

Type: GEORGIA STANDARD PLATS
Recorded: 3/18/2022 8:28:00 AM
Fee Amt: \$10.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Participant ID: 8654886522

BK 200 PG 140

DATE OF SURVEY: 10-13-2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRAVERSE) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 89,498 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 TS06+.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0100F, DATED 03/04/13.

TOTAL = 1.01 ACRES
42,001.25 SQUARE FEET
PARCELS 327 001 & 327 012
ZONED LR
MP220012

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS.

APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT OF WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

THIS PROPERTY IS LOCATED IN THE LANIER CHARACTER AREA. MAXIMUM HEIGHT REQUIRED FOR THIS CHARACTER AREA IS 40 FEET.

WATER SUPPLIED BY THE FORSYTH COUNTY WATER AND SEWER DEPARTMENT.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES 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.

APPROVED BY
Forsyth County Water & Sewer
Engineering Technician

March 14, 2022

Approved by
Forsyth County Department of
Planning & Community Development

Carly Glaze
03/17/2022

Professional Engineer
Richard J. Webb
Professional Engineer
03/17/2022

Course	Bearing	Distance
L1	N 01°46'24" E	7.60'
L2	S 61°55'44" E	72.13'
L3	S 65°12'53" E	84.54'
L4	S 59°11'48" E	33.39'
L5	S 03°32'50" W	83.34'
L6	N 54°24'55" W	24.79'
L7	N 63°59'46" W	49.51'
L8	N 64°56'41" W	24.79'
L9	N 63°25'20" W	24.79'
L10	N 62°58'30" W	49.67'
L11	N 61°29'26" W	51.56'

Curve	Radius	Length	Chord	Chord Bear.
C1	54.80'	52.23'	50.28'	N 32°39'22" W

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
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
RSP = REINFORCED CONC. PIPE
WM = WATER METER
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
PH BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
SS = SANITARY SEWER
WH = MAN HOLE
FTE = FINISHED FLOOR ELEV.
FH = FIRE HYDRANT
DE = DRAINAGE EASEMENT
PDI = PEDESTAL DROP INLET
DI = DROP INLET
LSP = LOT GRADING PLAN
SWCB = SINGLE WING CATCH BASIN
DWCB = DOUBLE WING CATCH BASIN
--G-- = GAS LINE
--P-- = POWER LINE
--SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--X-- = FENCE LINE

NOTES & REFERENCES:

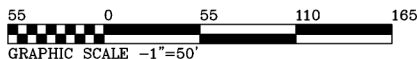
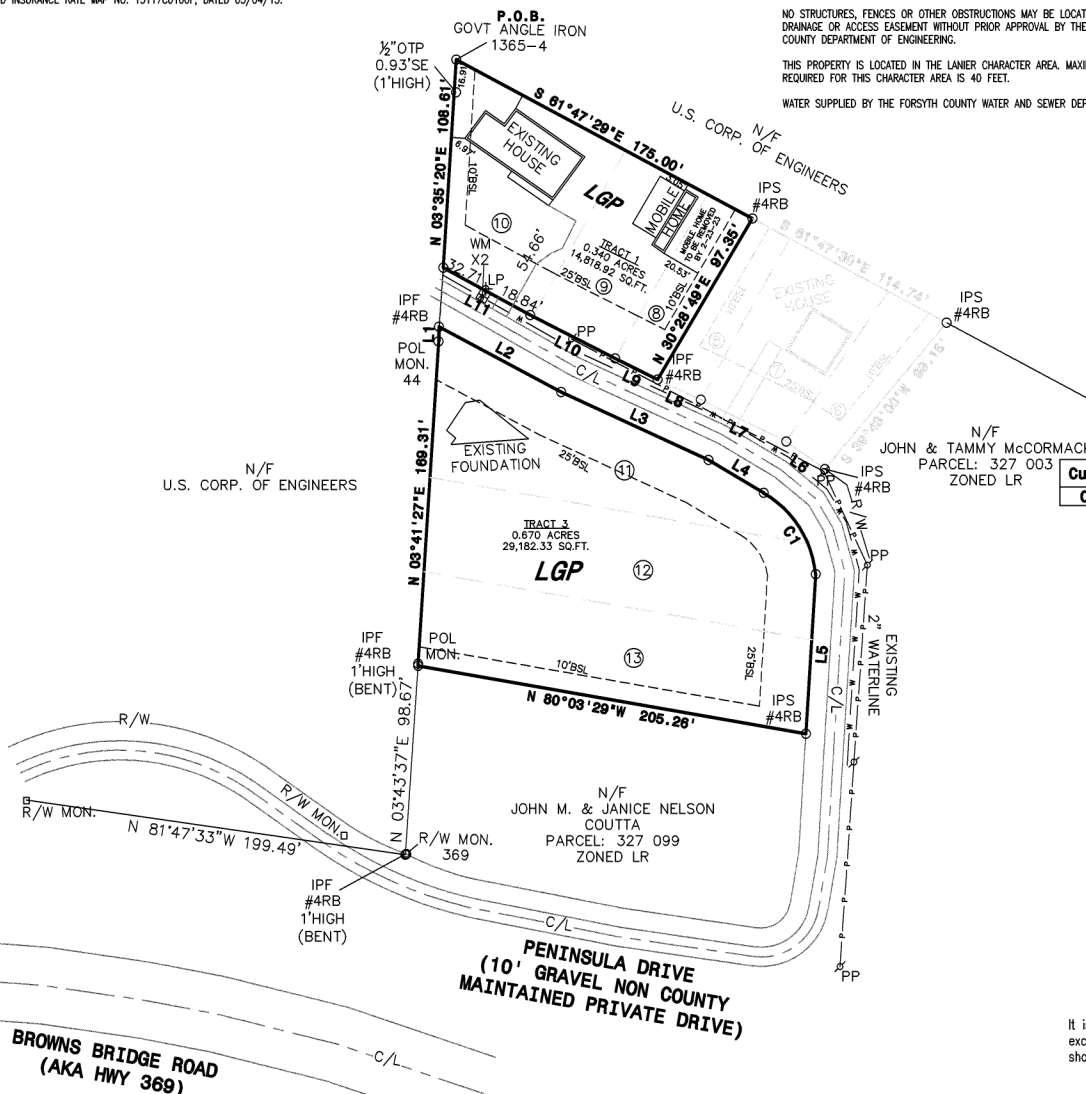
1. PLAT BOOK 3 PAGE 136
 2. PLAT BOOK 58 PAGE 282
 3. PLAT BOOK 58 PAGE 283
- FORSYTH COUNTY RECORDS

OWNER INFO:
ROBIN J. DE ANDRADE
4400 NORTHSIDE DR NW
ATLANTA, GA 30327
PROPERTY INFO:
LOTS PART OF 8 & LOTS
9-13 PENINSULA KONB
SUBDIVISION
9790, 9770 PENINSULA
DRIVE GAINESVILLE GA.
30506

SURVEY FOR:

PATRICIA DeANDRADE

LOTS (PART OF) 8, LOTS 9 & 10 & 11-13
LAND LOT 1365
14TH DISTRICT 1ST SECTION
FORSYTH COUNTY, GEORGIA
OCTOBER 27, 2021



It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

By: *[Signature]*
Registered Georgia Land Surveyor No.: RLS2507

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: rjwebb6103@comcast.net

JOB NO.
21251