

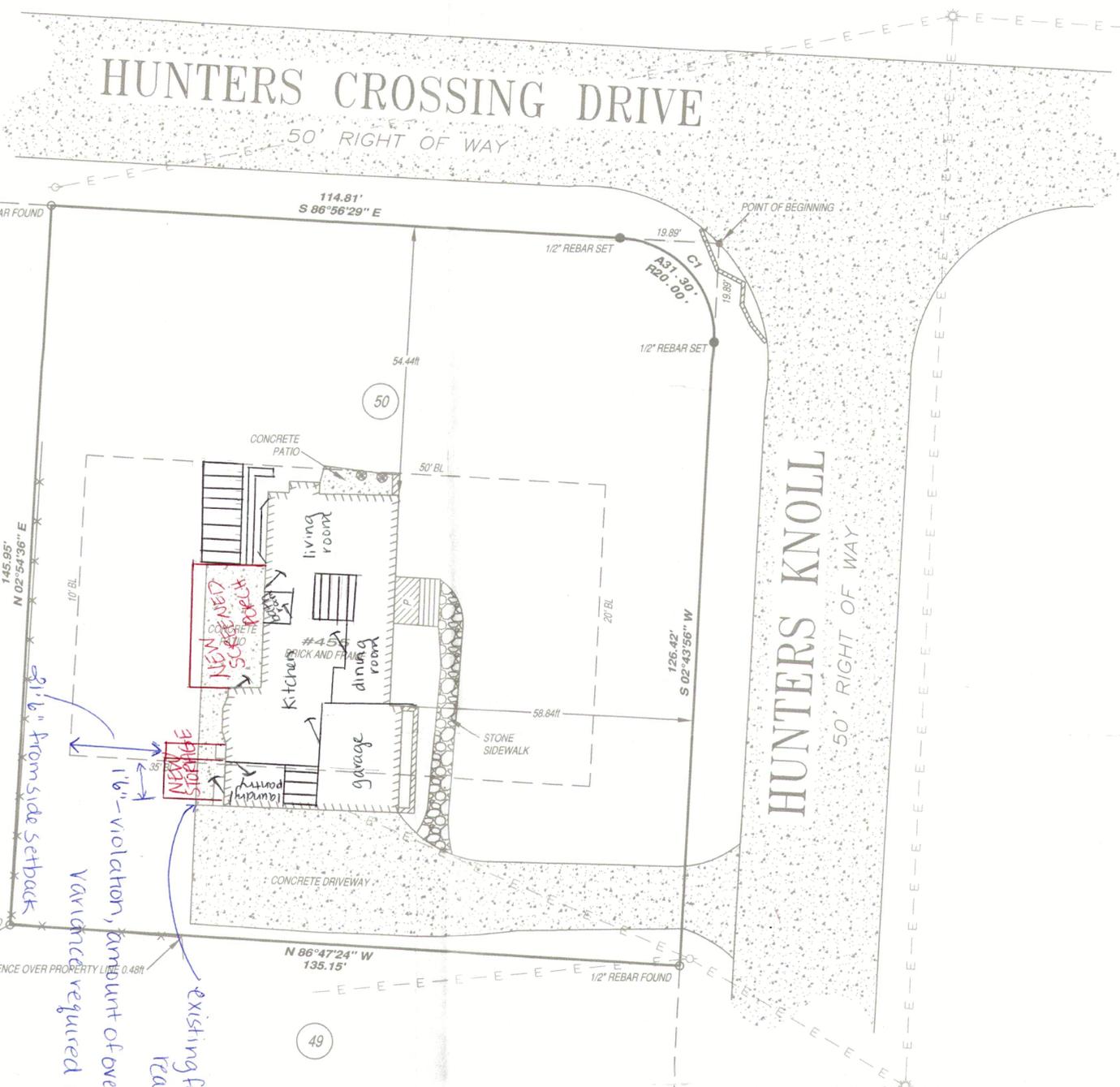
AREA

19631.663 SQ. FT.
0.451 ACRES

LEGEND

These standard symbols may be found in the drawing.

- MAGNETIC NORTH
- 1/2" REBAR SET
- IRON PIN FOUND
- CATCH BASIN
- DRAIN
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SEWER
- ELECTRIC
- FENCE
- UNDERGROUND PIPELINE



NOTES

① NO TREES WILL BE IMPACTED

② ON-SITE OPERATOR OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 109, TILED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATION

PAY SPECIAL ATTENTION TO SECTION 109-253(d).

ZONING

-R3 (PER ZONING FRONT SETBACK-50' REAR SETBACK-35' INTERIOR SIDE-10' SIDE W/ STREET-20')

NOTES

- EQUIPMENT USED: TOPCON GTS 3/3B SERIES TOTAL STATION AND ALLEGRO CX DATA COLLECTOR.
- SOFTWARE USED: CARLSON SURVEY 2007 AND CARLSON SURVCE

FLOOD STATEMENT

I HAVE THIS DATE, 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 CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13121C0153 E EFFECTIVE DATE: JUNE 22, 1998

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.30'	28.20'	S 42°06'17" E	89°40'25"

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 105,328 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



JOB NO.: 1900068	DRAWING NO.: F-2564	SURVEY PLAT FOR: #455 HUNTERS CROSSING DRIVE		DATE: 7/9/10		GEORGIA LAND SURVEYING CO., INC. 155 CLIFWOOD DRIVE ATLANTA, GEORGIA, 30328 TELEPHONE : (404) 255-4671 FAX : (404) 255-6607 www.georgialandsurveying.com
		CRAIG N. MILLER		SCALE: 1" = 20'		
		BETH A. MILLER		FULTON COUNTY, GEORGIA		
		LAND LOT: 21 17th DISTRICT SECTION		REVISION		
LOT: 50 BLOCK: UNIT:		SUBDIVISION: HUNTERS CROSSING		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
PLAT BOOK 118, PAGE 103 DEED BOOK 25724, PAGE 137		SURVEYED: 7/13/10 PARTY CHIEF: D.R.		SHEET 1 OF 1		
DRAFTED: 7/14/10 DRAFTER: D.R.		REVISION		BY: DATE:		