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
M/P# = TAX MAP / PARCEL NO.
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
RCP = 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
MB = MAILBOX
SS = SANITARY SEWER
MH = MAN HOLE
FFE = FINISHED FLOOR ELEV.
FH = FIRE HYDRANT
---G--- = GAS LINE
---P--- = POWER LINE
---SS--- = SANITARY SEWER LINE
---FM--- = SANITARY FORCE MAIN
---T--- = TELEPHONE LINE
---W--- = WATER LINE
---X--- = FENCE LINE

DATE OF SURVEY: AUGUST 20, 2014

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,398 FEET ,AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 861,726 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 NIKON TOPGUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0141 F, DATED 03/04/13.

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.

TOTAL = 4.739 ACRES
206,449.623 SQUARE FEET

THIS SURVEY AND IT'S 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.

MAGNETIC N

IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING STREETS 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,DITCH,DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

Owner's Certificate

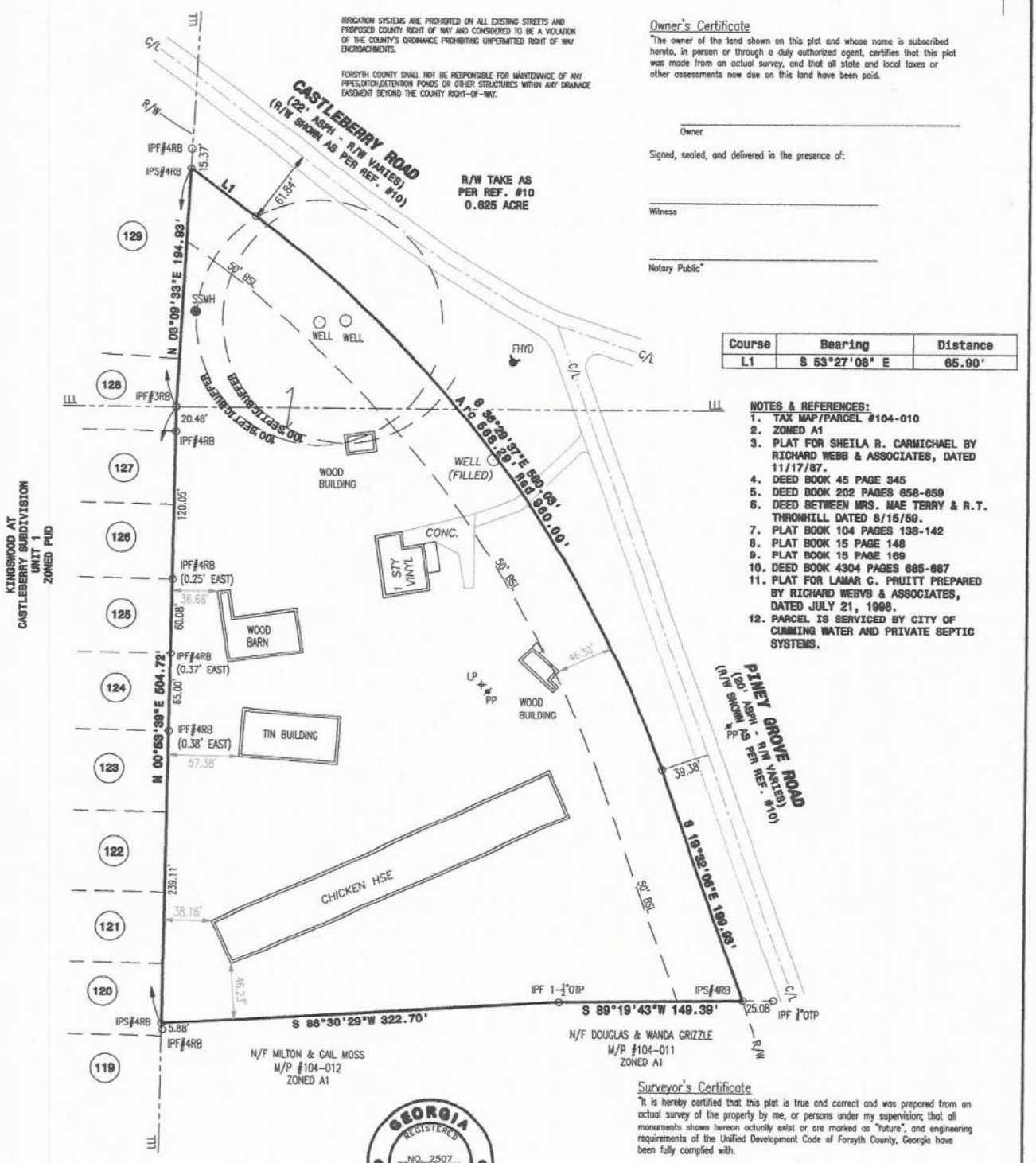
"The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and local taxes or other assessments now due on this land have been paid.

Owner

Signed, sealed, and delivered in the presence of:

Witness

Notary Public"



Course	Bearing	Distance
L1	S 53°27'08" E	65.90'

NOTES & REFERENCES:
1. TAX MAP/PARCEL #104-010
2. ZONED A1
3. PLAT FOR SHEILA R. CARMICHAEL BY RICHARD WEBB & ASSOCIATES, DATED 11/17/87.
4. DEED BOOK 45 PAGE 345
5. DEED BOOK 202 PAGES 658-659
6. DEED BETWEEN MRS. MAE TERRY & R.T. THRONHILL DATED 8/15/59.
7. PLAT BOOK 104 PAGES 138-142
8. PLAT BOOK 15 PAGE 148
9. PLAT BOOK 15 PAGE 169
10. DEED BOOK 4304 PAGES 685-687
11. PLAT FOR LAMAR C. PRUITT PREPARED BY RICHARD WEBVB & ASSOCIATES, DATED JULY 21, 1998.
12. PARCEL IS SERVICED BY CITY OF CUMMING WATER AND PRIVATE SEPTIC SYSTEMS.

Surveyor's Certificate

"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me, or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future", and engineering requirements of the Unified Development Code of Forsyth County, Georgia have been fully complied with.

By: _____

Registered Georgia Land Surveyor No. 2507

GEORGIA REGISTERED NO. 2507 PROFESSIONAL LAND SURVEYOR RICHARD J. WEBB

PROPERTY INFO:
4310 PINEY GROVE ROAD
CUMMING, GA 30040

SURVEY FOR:

AAP INVESTMENTS LLC

LAND LOTS 161 & 200
2nd DISTRICT 1st SECTION
FORSYTH COUNTY, GEORGIA
SEPTEMBER 3, 2014
REV: OCTOBER 13, 2014 - SSMH

60 0 60 120 180
GRAPHIC SCALE - 1"=60'

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: info@richardwebbandassociates.com
www.richardwebbandassociates.com

JOB NO. 14233