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REFERENCES:

- Quit Claim Deed to Juna Holdings, LLC recorded in Deed Book 7799, Page 664.
- Approved Site Development Plans for 208 Forsyth - Building 1, prepared by B.C. Engineering, Inc. dated 02/17/2017 with Project No. 2016-149.2.
- Deed of Abandonment recorded in Deed Book 5168, Page 45.
- Sanitary Sewer Easement recorded in Deed Book 321, Page 719.
- Mrs. Hoyt Barnett Subdivision Plat recorded in Plat Book 2, Page 7, dated 1955.

GENERAL NOTES:

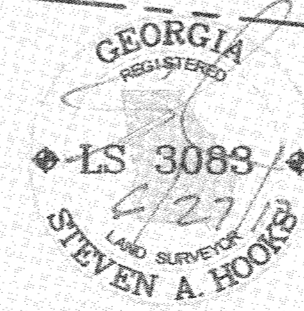
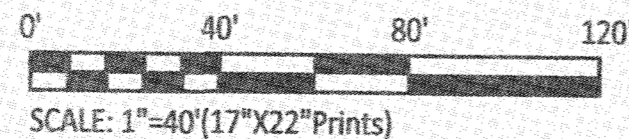
- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Forsyth County qpublic.
- No underground utilities were located. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.
- No certification is made by this Surveyor regarding the accuracy of the underground utilities shown hereon. The locations shown are based on field observations.
- Where no evidence of actual location was provided, the approximate locations are shown only to indicate that these utilities may be present in the areas shown. This drawing should be considered incomplete as to the locations of all buried utilities. Some utilities may exist in locations unrecorded and unknown to this Surveyor. It should be expressly understood by anyone using this survey that the Surveyor is not responsible for accuracy or completeness of this information.

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Carlson Supervisor GPS using eGPS network, GA SPC. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Topcon PS-103A Robotic Total Station.
- The field data upon which this plat is based has a field closure of one foot in 120,567 feet and an angular error of 2 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 06/06/17.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed during the course of the fieldwork.
- This plat has been calculated for closure and is found to be accurate within one foot in 1,227,664 feet.
- Rights-of-way shown per Reference 2.
- Site was under construction at time of fieldwork.



NOT FOR SALE
NOT INCLUDED
NOT FOR SALE



PARCEL INFORMATION:
Parent Parcel Id No.: C26 048
TOTAL PARCEL AREA: 3.96 Acres

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**
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Phone: 770-442-0500 www.engineering303.com

Juna Holdings, LLC
Minor Subdivision Plat for:
208 Pirkle Ferry Rd, Cumming, GA
City of Cumming
3rd District, 1st Section
Land Lot 1268
Forsyth County, GA



Drawn: RL
Date: 06/12/2017
Sheet: 3 of 3
Project Number: 17-4252