

LEGEND

- 1. BC = BACK OF CURB
- 2. BR = BUILDING SETBACK LINE
- 3. CL = CENTER LINE
- 4. CM = COMB. W/REMARK FOUND
- 5. CNP = CONCRETE WITH PIPE
- 6. CT = CRAMP TOP
- 7. EL = ELEVATION (FT)
- 8. EP = EDGE OF PAVEMENT
- 9. FFL = FINISHED FLOOR ELEV.
- 10. FO = FIRE HYDRANT
- 11. FS = IRON PIPE FOUND
- 12. PS = IRON PIPE SET
- 13. LL = LAND LOT
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DATE OF SURVEY
7/22/09

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,567 FEET AND AN ANGULAR ERROR OF 0.03 SECONDS PER FOOT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 181,075 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 NOKON TOTAL STATION

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13111C0145E 9/19/07

Approval of plot does not guarantee issuance of septic permit. All existing septic systems must meet required setbacks.

THERE ARE NO STATE WATERS LOCATED ON THIS PROPERTY.

1.367 ACRES TOTAL
59,519 SQ. FT.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOC. 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 DETERMINED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. AS WITH ANY LAND TRANSACTION A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED BY CONSULTATION WITH THIS SURVEYOR. FOR YOU MUST CONSULT WITH A COMPETENT TITLE ATTORNEY.

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. Said owner donates and dedicates to the public for use forever the street right-of-way as shown on this plat.

Owner
Signed, sealed and delivered
in the presence of:

Witness

Notary Public

NOTES & REFERENCES

- 1) PLAT FOR BOBBY BAGLEY BY DAVID W. BEALLE DATED 5/17/01.
- 2) D.O.T. R/W MAP PROJ. #STP-104-1(39), SHTS. 47 & 48.
- 3) R/W TAKEN BY RELOCATION OF STONEY POINT ROAD = 0.298 ACRE

OWNER/DEVELOPER INFO:
BOBBY BAGLEY
1110 STONEY POINT RD.
CUMMING, GA. 30040

SR #141 - AKA PEACHTREE PARKWAY
(R/W AS PER REFERENCE #2)

Course	Bearing	Distance
L1	N 62°57'09" W	92.81'
L2	N 45°32'23" W	85.43'
L3	N 43°42'32" W	51.49'
L4	N 41°45'29" W	69.93'
L5	N 41°17'36" W	81.48'
L6	N 40°54'44" W	113.22'
L7	N 84°14'53" E	73.39'
L8	N 84°14'53" E	39.45'

Curve	Radius	Length	Chord	Chord Bear.
C1	669.76'	154.59'	154.25'	S 83°30'58" E
C2	2008.28'	220.64'	220.53'	S 05°14'38" E
C3	2008.28'	74.65'	74.64'	S 09°27'22" E

Course	Bearing	Distance
L9	N 62°57'09" W	39.22'
L10	N 45°32'23" W	75.26'
L11	N 43°42'32" W	49.51'
L12	N 41°45'29" W	68.67'
L13	N 41°17'36" W	81.04'
L14	N 40°54'44" W	70.75'

Nathan M. McClure

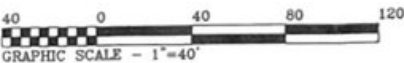
 NATHAN M. MCCLURE
 S. 4.07

Surveyor's Certificate

It is hereby certified that this plot 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 that their locations, size, type and material are correctly shown; and that all engineering requirements of the Unified Development Code of Forsyth County, Georgia have been fully complied with.

By: *Nathan M. McClure*
 Registered Georgia Land Surveyor No. 3086

SURVEY TOPO FOR:
BOBBY BAGLEY
 LAND LOTS 665, 666, 703, & 704
 2ND DISTRICT 1ST SECTION
 FORSYTH COUNTY, GEORGIA
 JULY 31, 2009



TECHNICAL LAND SERVICES INC. 4/9/04
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 100 KELLY MILL ROAD CUMMING GA. 30040

JOB NO.
09137