

**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 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 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.



Virgil F. Gaddy, Jr. PLS # 2661

6/9/22  
DATE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH (GA WEST)

LEGEND	
IPS	IRON PIN SET
RFB	1/2" REBAR
RFB	REBAR FOUND
CTF	CORNER TOP FOUND
OIF	OPEN TOP FOUND
JNB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
P	PROPERTY LINE
CB	CATCH BASIN
HW	HEADWALL
SMH	SEWER MANHOLE
S	FENCE
L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.E.	DRAINAGE EASMT.
S.E.	SEWER EASMT.
U.E.	UTILITY EASMT.
C.L.	CHURN LINE
PP	POWER POLE
DN	DROP INLET
LP	LIGHT POLE
EP	EDGE OF PAVEMENT
C	CENTERLINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 231,102 FEET AND AN ANGULAR ERROR 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,665 FEET.

A LEICA TS13 03" R500 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAVD 88.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0069F, EFFECTIVE DATE: 2013

AREA = 0.20 ACRE

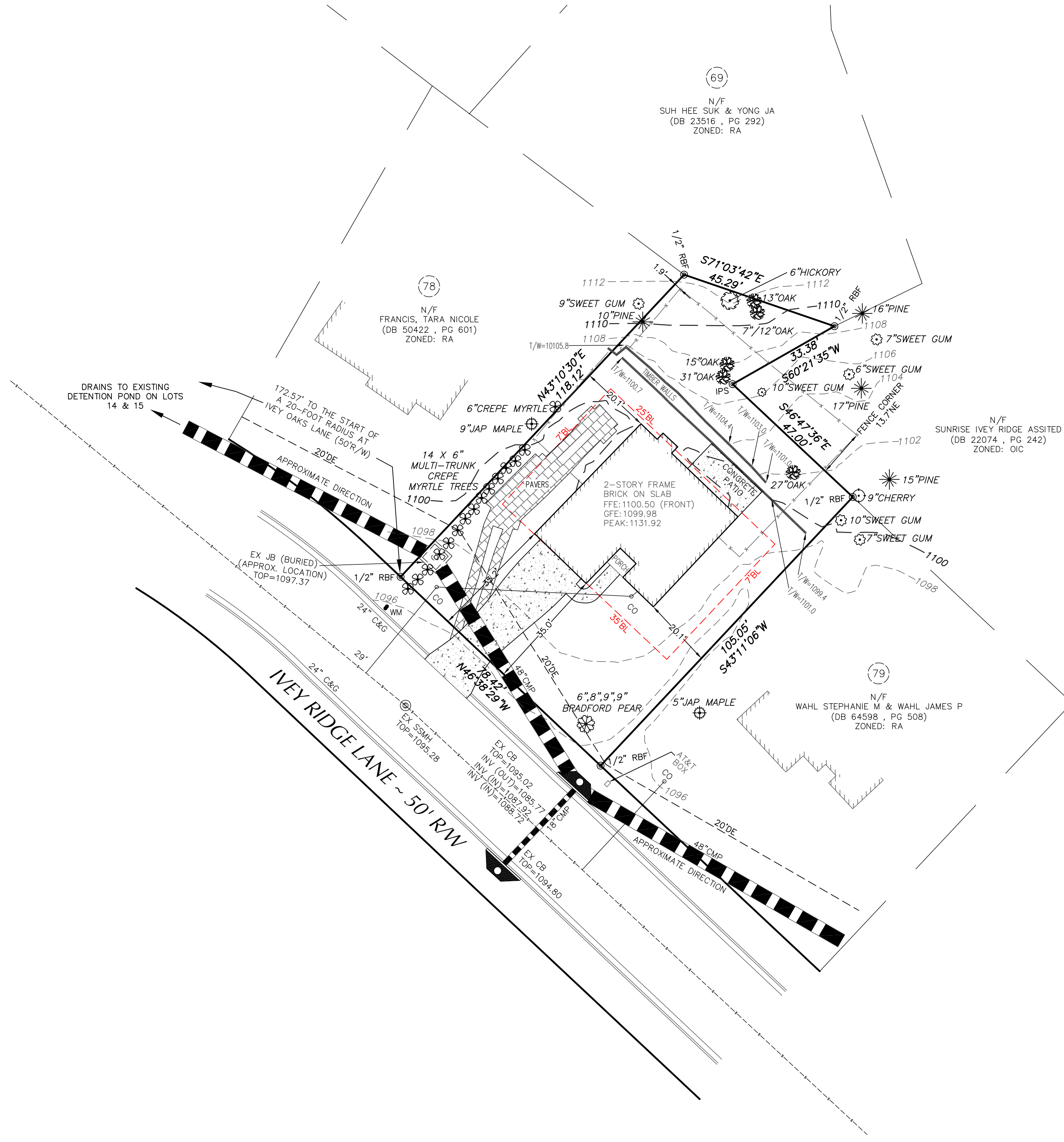
PROPERTY ZONED R-4

SETBACKS SHOWN HEREON ARE BASED ON FULTON ZONING REQUIREMENTS AND ARE SUBJECT TO APPROVAL BY CITY OF JOHNS CREEK DEPARTMENT OF PLANNING.

LOT COVERAGE CALCULATION (IN SQ.FT.):  
LOT = 9,011.1

DWELLING = 1508.9  
FRONT PORCH = 34.4  
DRIVEWAY / WALKWAY = 748.2  
REAR PATIO = 195.8  
REAR WALLS = 70.5  
EXTRA PARKING = 543.6

TOTAL IMPERVIOUS = 3,101.4  
LOT COVERAGE = 34.4%



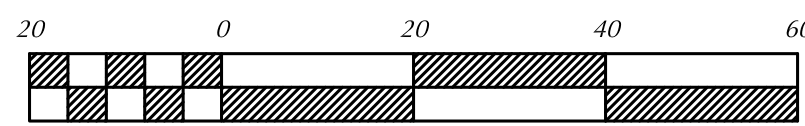
**RECEIVED**  
AUG 09 2022  
V-22-0013  
PLANNING & ZONING

PROJECT NUMBER  
BDMC-22-001  
BY  
FIELD  
DRAWING  
TDC 06-06-22 06-09-22

**GADDY SURVEYING & DESIGN, INC.**  
1215 PLEASANT HILL ROAD  
LAWRENCEVILLE, GEORGIA 30044  
PHONE - (770) 931-5920  
FAX - (770) 931-5905  
U.S. CERTIFICATE OF AUTHORIZATION #18001014  
P.E. CERTIFICATE OF AUTHORIZATION #F0605950

BOUNDARY & TOPOGRAPHIC SURVEY FOR:  
**BENJAMIN DAVID MC COY**  
#2910 IVEY RIDGE LANE  
LOT 79  
IVEY RIDGE - PHASE I  
(PLAT BOOK 175, PAGE 59)  
LAND LOT 841 - 1ST DISTRICT - 2ND SECTION  
CITY OF JOHNS CREEK - FULTON COUNTY, GEORGIA

**GRAPHIC SCALE**



1 INCH = 20 FEET