

# LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ FIRE HYDRANT
- ⊗ SS SANITARY SEWER MANHOLE
- C.O. CLEAN OUT
- ⊗ WM WATER METER
- ⊗ WV WATER VALVE
- ⊗ CTV CABLE TV PEDESTAL
- ⊗ IPED TELEPHONE PEDESTAL
- X — X — FENCE

## CLOSURE NOTE

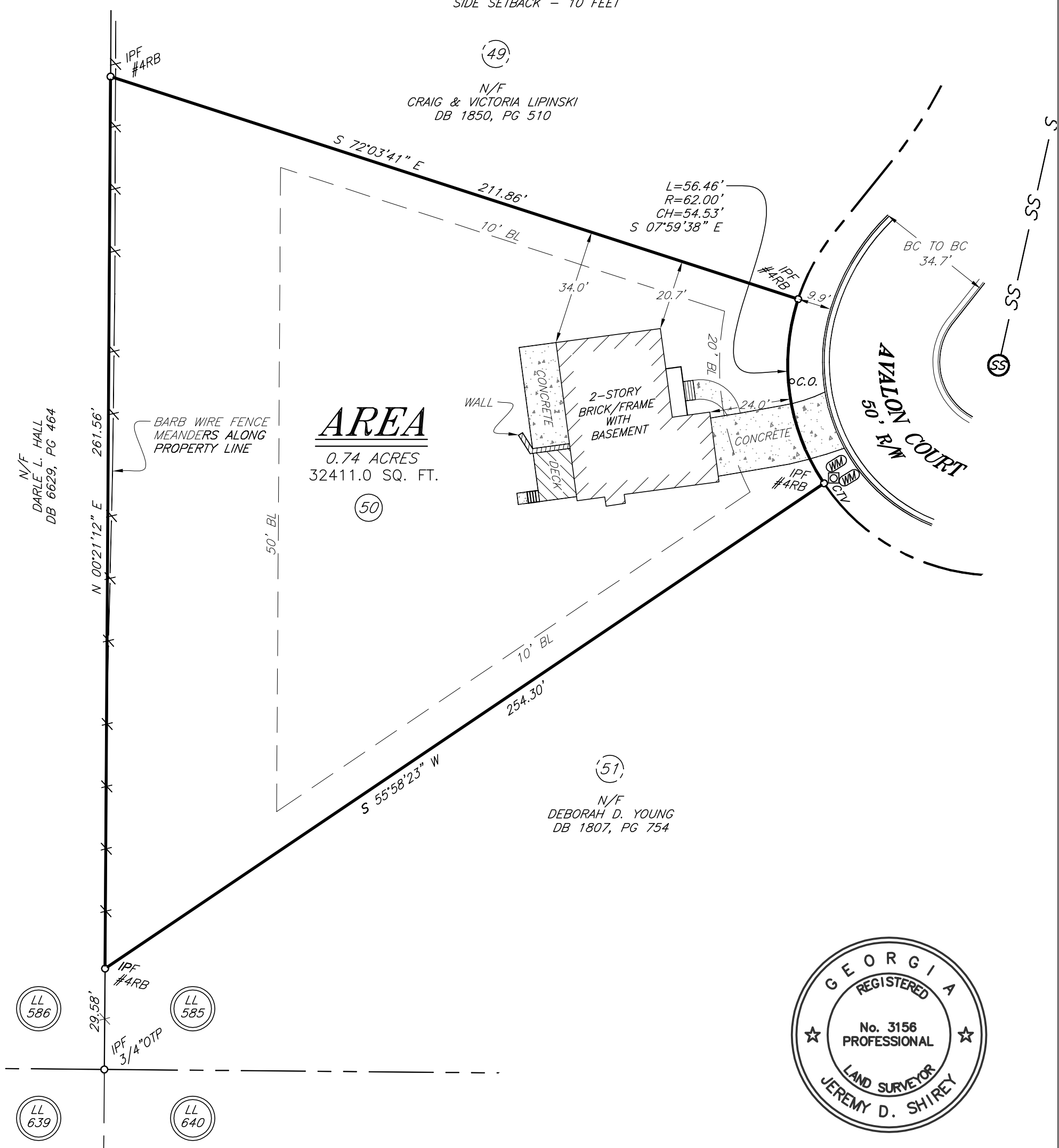
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 1,264,344 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

## FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.  
 MAP NUMBER: 13117C0144 F REVISED DATE: MARCH 4, 2013

ZONING IS PUD/R3, ZA#2147 (PER PB 61, PG 50-54)  
 FRONT SETBACK - 20 FEET  
 REAR SETBACK - 50 FEET (EXTERNAL BOUNDARY)  
 SIDE SETBACK - 10 FEET

GRID NORTH (PB 61, PG 50-54)



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



BOUNDARY SURVEY FOR: <b>JOHN DOE</b> 8480 AVALON COURT LOT 50, ARDEN GREENS BEING WINDERMERE, POD A, PHASE IV PB 61, PG 50-54		 1513 OWENBY DRIVE MARIETTA GA 30066 770-402-7926 WWW.WIDEOPENLANDSURVEYING.COM	DATE: 8/7/13 SCALE: 1"=30' COUNTY: FORSYTH DISTRICT: 2nd LAND LOT: 585 SECTION: 1st
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