

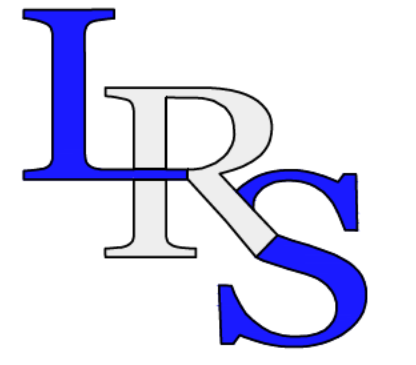
ABBREVIATIONS

DB DEED BOOK P/L PROPERTY LINE
 PG. PAGE PB PLAT BOOK
 R/W RIGHT OF WAY N/F NOW OR FORMERLY
 SSE SANITARY SEWER EASEMENT DE DRAINAGE EASEMENT

REFERENCE
 1. PLAT BOOK 19 PAGE 54

SYMBOLS

○ SAN. SEWER MANHOLE (SSMH)
 ○ CLEANOUT (CO)
 ○ FIRE HYDRANT (FH)
 ○ WATER VALVE (WV)
 ○ WATER METER (WM)
 ○ GAS METER (GM)
 ○ TELEPHONE BOX (TELB)
 ○ POWER POLE (PP)
 ○ AIR CONDITIONER PAD (AC)
 ○ POWER BOX (PB)
 ○ ELECTRIC METER (EM)
 ○ GUY WIRE (GUY)
 ○ TREE



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 GA Land Survey Firm # LSF001008

Client
Excellere Construction LLC

REVISIONS

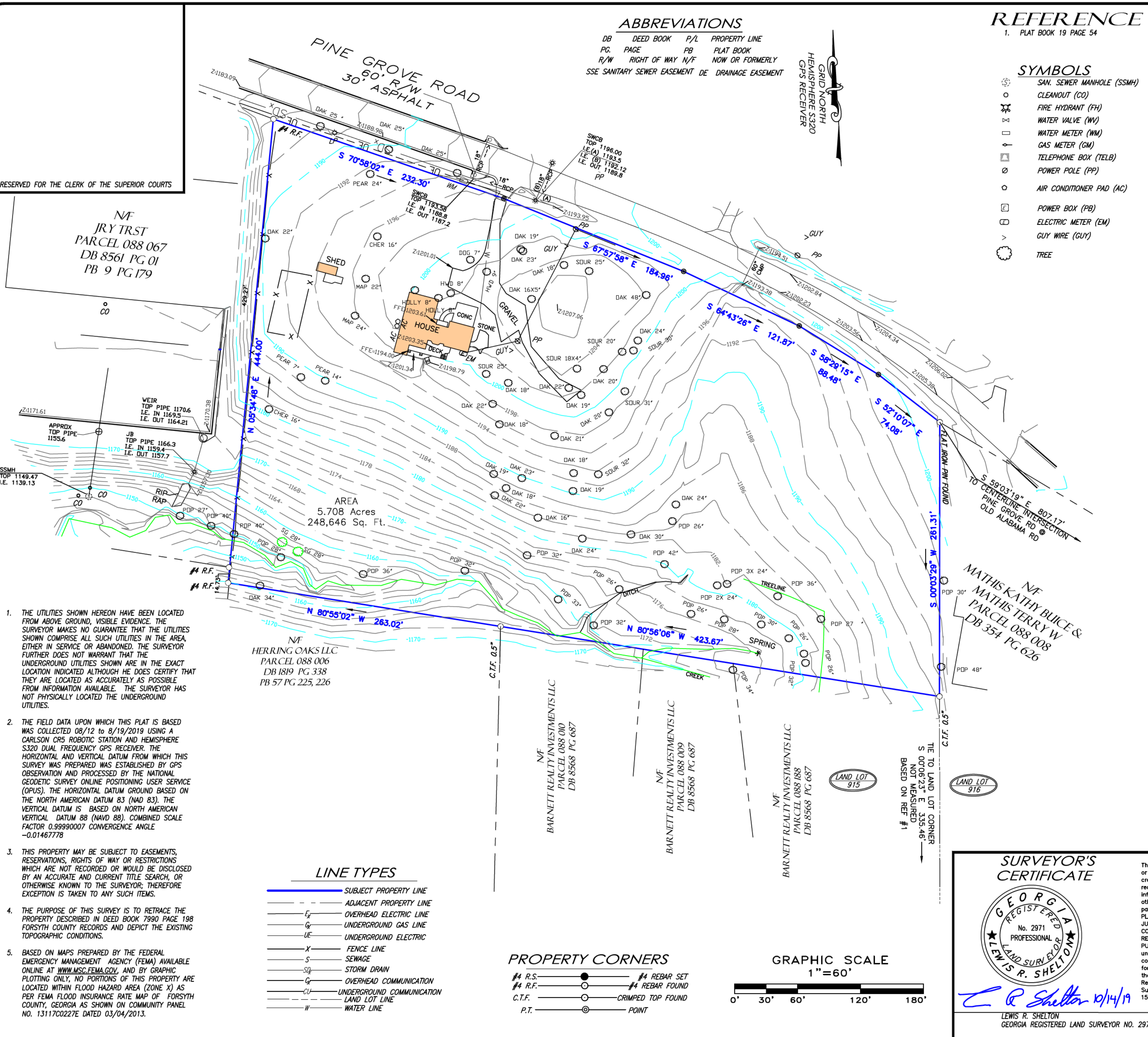
No	Revision	Date
1	Add Trees	10/14/19
2		
3		
4		
5		
6		
7		
8		

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Boundary Survey
2615 Pine Grove Road
Cumming, GA 30041
 Tax Parcel
 088 007

Land Lot 915
 2nd District, 1st Section
 Forsyth County, Georgia

Date:	9/11/19
Scale:	1" = 60'
Surveyed By:	A.S./R.B.
Drawn By:	L.R.S.
Checked By:	L.R.S.
Project No.	19-060
DWG. No.	19-060.DWG
FBK. No.	N.A.



RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

NF JRY TRST
 PARCEL 088 067
 DB 8561 PG 01
 PB 9 PG 179

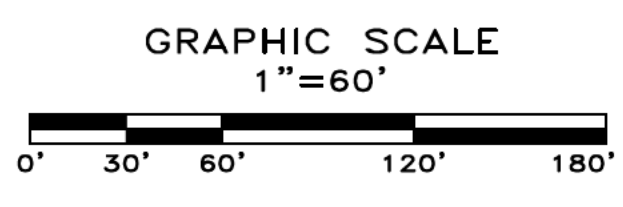
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED 08/12 to 8/19/2019 USING A CARLSON CR5 ROBOTIC STATION AND HEMISPHERE S320 DUAL FREQUENCY GPS RECEIVER. THE HORIZONTAL AND VERTICAL DATUM FROM WHICH THIS SURVEY WAS PREPARED WAS ESTABLISHED BY GPS OBSERVATION AND PROCESSED BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS). THE HORIZONTAL DATUM BASED ON THE NORTH AMERICAN DATUM 83 (NAD 83). THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88). COMBINED SCALE FACTOR 0.999990007 CONVERGENCE ANGLE -0.01467778
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PROPERTY DESCRIBED IN DEED BOOK 7990 PAGE 198 FORSYTH COUNTY RECORDS AND DEPICT THE EXISTING TOPOGRAPHIC CONDITIONS.
- BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT [WWW.MSC.FEMA.GOV](http://www.msc.fema.gov), AND BY GRAPHIC FLOTTING ONLY, NO PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN FLOOD HAZARD AREA (ZONE X) AS PER FEMA FLOOD INSURANCE RATE MAP OF FORSYTH COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 1311700227E DATED 03/04/2013.

LINE TYPES

— SUBJECT PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 E_x OVERHEAD ELECTRIC LINE
 G_u UNDERGROUND GAS LINE
 U_E UNDERGROUND ELECTRIC
 X FENCE LINE
 S SEWAGE
 S_D STORM DRAIN
 C_u OVERHEAD COMMUNICATION
 C_u UNDERGROUND COMMUNICATION
 W LAND LOT LINE
 W WATER LINE

PROPERTY CORNERS

#4 R.S. —●— #4 REBAR SET
 #4 R.F. —○— #4 REBAR FOUND
 C.T.F. —○— CRIMPED TOP FOUND
 P.T. —○— POINT



SURVEYOR'S CERTIFICATE

GEORGIA REGISTERED LAND SURVEYOR
 No. 2971
 PROFESSIONAL
 LEWIS R. SHELTON

L.R.S. 10/14/19

LEWIS R. SHELTON
 GEORGIA REGISTERED LAND SURVEYOR NO. 2971