

**BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR:
HABIBA INVESTMENTS LLC**

10805 STATE BRIDGE ROAD
LAND LOT 169
1st DISTRICT - 1st SECTION
FULTON COUNTY, GEORGIA
CITY OF JOHNS CREEK
EXISTING ZONING: C-1
PIN: 11 047001882446
36,763 SQ FT
0.84 ACRES

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:

IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HANDI-CAP
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CRB	CAPPED RE-BAR	DWCB	DROP INLET
CL	CENTERLINE	DI	DIAPHRAGM
R/W	RIGHT-OF-WAY	DI	DIAPHRAGM
LLL	LAND LOT LINE	HW	HEAD WALL
L	LINE	CMP	CORRUGATED METAL PIPE
R	RADIUS	CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	SSE	SANITARY SEWER EASEMENT
FP	POWER POLE	FH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PIV	POST INDICATOR VALVE
SS	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CO	CLEANOUT
X	FENCE	POB	POINT OF BEGINNING
AE	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PROP	PROPOSED	NTS	NOT TO SCALE
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
GA	GAS POWER MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	PM	POWER METER
CATV	CABLE TELEVISION JUNCTION BOX	CLF	CHAIN-LINK FENCE
TB	TELEPHONE JUNCTION BOX	CTW	CUT-IN TIE WALL
APP	ABANDONED POWER POLE	HCS	HANDI-CAP SIGN

TREE LEGEND:

CHERRY	OAK
PECAN	LOCUST
SYCAMORE	MAPLE
CEDAR	PINE

SURVEY NOTES:

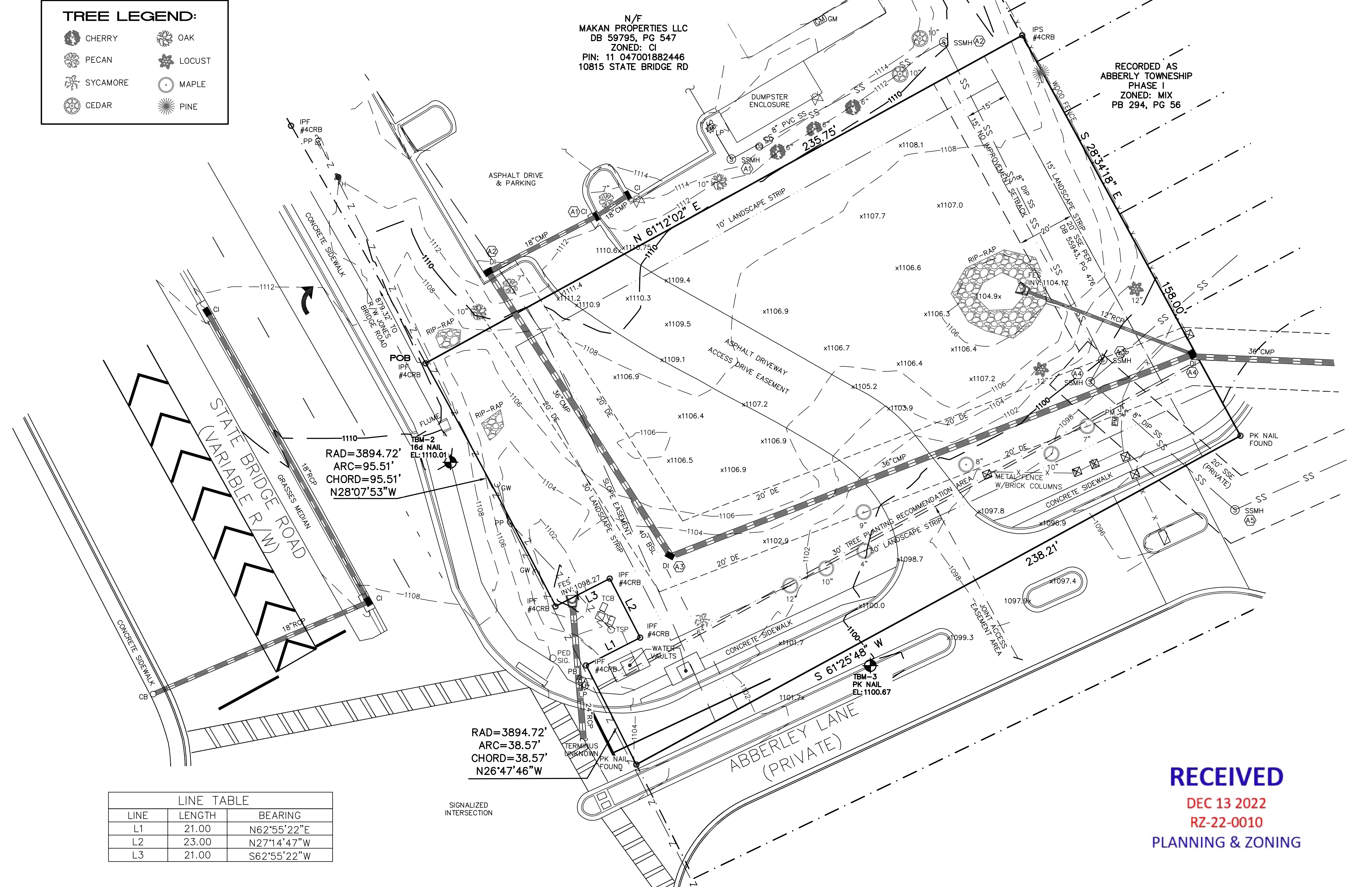
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONS ARE GIVEN.
- DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0086F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 11-01-2022 BY FRONTLINE SURVEYING & MAPPING, INC.
- TOPOGRAPHIC INFORMATION IS GROUND RUN, DATA GATHERED BY FRONTLINE SURVEYING & MAPPING, INC. ON 11-01-2022.
- EQUIPMENT USED: GEOMAX ROBOTIC ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/4GPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:13.233.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:239.355.

SEWER STRUCTURE CHART

STRUCTURE	TOP	INV IN	INV IN
A-1	1115.77	INV OUT 1107.90	1107.78
A-2	1110.49	1104.73	1104.30
A-3	1100.88	1094.73	1094.86
A-4	1101.33	1094.13 A3	1088.13 NE
A-5	1094.79	1087.53	1086.74
		1086.63	

STORM STRUCTURE CHART

STRUCTURE	TYPE	TOP	INV IN	INV IN
A-1	CI	1112.07	1106.00	
A-2	DI	1111.80	1100.60	
A-3	DI	1103.36	1097.36	
A-4	DI	1097.04	1093.24 15"	1090.33 36"
			1090.29	

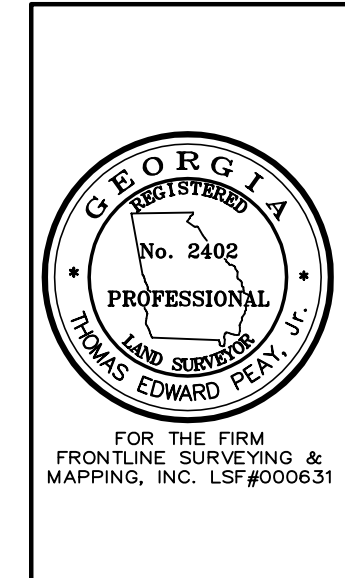
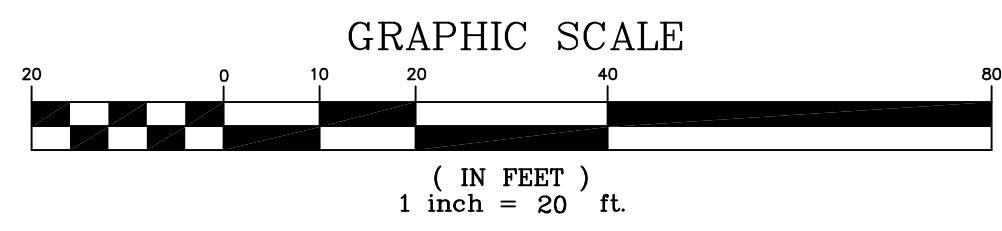


LINE TABLE

LINE	LENGTH	BEARING
L1	21.00	N62°55'22"E
L2	23.00	N27°14'47"W
L3	21.00	S62°55'22"W

RAD=3894.72'
ARC=38.57'
CHORD=38.57'
N26°47'46"W

RAD=3894.72'
ARC=95.51'
CHORD=95.51'
N28°07'53"W



SURVEYOR'S CERTIFICATION:
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.

FOR THE FIRM
FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

By: Thomas E. Peay, Jr., Registered Ga. Land Surveyor #2402 Date: 11-03-22
3595 Canton Rd.
Suite 312, PMB-272
Marietta, Ga. 30066

RECEIVED
DEC 13 2022
RZ-22-0010
PLANNING & ZONING

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR:
HABIBA INVESTMENTS LLC
LAND LOT 169
TRACT 2

DATE: 11/01/2022
SCALE: 1" = 20'
FULTON COUNTY, GEORGIA

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 312, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PREPARATION OF SAID PERSON, PERSONS OR ENTITY THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

RECORDED AS
ABBERLEY TOWNSHIP
PHASE I
ZONED: MIX
PB 294, PG 56

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" (1:50,000 SCALE) AND (S) (NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. EFFECTIVE DATE: 09/18/2013

JOB # 79514