB PLAT BOOK
- ⊠ WATER METER
- ⊠ POWER METER
- ⊠ TELEPHONE BOX
- C— CABLE LINE
- PG PAGE
- ⊠ WATER VALVE
- ⊠ POWER BOX
- ⊠ TELEPHONE LINE
- T— TELEPHONE LINE
- POB POINT OF BEGINNING
- ⊠ R/W MONUMENT
- ⊠ REGULAR PARKING
- W— WATER LINE
- X— FENCE LINE
- POC POINT OF COMMENCEMENT
- ⊠ FIRE HYDRANT
- ⊠ LIGHT POLE
- ⊠ OVERHEAD UTILITY LINE
- U— OVERHEAD UTILITY LINE
- 920— CONTOUR LINE
- FFE FINISHED FLOOR ELEVATION
- ⊠ HARDWOOD TREE
- ⊠ PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 1.408 ACRES / 61,337 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 42626, PAGE 299; FIELDWORK PERFORMED ON 11/23/2021.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 205,033 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (678) 730-4393
125 TOWNPARK DRIVE, SUITE 300
KENNESAW, GA 30144

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: ARTHUR BLUMEN
LAND LOT 59, 1ST DISTRICT
FULTON COUNTY, GEORGIA - 12/02/2021

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=40'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GRAPHIC SCALE - IN FEET
0 20 40 80

PROJECT
2438901

SHEET
1 OF 1

DWN: PT