

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13150000E AND THE DATE OF SAID MAP IS JUNE 22, 1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE BEARING BASIS FOR THIS SURVEY IS BASED ON BEARING NOTED IN PLAT BOOK 149 PAGE 75.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE SITE IS ZONED "CLP" (COMMUNITY UNIT PLAN DISTRICT).

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

VULNERABILITY CATEGORY	E	F	TOTAL
TOTAL LOT AREA	27,800 SF	1908 SF	29,808 SF
MAXIMUM CLEARED ALLOWED *	8,540 SF		
EXISTING CLEARED **			
MAXIMUM IMPERVIOUS SURFACE ALLOWED *	7,000 SF		
EXISTING IMPERVIOUS SURFACE ***	7,143 SF	0	7,143 SF

* PER ARC PERMITTED AREAS CHART, RECORDED IN PLAT BOOK 213 PAGE 115

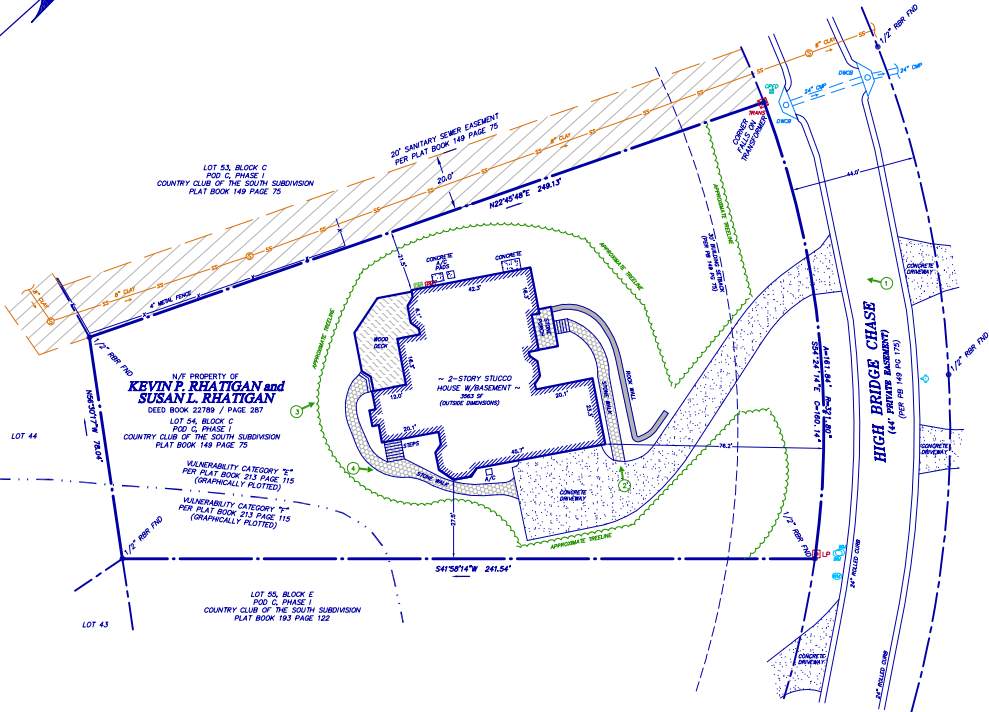
** CLEARED AREA TO BE DETERMINED BY OTHERS. UNABLE TO DETERMINE CLEARING LIMITS AT TIME OF SITE DEVELOPMENT.

*** IMPERVIOUS SURFACES INCLUDE HOUSE, DRIVEWAY, WALKWAYS, CONCRETE PADS, ROCK WALL, AND WOOD DECK, AS SHOWN.

TOTAL SITE AREA
0.685 Acres
29,808 sq ft
ZONED: CLP

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	SPOT ELEVATION
BH BONE HOLE	POWER POLE
CP CURB INLET	QUIRY WIRE
CMF CORRUGATED METAL PIPE	POWER LINE
CD SANITARY CLEANOUT	LIGHT POLE
DPED COMMUNICATION PEDESTAL	ELECTRIC TRANSFORMER
CTP DRAINAGE TOP PIPE	
DP DUCTILE IRON PIPE	WATER VALVE
DWB DOUBLE WING CATCH BASIN	WATER VALVE
FNC FENCE	WATER VALVE
FWD FOUND	WATER VALVE
GV GAS METER	WATER METER
INV INVERT	WATER METER
JB JUNCTION BOX	PNE HYDRANT
MB MANHOLE COVER	UNDERGROUND GAS LINE
OP OPEN TOP PIPE	UNDERGROUND ELECTRIC LINE
PM POWER METER	UNDERGROUND GAS LINE
POB POINT OF BEGINNING	UNDERGROUND WATER LINE
PCF POINT OF COMMENCING	UNDERGROUND COMMUNICATION LINE
RCP REINFORCED CONCRETE PIPE	PHOTO POSITION INDICATOR
RB IRON REINFORCING BAR	PHOTO POSITION INDICATOR
RIS 5/8" IRON SET	TREE POSITION INDICATOR
SS SANITARY SEWER	
SWB SINGLE WING CATCH BASIN	
TRANS TRANSFORMER	



N/S PROPERTY OF KEVIN P. RHATTIGAN and SUSAN L. RHATTIGAN
DEED BOOK 22789 / PAGE 287

LOT 44
N/S PROPERTY OF KEVIN P. RHATTIGAN and SUSAN L. RHATTIGAN
DEED BOOK 22789 / PAGE 287

LOT 43
N/S PROPERTY OF KEVIN P. RHATTIGAN and SUSAN L. RHATTIGAN
DEED BOOK 22789 / PAGE 287

LOT 55, BLOCK C
ROD C, PHASE 1
COUNTRY CLUB OF THE SOUTH SUBDIVISION
PLAT BOOK 149 PAGE 75

LOT 55, BLOCK E
ROD C, PHASE 1
COUNTRY CLUB OF THE SOUTH SUBDIVISION
PLAT BOOK 193 PAGE 122

SITE PHOTOGRAPHS



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRESSION OF ONE FOOT IN 100,000 AND WAS NOT ADJUSTED. A TOPCON BONE ROBERTS TOTAL STATION AND ITS TANDON DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

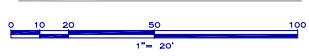
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000. FEET - 1/200,000.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE



Land Surveying & Mapping
1170 Atlanta Industrial Drive
Marietta, Georgia 30066
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com

BOUNDARY SURVEY OF

325 HIGH BRIDGE CHASE

FOR

Residential Survey Example

CS JOB NO:	20093767	DRAWING SCALE:	1" = 20'	SURVEY DATE:	07-20-2009
FIELD WORK:	JM	CITY:	JOHNS CREEK STATE: GEORGIA	DATE	REVISION
PROJ. MGR:	DRW	COUNTY:	FULTON		Description
REVIEWED:	DRW	LAND LOT:	F12		
DWG FILE:	20093767.dwg	DISTRICT:	1st	SECTION:	1st