

LEGEND:

IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
CB	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PP	POWER POLE
LP	LIGHT POLE
GV	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
---	FENCE
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
---	OVERHEAD UTILITY LINE(S)
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
WV	WATER VALVE
WM	WATER METER
CO	SANITARY SEWER CLEANOUT
C/O	LAND LOT LINE
LL	HEAD WALL
HW	CORRUGATED METAL PIPE
CMF	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
PB	ELECTRIC POWER BOX
LD	LIMITS OF DISTURBANCE
LD	TERTIARY CHECKLIST ITEM
---	PERVIOUS PAVERS

BOUNDARY RETRACEMENT SURVEY FOR:

DEERCHASE
LOTS 10
 LAND LOT 925
 1ST DISTRICT
 3373 JAMONT BLVD
 FULTON COUNTY, GEORGIA
 CITY OF JOHNS CREEK
 EXISTING ZONING: CUP
 PIN: 12 318009250607
 31,690 SQ FT
 0.73 AC

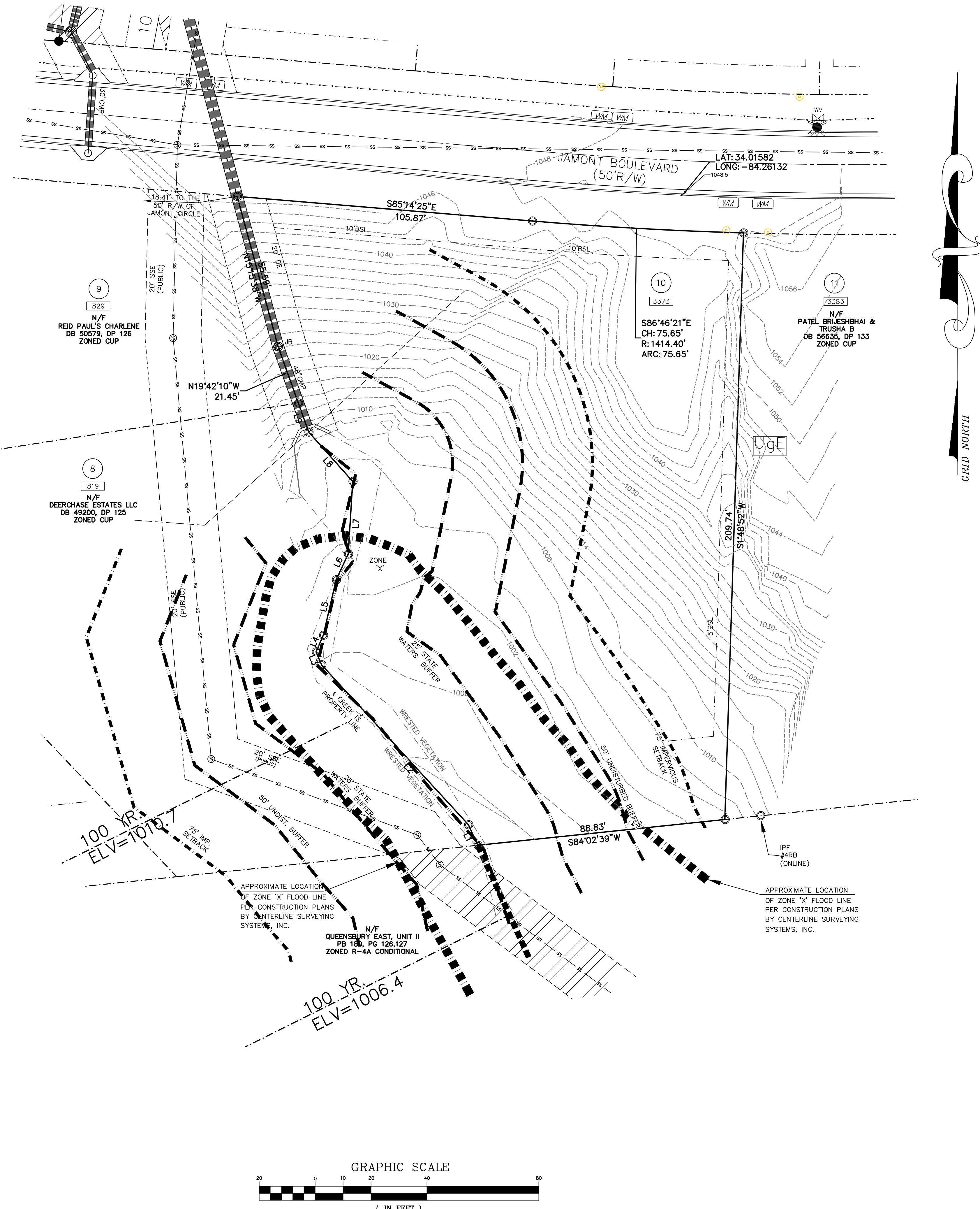
BUILDING SETBACKS: (ZONED CUP)
 FRONT: 10'
 SIDE: 5'
 REAR: 30'

RECEIVED
 V-23-0001
 JAN 10 2023
 PLANNING & ZONING



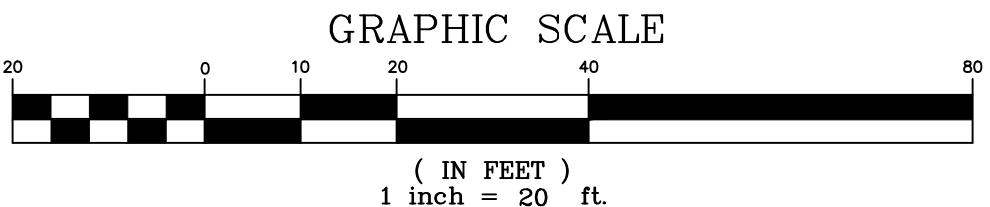
VICINITY MAP
N.T.S

- 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 (NAVD88)
 - 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 DIMENSIONED.
 - DISTANCES SHOWN ARE HORIZONTAL.
 - 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. 13121C0069F; 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 "GEODETIC" 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 DISTINCTLY 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 COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OGCA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - BOUNDARY FIELD WORK PERFORMED N/A BY FRONTLINE SURVEYING & MAPPING, INC.
 - EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/EGPS NETWORK.
 - ANGULAR ERROR: 03 SECONDS PER ANGLE.
 - RAW FIELD PRECISION: 10,000+.
 - ADJUSTED BY LEAST SQUARES
 - PLAT CLOSURE: 1:100,000+.



Line Table

Line #	Length	Direction
L1	8.10'	S24°29'22"E
L2	77.59'	S42°34'27"E
L3	5.02'	S23°08'01"E
L4	6.49'	S23°27'52"W
L5	20.36'	S13°04'30"W
L6	10.15'	S25°09'56"W
L7	25.98'	S3°32'25"W
L8	23.64'	S41°44'29"E
L9	11.03'	S19°42'10"E



NOTE: BOUNDARY BY FRONTLINE SURVEYING, RECORDED IN PLATBOOK 377 PAGE 17-22, FULTON COUNTY CLERK OF SUPERIOR COURT

NOTE: TOPOGRAPHY FIELD RUN ON 01/04/22.

REFERENCES:

SUBDIVISION PLAT DEERCHASE SUBDIVISION BY FRONTLINE SURVEYING, RECORDED IN PLATBOOK 377 PAGE 17-22, FULTON COUNTY CLERK OF SUPERIOR COURT.

SHEET 1 OF 1

	BOUNDARY RETRACEMENT SURVEY FOR: <h2 style="text-align: center;">JAMONT HOMES</h2>	DATE: <h3 style="text-align: center;">01/05/23</h3>	3595 Canton Road Suite 312 - 272 Marietta, GA 30066 Ph. (678) 355-9905 Fax (678) 355-9805
	LAND LOT 925 2ND DISTRICT 1ST SECTION CHEROKEE COUNTY, GEORGIA	SCALE 1" = 20'	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 48,118 FEET, AN ANGULAR ERROR OF 18 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 1,952,100 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
LOT 30/31 BLOCK -- PHASE -- UNIT --	SUBDIVISION DEERCHASE	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S IS NOT) IN AN HAVING SPECIAL FLOOD HAZARDS. MAP ID: 13121C0069F EFFECTIVE DATE: 9/18/13 DB -- PG --	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 WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING 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 WRITTEN PERMISSION. COPYRIGHT ©2023 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***