LEGEND:
R.B. INDICATES REBAR
C.T. INDICATES CRIMP TOP ALUMINUM PIPE
O.T. INDICATES OPEN TOP IRON PIPE
A.I. INDICATES ANGLE IRON
C.M. INDICATES CONCRETE MONUMENT
B.L. INDICATES BUILDING LINE
C.B. INDICATES CACH BASIN
C.L. INDICATES CENTERLINE
E.P. INDICATES EDGE OF PAVEMENT
F.C. INDICATES FENCE
F.H. INDICATES FIRE HYDRANT
P.L. INDICATES PROPERTY LINE
P.P. INDICATES POWER POLE
R/W INDICATES RIGHT-OF-WAY
OVERHEAD POWERLINES ARE SHOWN ___P___
FENCES ARE SHOWN ___X___X___
DI INDICATES DROP INLET
▲ MON'D AS DESCRIBED
O CALCULATED POINT

1 BS 88. S 42°03'01"W
2 CVD20·154.01 - S45°59'44"W
ARC·154.11 - R 1245.13'
3 151.00 - S 49°08'35"W

REF PLAT
1 PB 1814-P 44
2 PB 57-P 21
3 PB 54-P 39
4 DB 3338-P 692
(R/W)

S U.S. GOVT. S

C.T.O.I. H/W

BM · WATER SHEDS ELEV OF CAP STONE WAS TAKEN ON 02/14/01 OF 1057.06.

S LANIER S OAKS PB 15-P 79

E BRANCH

S 01°45'44"E 819.47

LOT 14

E GRADED DRIVE

POND

N 62°10'58"E 397.76

Magnetic North

TIE N 46°48'45"E 648.17' FROM S/W COR LL 1137 (CT CVD)

PROP LINE REF. PB 15-P 79

S TOWNS VILLAGE S/D

L.L. 1137
L.L. 1138

N 00°03'34"W 162.97

PROP LINE REF. D.B. 1338-P 154 AND PB 34-P 39.

4 CVD20·86.80 - S 53°26'03"W
ARC·86.88 - R 579.88

TOTAL AREA: 8.24 AC.

JULIAN ROAD (60')

ACCORDING TO H.U.D. FLOOD MAPS THIS PROPERTY ☐ (IS NOT) IN A FLOOD HAZARD AREA.

BDRY. TRAV. BY TOPCON GTS-3B
POSITION CLOSURE: 1"/15,000'
ANGLE ERROR: 1"/STA.
CRANDALL ADJUSTMENT.
PLAT CLOSURE EXCEEDS 1"/50,000

NOTE: 1055 ELEV IS MAX LIMITS OF FLOWAGE EASMT FOR COURS OF ENGINEERS.
R/W ESTABLISHED FROM EX PAVEMENT.

SURVEY FOR:
KEVIN J. BAILEY AND
DEBBIE R. BAILEY

GEORGIA REGISTERED No. 1894 PROFESSIONAL LAND SURVEYOR J.A. PAGE

This plat does not involve a land subdivision and is certified to record.
PLANNING DIRECTOR
6-8-01

LAND LOTS 1137/1138 · 14TH DIST.
1ST SECTION
FORSYTH COUNTY, GEORGIA
FEB. 20, 2001 - SCALE: 1"=120

120 0 120 240 360
GRAPHIC SCALE 1" = 120

J.A. PAGE, Jr. and ASSOC.
5610 CROW ROAD
CUMMING, GEORGIA 30041
PHONE: (770) 889-0281

#18001

Book 66
Pages 3 - 3
FORSYTH COUNTY, GA - DOCUMENT STAMP
Recorded 06/11/2001 08:36:02 am
No. 9999-00023019 1 of 1 Pgs
Fee Amt: 8.00
Douglas Sorrells, SUPERIOR COURT CLERK