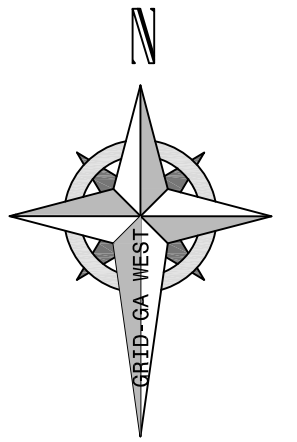


TOTAL = 0.343 ACRES

14,936.700 SQUARE FEET



RECEIVED

DEC 14 2021
V-21-0001
 City of Johns Creek
 Community Development

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FULTON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: SEPTEMBER 10, 2021
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 159.237 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

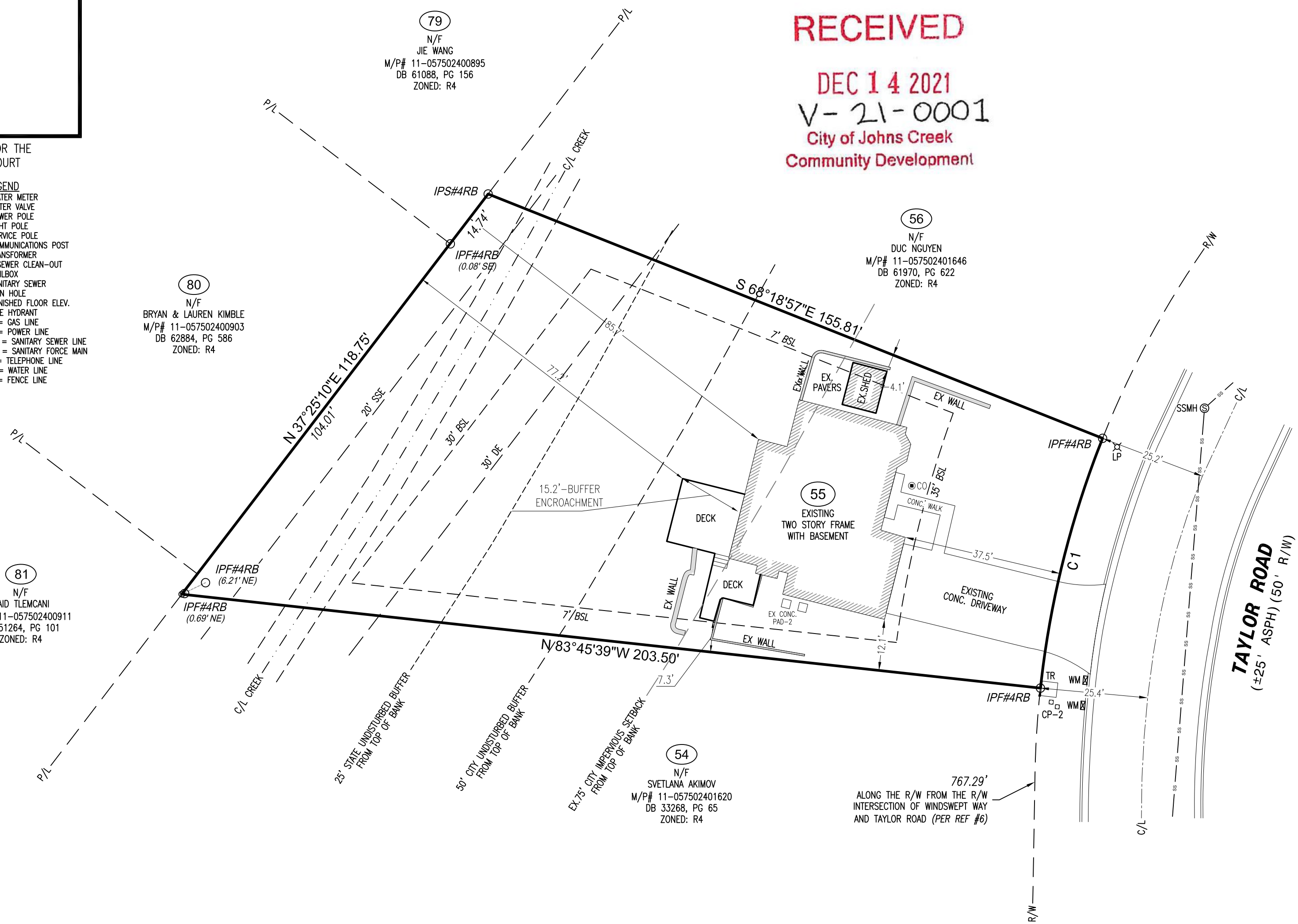
THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13121C0087F, DATED 9-18-13.

- NOTES & REFERENCES**
- TAX MAP/PARCEL #11-057502401638
 - PARCEL IS ZONED R-4
 - SETBACKS
 FRONT - 35 FEET
 SIDE - 7 FEET
 REAR - 30 FEET
 - DEED BOOK 17818 PAGE 262
 - PLAT BOOK 173 PAGE 70
 - PLAT BOOK 176 PAGE 115

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

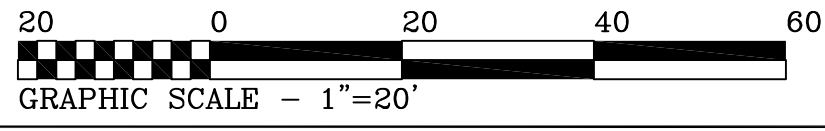
- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - M/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - NTS = NOT TO SCALE
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - COR MON = USCOE MONUMENT
 - RB = REBAR
 - CTP = CRIMP TOP PIPE
 - OTP = OPEN TOP PIPE
 - SQ. ROD = SQUARE ROD
 - AIF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
- LEGEND**
- WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - CP = COMMUNICATIONS POST
 - TR = TRANSFORMER
 - C.O. = SEWER CLEAN-OUT
 - MB = MAILBOX
 - SS = SANITARY SEWER
 - MH = MAN HOLE
 - FFE = FINISHED FLOOR ELEV.
 - FH = FIRE HYDRANT
 - G-- = GAS LINE
 - P-- = POWER LINE
 - SS-- = SANITARY SEWER LINE
 - FM-- = SANITARY FORCE MAIN
 - T-- = TELEPHONE LINE
 - W-- = WATER LINE
 - X-- = FENCE LINE



Curve	Radius	Length	Chord	Chord Bear.
C1	225.00'	60.84'	60.65'	S 13°58'27" W

RETRACEMENT SURVEY FOR:
KEITH FELDERMAN

LOT 55 WATERFORD S/D, BLOCK B, UNIT II, SECTION II
 LAND LOT 240
 1ST DISTRICT
 1ST SECTION
 FULTON COUNTY, GEORGIA
 PLAT DATE: SEPTEMBER 17, 2021
 REVISIONS: DECEMBER 14, 2021

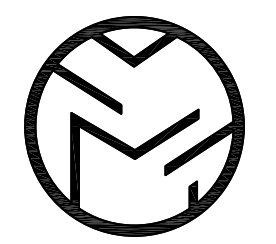


SURVEYORS CERTIFICATION

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.

Nathan M. McClure
 NATHAN M. McCLURE RLS#3086

12-10-2021
 DATE



McCLURE SURVEYING, INC.
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 CUMMING, GA 30040
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 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM

JOB NO. 21433