

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.



FOR THE FIRM
BOUNDARY ZONE, INC. NOT VALID WITHOUT ORIGINAL SIGNATURE
LSF #839

Stephen Calder

STEPHEN CALDER DATE 07-21-2025
PLS #2906

ZONING INFORMATION:

R-4A
SINGLE-FAMILY DWELLING

BUILDING SETBACKS:

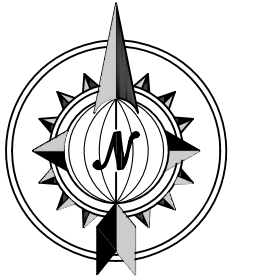
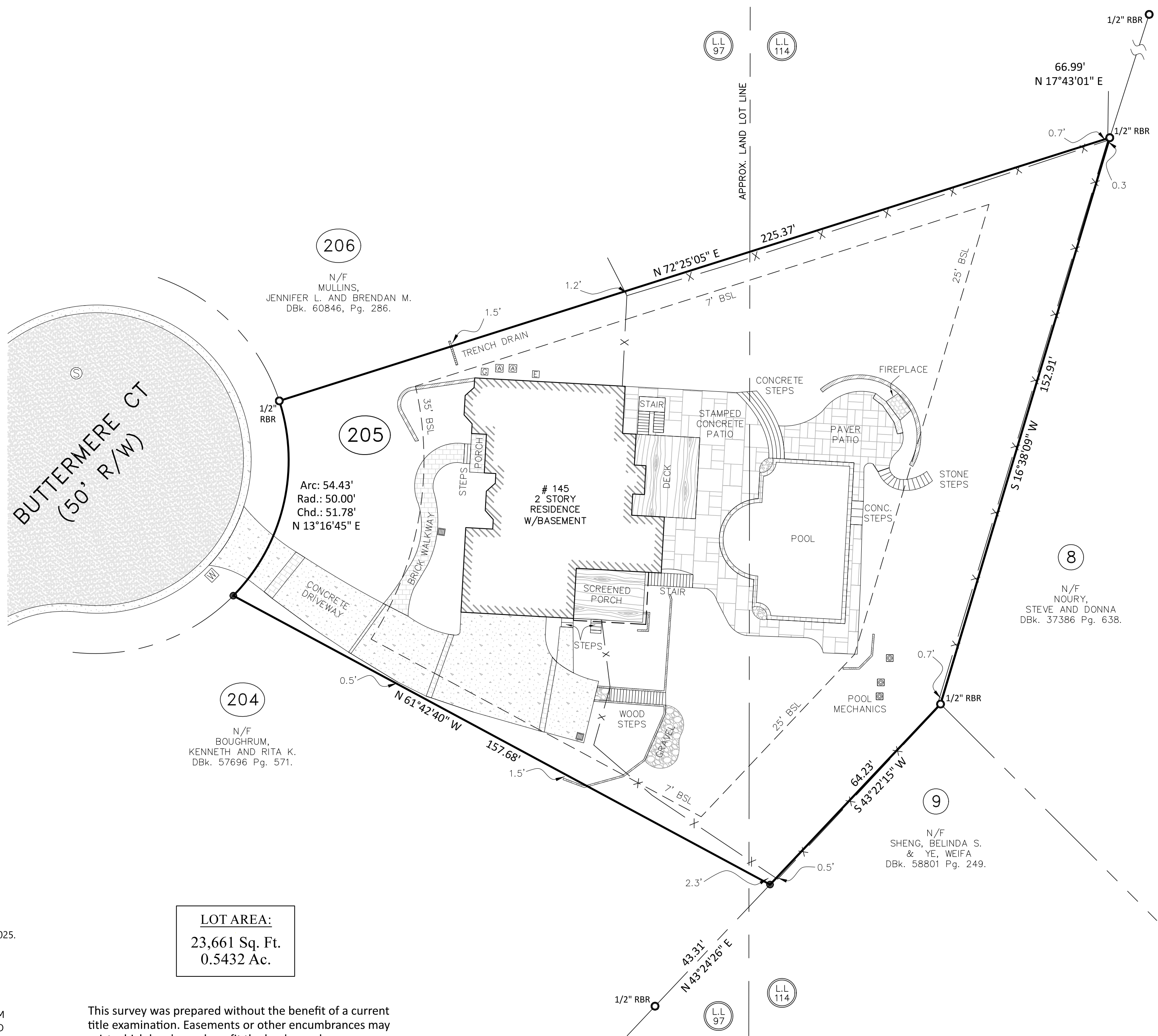
FRONT: 35'
SIDES: 7'
REAR: 25'

ZONING AND SETBACK DESIGNATIONS AS SHOWN HEREON WERE OBTAINED FROM THE OFFICIAL JOHNS CREEK WEBSITE ON 07/14/2025.

ZONING AND SETBACK DETERMINATIONS ARE OFTEN OPEN TO INTERPRETATION AND THEIR DEPICTION ON THIS SURVEY PLAN IS NEITHER AUTHORITATIVE NOR CONCLUSIVE. THE OWNER OR BUILDING PERMIT HOLDER ALONE HAS THE RESPONSIBILITY TO CONSULT WITH THE RELEVANT PLANNING AUTHORITY TO CONFIRM COMPLIANCE WITH ZONING AND SETBACK REGULATIONS PRIOR TO ANY DEVELOPMENT WORK.

This survey was prepared without the benefit of a current title examination. Easements or other encumbrances may exist which burden or benefit the land parcel.

LOT AREA:
23,661 Sq. Ft.
0.5432 Ac.



GRID NORTH
GA WEST NAD 83
SCALE: 1" = 20'

DATE	REVISION



BOUNDARY SURVEY
Prepared for: CHRISTINE ALLEN
145 BUTTERMERE CT, ALPHARETTA, GA 30022
LOT 205, BLOCK A, OXFORD MILL SUBDIVISION
LAND LOTS 97 AND 114 of the 1st DISTRICT, 1st SECTION
FULTON, GEORGIA - 07-16-2025

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ALL RIGHTS RESERVED.
THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND:	
○	PROPERTY CORNER FOUND (AS NOTED)
●	1/2" REBAR WITH CAP SET "LSF# 839"
⊠	R/W MONUMENT
⊞	REBAR
⊞	CAPPED REBAR
⊞	OPEN TOP PIPE
⊞	CRIMP TOP PIPE
⊞	POWER POLE
⊞	LIGHT POLE
⊞	POWER/LIGHT POLE
⊞	GUY WIRE
⊞	POWER METER
⊞	POWER BOX
⊞	A/C UNIT
⊞	GAS METER
⊞	GAS VALVE
⊞	TELEPHONE BOX
⊞	FIRE HYDRANT
⊞	WATER METER
⊞	WATER VALVE
⊞	CATCH BASIN
⊞	MANHOLE
⊞	JUNCTION BOX
⊞	DRAINAGE INLET
⊞	CLEAN OUT
⊞	SIGN
—W—	OVERHANG
—S—	WATER LINE
—G—	SEWER LINE
—T—	GAS LINE
—U—	TEL. LINE
—X—	OVERHEAD UTIL.
⊞	FENCE LINE
⊞	UTILITY MARKERS
⊞	WATER/GAS/TELECOM
⊞	BSL BUILDING SETBACK
⊞	N/F NOW OR FORMERLY
⊞	R/W RIGHT-OF-WAY
⊞	Pbk. PLAT BOOK
⊞	Dbk. DEED BOOK
⊞	Pg. PAGE
⊞	L.L. LAND LOT
⊞	D.E. DRAINAGE EASMNT.
⊞	S.S.E. SAN. SEWER EASMNT.

BOUNDARY REFERENCES: DBk. 43071, Pg. 676; Pbk. 172, Pg. 138

THE FIELDWORK WAS COMPLETED ON 06-23-2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,529 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND eGPS 20T DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNING

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PROJECT
27585-01

SHEET
1 of 1

DWN: HS