

VERTICAL DATUM NAVD88  
 OLD HOUSE FFE N/A  
 VACANT LOT

RECEIVED  
 V-23-0002  
 FEB 07 2023  
 PLANNING & ZONING

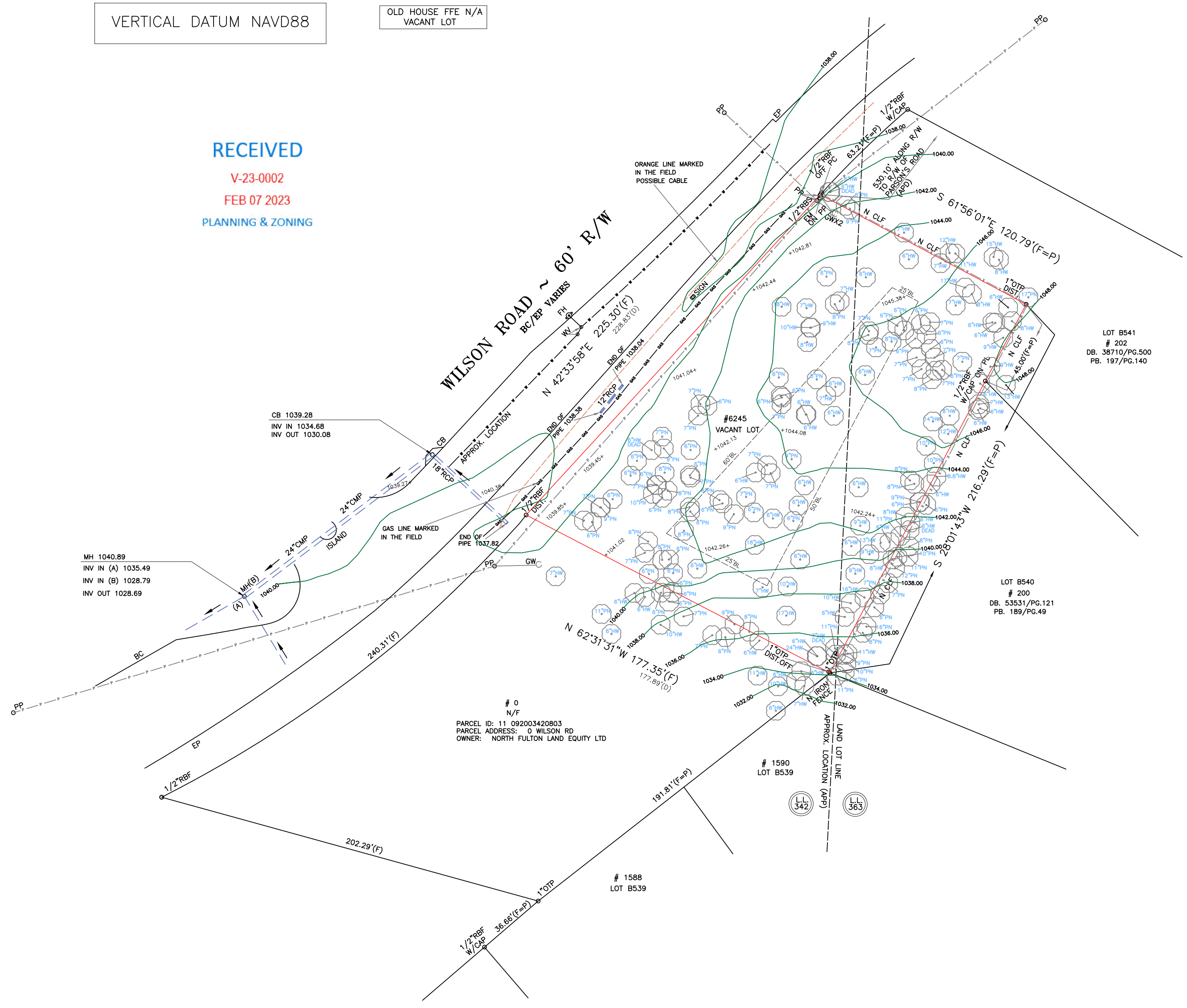
FLOOD NOTE:  
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO HIS OPINION FOR SAID PARCEL.  
 MAP ID 13121C0091G EFFECTIVE DATE: 09/18/2013 ZONE: X  
 THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

SURVEY NOTES:  
 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.  
 2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.  
 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.  
 5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.  
 6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

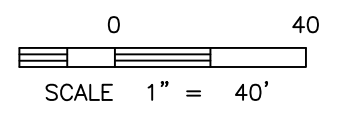
ZONING NOTE:  
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED AG-1  
 CITY OF JOHNS CREEK  
 BUILDING SETBACKS:  
 FRONT 60'  
 SIDE 25'  
 REAR 50'  
 MAX BUILDING HEIGHT 40'



- \* LEGEND \*
- APD AS PER DEED
  - AE ACCESS EASEMENT
  - APF AS PER FIELD
  - AI ANGLE IRON FOUND
  - AIF ANGLE IRON FOUND
  - APP AS PER PLAT
  - APR AS PER RECORD
  - B BOLLARD
  - BC BACK OF CURB
  - BLK BLOCK
  - BR BRICK
  - CB CATCH BASIN
  - CBX CABLE BOX
  - CL CENTER LINE
  - CLF CHAIN LINK FENCE
  - CM CADASTRAL MAP
  - CMP CORRUGATED METAL PIPE
  - C.O.A. CITY OF ATLANTA
  - CO SAN. SEWER CLEANOUT
  - CP CALCULATED POINT
  - CPT CARPORT
  - CTP CRIMP TOP PIPE FOUND
  - D DEED
  - DE DRAINAGE EASEMENT
  - DI DRAINAGE INLET
  - EB ELECTRIC POWER BOX
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - F FIELD
  - FC FENCE CORNER
  - FH FIRE HYDRANT
  - FP FENCE POST
  - FR FRAME
  - GL GAS LINE
  - GM GAS METER
  - GV GAS VALVE
  - GW GUY WIRE
  - HDW HEAD WALL
  - HW HARDWOOD TREE
  - IPN IRON PIN FOUND
  - IPS IRON PIN SET
  - IR IRON ROD FOUND
  - IRF IRON FENCE
  - IM IRRIGATION METER
  - IV IRRIGATION VALVE
  - JV JUNCTION BOX
  - LP LIGHT POLE
  - LL LAND LOT LINE
  - LAC MAGNETIC READING
  - MGN MAGNOLIA TREE
  - MH MAN HOLE
  - MTF METAL FENCE
  - N NEBORS.
  - OH OVERHANG
  - OTP OPEN TOP PIPE FOUND
  - OU OWNERSHIP UNCLEAR
  - P PORCH
  - PC POINT OF BEGINNING
  - PL PROPERTY CORNER
  - PN PINE TREE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PP POWER POLE
  - PW POWER LINE
  - R RECORD
  - RBF REINFORCING BAR FOUND
  - RES REINFORCING BAR SET
  - RCP REINFORCED CONC. PIPE
  - R/W RIGHT-OF-WAY
  - SAN SANITARY SEWER LINE
  - SSE SANITARY SEWER EASEMENT
  - SCA SCREENED PORCH
  - TB TOP OF BANK
  - TFP TRAFFIC POLE
  - UE UTILITY EASEMENT
  - W WOOD
  - WDF WOOD FENCE
  - WOK WOOD DECK
  - WL WATER LINE
  - WM WATER METER
  - WRF WIRE FENCE
  - WV WATER VALVE
  - WW WET WEATHER
  - WI YARD INLET
  - X-X FENCE
  - X-X-X FENCE
  - ⊠ INDICATES STAIRS
  - ⊙ INDICATES BUSHES
- \* LINE INDICATORS \*
- SS --- SS --- SS --- SS --- INDICATES SANITARY SEWER LINE
  - P --- P --- P --- P --- INDICATES POWER LINE
  - W --- W --- W --- W --- INDICATES WATER LINE
  - G --- G --- G --- G --- INDICATES GAS LINE
  - F --- F --- F --- F --- INDICATES FENCE LINE
  - D --- D --- D --- D --- INDICATES DRAINAGE LINE
  - E --- E --- E --- E --- INDICATES EASEMENT
- \* SYMBOLS \*
- ELECTRIC PANEL/METER
  - WATER METER
  - AIR CONDITIONER
  - GAS METER
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - STORM MANHOLE
  - TRAFFIC/INFO SIGN
  - GAS MARKER
  - LAMP POST
  - FIRE HYDRANT
  - DRAINAGE INLET

TOTAL LAND AREA  
 32352.16 SF / 0.742 AC



|  |                                  |                       |  |
|--|----------------------------------|-----------------------|--|
| LOT  | EXISTING CONDITION PREPARED FOR: |                       | SHEET 1 OF 1   |
| SUBDIVISION  | JUSTIN MCAUSLAND                 |                       |  |
| LAND LOT 342 AND 363   | 1ST DISTRICT                     | 1ST SECTION           |  |
| FULTON COUNTY, GEORGIA   | PB.197/PG.140                    | DB.26679/PG.127       |  |
| FIELD WORK DATE MAR 03, 2022                                   | PRINTED/SIGNED MAR 15, 2022      |                       |  |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED                   |                                  | PAPER SIZE: 18" x 24" |  |
| PROPERTY ADDRESS:<br>6245 WILSON ROAD<br>JOHNS CREEK, GA 30097 |                                  |                       |  |
| SP   | SURVEY LAND EXPRESS, INC         |                       | 24 LENOX POINTE<br>ATLANTA, GA 30324<br>FAX 404-601-0941<br>TEL 404-252-5747<br>INFO@SURVEYLANDEXPRESS.COM |
| COORD #20212070  | LAND SURVEYING SERVICES          |                       |  |
| DWG #20212070-EXISTING   |                                  |                       |  |

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.