

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT
ORIGINAL SIGNATURE

Ben E. Butterworth
BEN E. BUTTERWORTH RLS #2294

09/26/2023
DATE

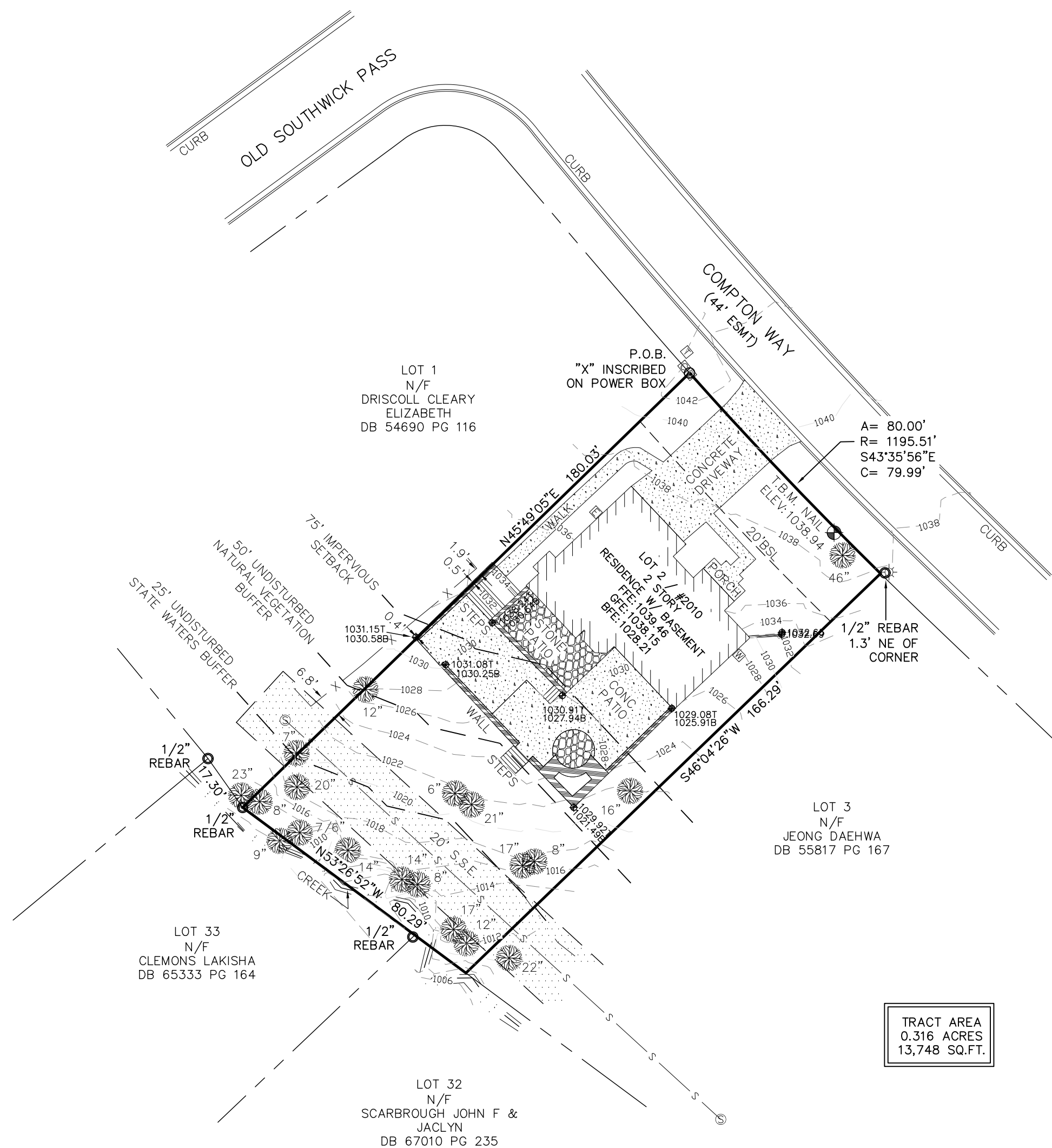
ZONING INFORMATION:
SINGLE FAMILY
RESIDENTIAL DISTRICT

BUILDING SETBACKS:
FRONT: 20'
SIDE: 0'
REAR: 20'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM PB 169, PG 60, FULTON COUNTY RECORDS.

LEGEND :

○ PROPERTY CORNER FOUND (AS NOTED)	⊗ POWER/LIGHT POLE	⊠ GAS METER	—T— TELEPHONE LINE	OH OVERHANG
● 1/2" REBAR WITH CAP SET LSF# 839	⊖ GUY WIRE	⊠ GAS VALVE	—X— FENCE LINE	C.B. CATCH BASIN
▣ R/W MONUMENT	⊠ POWER METER	⊠ CABLE BOX	-920- CONTOUR LINE	CNT CANTILEVER
⊠ FIRE HYDRANT	⊠ POWER BOX	⊠ TELEPHONE BOX	BSL BUILDING SETBACK LINE	H/C HANDICAP
⊠ WATER METER	⊠ A/C UNIT	⊠ SIGN	CONC. CONCRETE	FFE FINISHED FLOOR ELEVATION
⊠ WATER VALVE	⊠ MANHOLE	—W— WATER LINE	EOP EDGE OF PAVEMENT	BFE BASEMENT FLOOR ELEVATION
⊠ POWER POLE	⊠ CLEAN OUT	—U— OVERHEAD UTILITY LINE	L.L. LAND LOT	GFE GARAGE FLOOR ELEVATION
⊠ LIGHT POLE	⊠ JUNCTION BOX	—S— SEWER LINE	N/F NOW OR FORMERLY	DB DEED BOOK
	⊠ OUTFLOW STRUCTURE	—G— GAS LINE	R/W RIGHT-OF-WAY	PB PLAT BOOK
	⊠ DRAINAGE INLET	—C— CABLE LINE	P/L PROPERTY LINE	PG PAGE

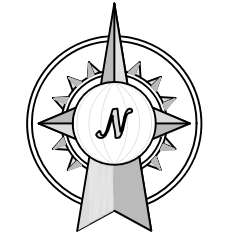


TRACT AREA
0.316 ACRES
13,748 SQ.FT.

IMPERVIOUS SURFACE AREA SUMMARY

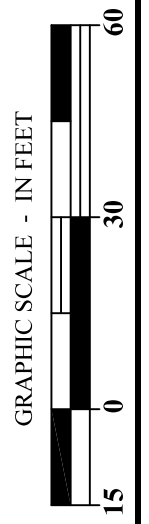
AREA	SQ FT
TOTAL LOT	13748
HOME	2040
CONC./ASPHALT DRIVEWAY	722
MISC. CONCRETE	312
WALLS	340
STONE/CONCRETE PATIO	1968
WOOD STEPS	0
STONE/CONCRETE STEPS	167
CONC./WOOD PORCH/DECK	57
GRAVEL/RIP-RAP	0
BEDDING STONE	0
TOTAL IMPERVIOUS COVERAGE	5606
TOTAL % OF COVERAGE	40.7%

1234 SQ.FT. OF ENCHROACHMENT AREA INTO STREAM BUFFER AREA



GRID NORTH
GA WEST NAD 83
DATUM NAVD 88
SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		



BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: CATALINA MORALES
2010 COMPTON WAY, ALPHARETTA, GA. 30022
LOT 2, POD "X", COUNTRY CLUB OF THE SOUTH
LAND LOT 64 - 1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA - 09/26/2023

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THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

BOUNDARY REFERENCE: DB 66227, PG 002; PB 169, PG 60
FIELDWORK PERFORMED ON 09/26/2023

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275,287 FEET.

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNING
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PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

PROJECT
2609201

SHEET
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