

**GENERAL NOTES:**  
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FORSYTH COUNTY  
 ZONING: A1  
 MINIMUM FRONT SETBACK - 50'  
 MINIMUM SIDE SETBACK - 25'  
 MINIMUM REAR SETBACK - 25'

FIELD DATA:  
 DATE OF FIELD SURVEY 1-16-25 & 1-17-25.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND RTK GPS  
 GPS RECEIVER: TRIMBLE R12L  
 SN: 6340F00404 ROVER  
 6340F00685 BASE  
 NETWORK: TRIMBLE VRS NOW RTK GNSS

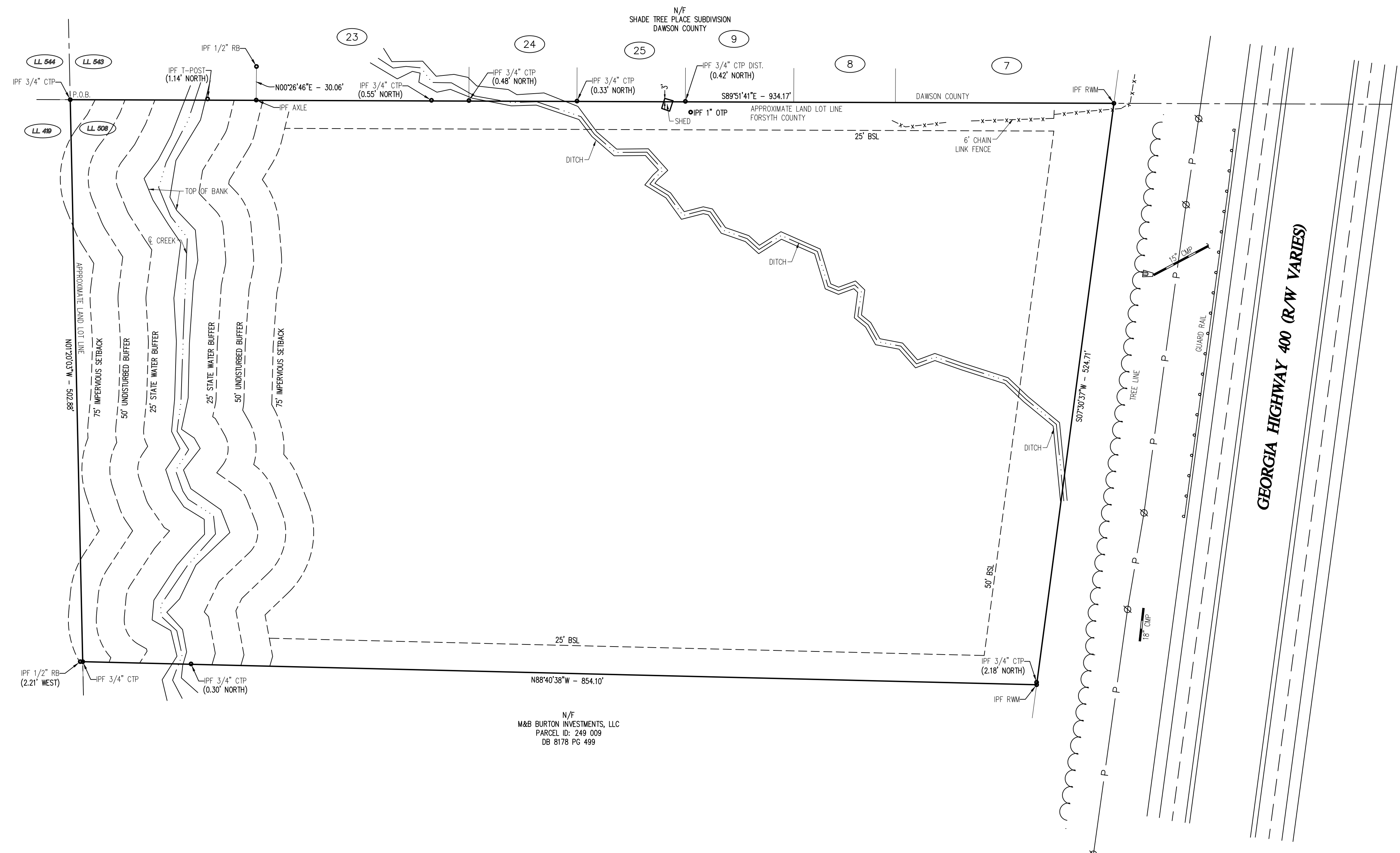
TOTAL AREA: 457,580 SQ FT, 10.505 AC  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 299,805 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 9601 PG 129  
 PROPERTY OWNER AT TIME OF SURVEY: VALMIKI HOLDINGS, LLC  
 PARCEL NUMBER: 249 015

REFERENCE: DB 9601 PG 129

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FORSYTH COUNTY, GEORGIA 13117C0060G EFFECTIVE DATE JUNE 7, 2019

NOTE: THE DITCH SHOWN HEREON DID NOT HAVE ANY WATER FLOWING AT TIME OF SURVEY. BUFFERS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
○	POWER POLE
⊕	IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
-v-	OVERHEAD POWER
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	LIGHT POLE
⊕	CONCRETE PAD
⊕	TELEPHONE MARKER
⊕	AIR CONDITIONER UNIT
⊕	MAIL BOX
⊕	CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	LEFT WING CATCH BASIN
⊕	RIGHT WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	DROP INLET
⊕	HEADWALL

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, 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, OR 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

SCALE: 1"=60'	GRAPHIC SCALE - IN FEET	CLIENT: TAILLEFER COMMERCIAL GROUP
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	DATE: 1-24-25
FILE NAME: FORSYTH CO PARCEL R1	JOB NUMBER: SURV-2748	
<b>BOUNDARY SURVEY FOR</b>		
<b>FORSYTH COUNTY PARCEL #249 015</b>		
LAND LOT 50B, 14TH DISTRICT, 1ST SECTION FORSYTH COUNTY, GEORGIA		
R E V I S I O N S		
1		
2		
3		
4		
5		

**KEystone LAND SURVEYING, INC.**  
 262 WEST CROGAN STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700  
 www.keystonelandsurveying.com

1-24-25

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 KEystone LAND SURVEYING, INC.  
 www.keystonelandsurveying.com