

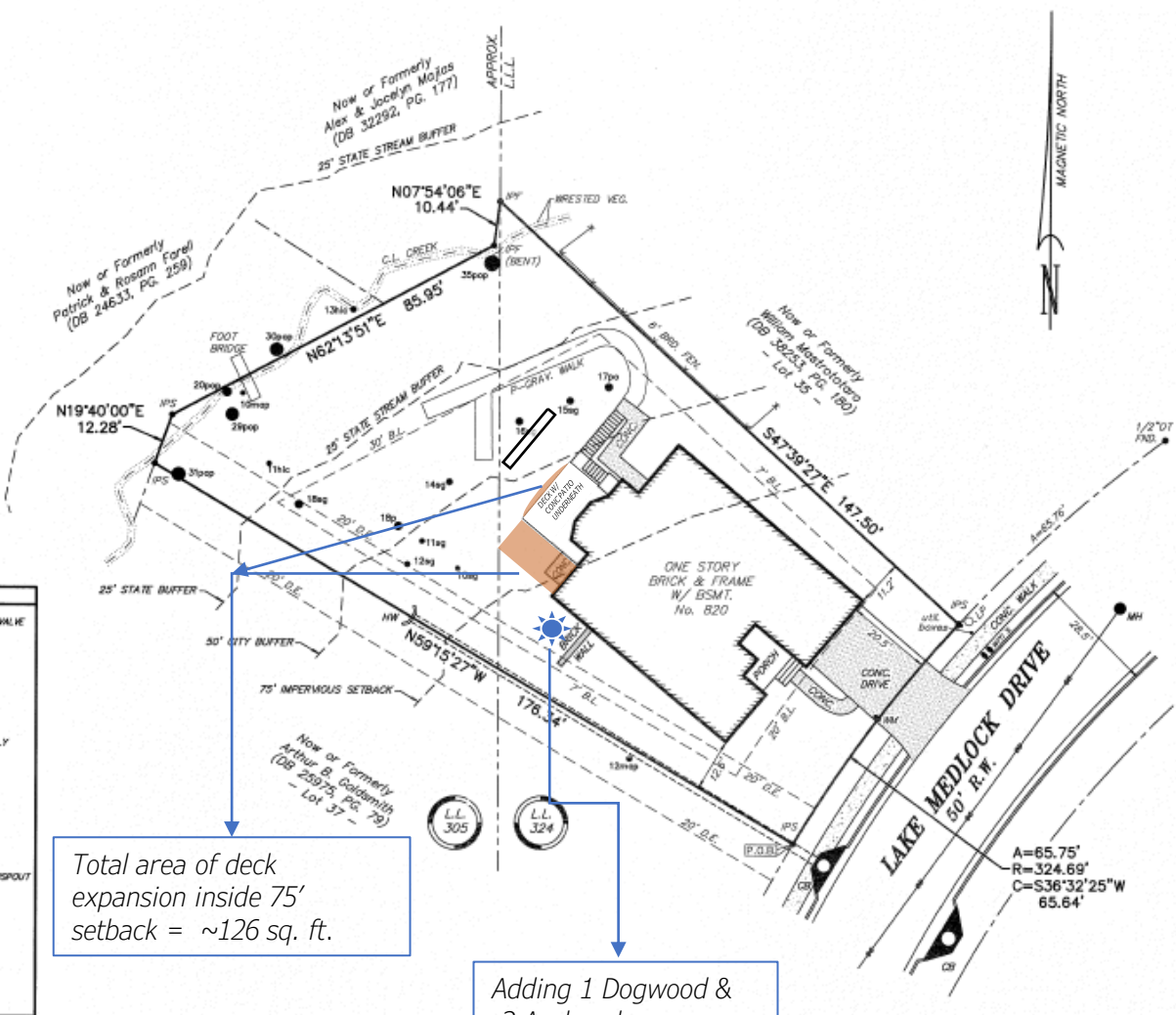
Property Survey for 820 Lake Medlock Drive

CLERK'S OFFICE: RECORDING INFORMATION ONLY

ADDRESS:
820 LAKE MEDLOCK DRIVE
JOHNS CREEK, GA 30022

ABBREVIATIONS	
ABL = ABELIA	AVD = AYERHANGER
AUC = AUCUBA	AVC = AVIGATION CONTROL VALVE
AHT = AMERICAN HOLLY	AWP = AWAKE
AZ = AZALEA	APF = IRON PIN FOUND
BB = BARBERWY	JAS = JASMINE
BE = BEECH	JMH = JAPANESE MAPLE
BEG = BERGONIA	JUN = JUNIPER
BWF = BURFORD HOLLY	LUP = LUNGE
BWY = BIRCH	LL = LAWN LIMITS
BP = BRADFORD PEAR	MAC = MAQUILIA
BR = BURNING BUSH	MAD = MADONNA
CAL = CALADUM	MAP = MAPLE
CAM = CAMELLIA	NAM = NANOIA
CE = COTONEASTER	ODH = OREGON GRAPE HOLLY
CEG = CEDAR	OLL = OTTOLIMEN LAUREL
CHY = CHERRY	P = PINE
CHV = CHINESE HOLLY	PHD = PRUNING
CHW = CHESNUT	POP = POPLAR
CHD = CHESNUT OAK	RHO = RHODOGENDRON
CJ = CYPRESSIA JAPONICA	RS = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN OUT	SS = STREET GUM
CM = CRAB APPLE	SP = SPICE
CG = DIMMUS GARDENIA	SPG = SPROUT
CS = DOWNSPOUT	SPK = SPRAWLER
CP = CROCODUS	SW = SOUTHWOOD
EL = ELAEAGNUS	UGS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNW = UNKNOW
ET = EXTERIOR THRESHOLD	UNV = UNVIA
FF = FINISH FLOOR	ULR = UNREGATED LIROPE
FOR = FOREIGN	UP = UNREGATED PRIVET
GE = GOLDEN GLOWINGUS	WV = WENT WEL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLD = WILLOW OAK
HB = HAZELBERRY	WLO = WILLOW
HEM = HEMLOCK	WM = WATER METER
HC = HICKORY	WD = WHITE OAK
HN = HELLER HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDUP WEL
HLV = HAWLEY	YI = YARD INLET

LEGEND	
●	1/2" REBAR FND.
○	1/2" REBAR SET
—	RIGHT OF WAY
—	SANITARY SEWER EASEMENT
—	DRAINAGE EASEMENT
—	LAND LOT LINE
—	CENTERLINE
●	CRAMP TOP PIPE
○	OPEN TOP PIPE
—	CORRUGATED METAL PIPE
—	REINFORCED CONCRETE PIPE
—	DROP INLET
—	JUNCTION BOX
—	MANHOLE
—	CATCH BASIN
—	BENCHMARK
—	POWER POLE
—	FIRE HYDRANT
—	CONCRETE MONUMENT FND.
—	BACK OF CURB
—	EDGE OF PAVEMENT
—	FENCE
—	OVERHEAD ELEC. SERVICE LINE
—	BUILDING LINE
—	UNDERGROUND POWER LINE
—	TRANSFORMER

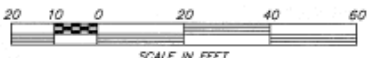


Total area of deck expansion inside 75' setback = ~126 sq. ft.

Adding 1 Dogwood & 3 Azaleas here

SURVEY FOR ANDREW ASKINAS

(BEING LOT 36, UNIT B, SECTION A, PHASE 2, MEDLOCK BRIDGE SUB.)
LOCATED IN LAND LOTS 305 & 324
1st DISTRICT, 1st SECTION
CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA
SEPTEMBER 28, 2022 1"=20'



GENERAL NOTES~
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 11 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 13,503. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE SS & TSCS.
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 154,226.
ALL I.P.'s ARE 3" REBARS, UNLESS OTHERWISE INDICATED.
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
ACCORDING TO THE CURRENT "F.L.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C.0087 F, DATED SEPTEMBER 18, 2013, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE X SHADED). ZONE X SHADED IS DEFINED AS AREAS OF 2.28 ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ALL MATTERS OF TITLE ARE EXCEPTED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.
* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.
REFERENCES: 1) DB 46438, PG. 480
2) PB 197, PG. 108

THIS PROPERTY IS CURRENTLY ZONED CUP PER THE CITY OF JOHNS CREEK G.I.S. DEPT.
SETBACKS: FRONT = 20 FEET
SIDE = 7 FEET
REAR = 30 FEET
AREA = 13,096 SQ. FT.
0.301 ACRE



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 ORDINANCES, 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 15-8-67.

Travis Durham 10-11-22
E. TRAVIS DURHAM, GA. RLS No. 2950

JOB # 22-138 DRAWN BY: TD FIELD CREW: JB, SJ
FIELD DATE: 9-28-22 PLAT PREPARED: 10-11-22

DELTA 1
LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

Calculation of areas:

Additional deck:

~162 sq feet main area

~10 square feet curved cantilever

Existent concrete pad:

~30 square feet

Outside 75' setback adjacent to concrete pad:

~16 square feet

Total new area within impervious setback:

162+10-30-16=approx. 126 square feet

