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V-24-0001

FEB 6 2024

PLANNING & ZONING

ABBREVIATIONS

BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CONC.	CONCRETE
OB	DEED BOOK
D.E.	DRAINAGE EASEMENT
L.L.L.	LAND LOT LINE
PB	PLAT BOOK
POB	POINT OF BEGINNING
PG	PAGE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
E.T.	EXTERIOR THRESHOLD
FF	FINISHED FLOOR

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED ON HAS A CLOSURE PRECISION OF 1 IN 41,658 FEET AND AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 93,481.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 02.13.21

CONTOUR INTERVAL IS 2'

ALL IRON PINS SET ARE 1/2" REBAR CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING, ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0087F OATEO SEPTEMBER 18, 2013.

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.

SITE ADDRESS IS LISTED AS: 720 PAULS WALK JOHNS CREEK, GA 30097

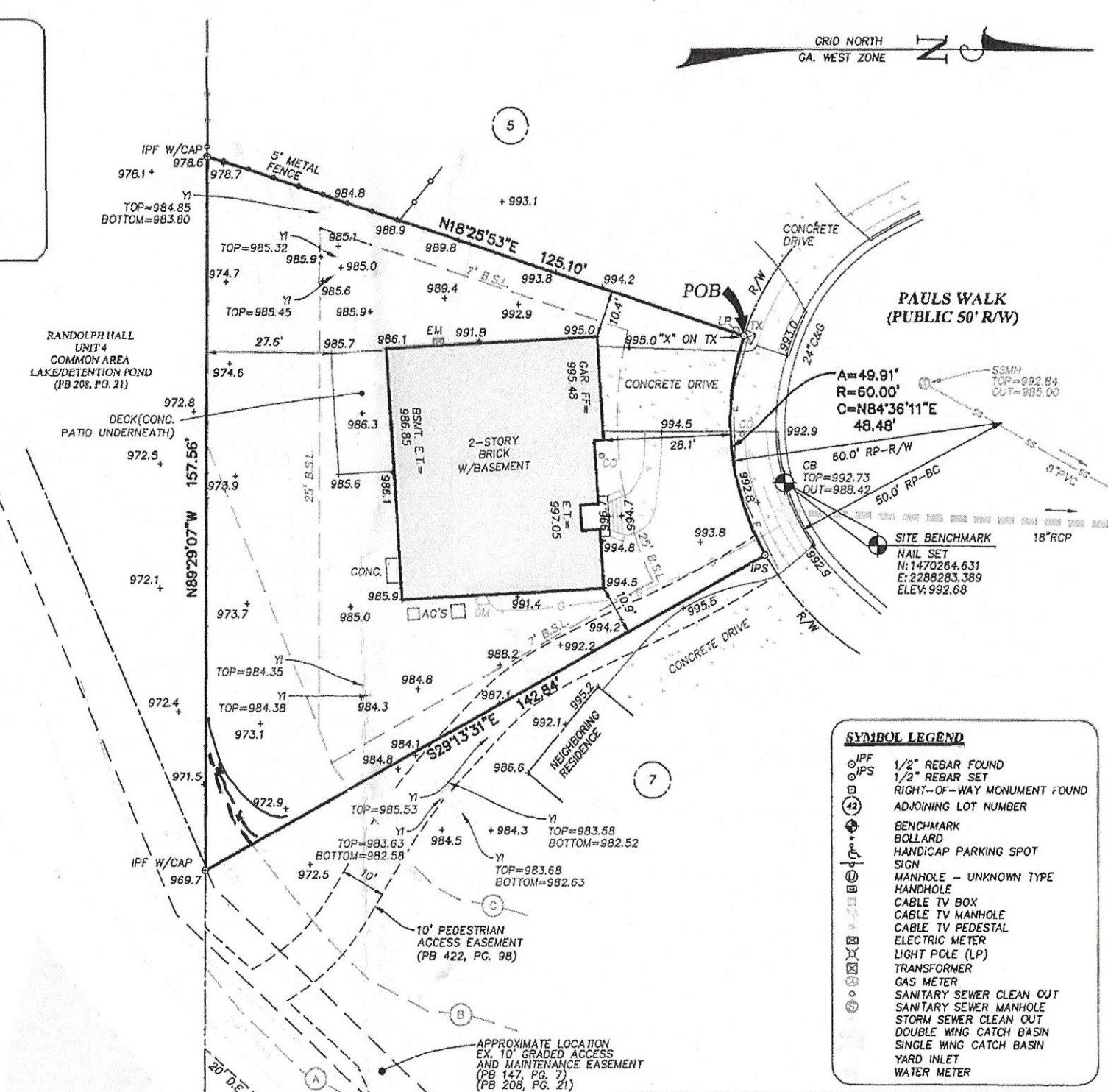
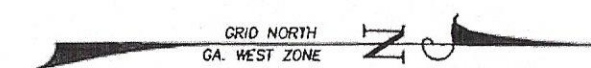
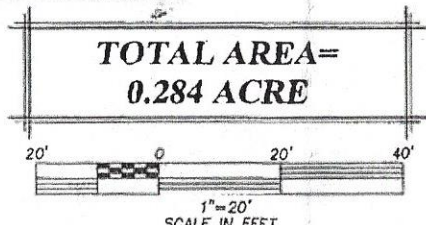
THE CURRENT PARCEL IDENTIFICATION NUMBER IS 11080002801370.

REFERENCE #1: FINAL PLAT OF PARSONS RETREAT SUBDIVISION, RECORDED IN PLAT BOOK 422, PAGE 98.

LINE TYPE LEGEND

---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY CENTERLINE
---	CREEK CENTERLINE
---	LAND LOT LINE
---	METAL FENCE
---	WIRE FENCE
---	WOOD FENCE
---	GUARDRAIL
---	RAILROAD TRACK
---	OVERHEAD UTILITY LINE
---	UNDERGROUND CABLE TV LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND GAS PIPE
---	UNDERGROUND SANITARY SEWER PIPE
---	UNDERGROUND STORM SEWER PIPE
---	UNDERGROUND STREET LIGHTING LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND TRAFFIC LINE
---	UNDERGROUND WATER PIPE

- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



SYMBOL LEGEND

○	IPF	1/2" REBAR FOUND
○	IPS	1/2" REBAR SET
□		RIGHT-OF-WAY MONUMENT FOUND
⑫		ADJOINING LOT NUMBER
●		BENCHMARK
○		BOLLARD
○		HANDICAP PARKING SPOT SIGN
○		MANHOLE - UNKNOWN TYPE
○		HANDHOLE
○		CABLE TV BOX
○		CABLE TV MANHOLE
○		CABLE TV PEDESTAL
○		ELECTRIC METER
○		LIGHT POLE (LP)
○		TRANSFORMER
○		GAS METER
○		SANITARY SEWER CLEAN OUT
○		SANITARY SEWER MANHOLE
○		STORM SEWER CLEAN OUT
○		DOUBLE WING CATCH BASIN
○		SINGLE WING CATCH BASIN
○		YARD INLET
○		WATER METER

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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, 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, 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.

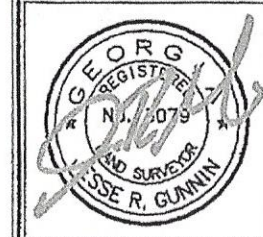
Jesse R. Gunnin
 JESSE R. GUNNIN, GA RLS NO. 3079
 02 23 21 DATE

DATE	
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BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
BILLY MORGAN, JR.
 (BEING LOT 6, PARSONS RETREAT) LOCATED IN LAND LOT 280 1ST DISTRICT, 1ST SECTION CITY OF JOHNS CREEK, GEORGIA FULTON COUNTY, GEORGIA FEBRUARY 23, 2021

GUNNIN
 LAND SURVEYING

107 Mountain Brook Drive, Suite 104 Canton, GA 30115
 License No. LSF 001033
 www.gunninlandsurveying.com
 T678-880-7502
 F678-699-0731

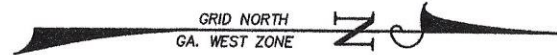


DRAWN BY: JJB
 CHECKED BY: JRG

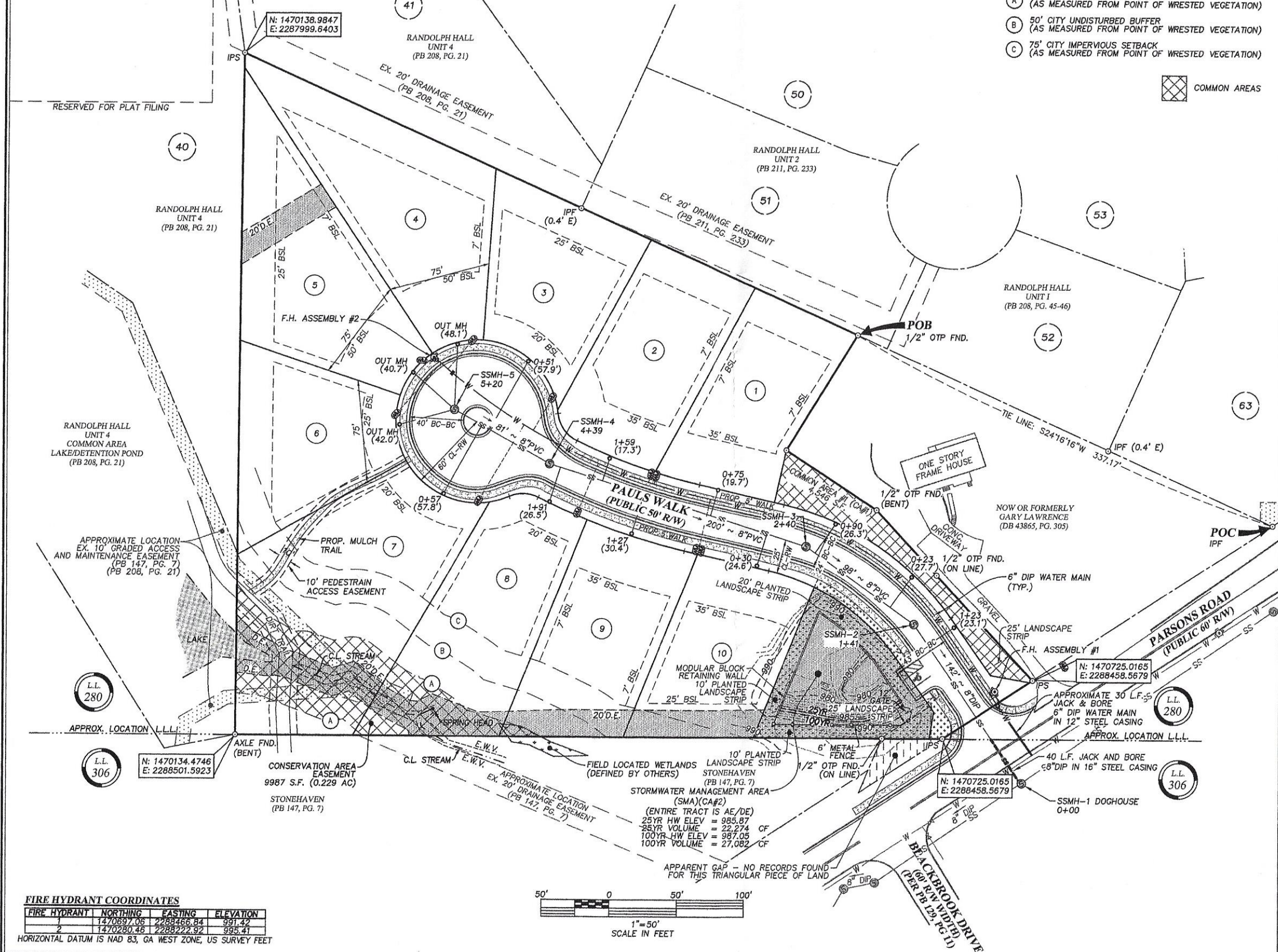
PROJECT NO. 15101

SHEET	OF
1	1

Plat Book 422 Page 101
 Cathelene Robinson
 Clerk of Superior Court



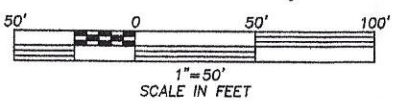
- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 50' CITY UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (C) 75' CITY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



FIRE HYDRANT COORDINATES

FIRE HYDRANT	NORTHING	EASTING	ELEVATION
1	1470697.06	2288466.84	991.42
2	1470280.48	2288222.92	995.41

HORIZONTAL DATUM IS NAD 83, GA WEST ZONE, US SURVEY FEET



REVISION	DATE

FINAL PLAT OF:
PARSONS RETREAT
 LOCATED IN LAND LOT 280
 1st DISTRICT, 1st SECTION
 CITY OF JOHNS CREEK
 FULTON COUNTY, GEORGIA
 10730 PARSONS ROAD, JOHNS CREEK, GA 30097
 JULY 31, 2019

GUNNIN
 LAND SURVEYING

107 Mountain Brook Drive, Suite 104 Dunwoody, GA 30115
 License No. LSF 00103
 License No. LSF 00103
 T: 770.886.7502
 F: 770.886.4751
 www.gunninlandsurvey.com



DRAWN BY: AIH & KGD
 CHECKED BY: ZRW

PROJECT NO. 15101

SHEET	OF
4	4

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 V-24-0001
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Deed Book 62737 Page 11
Filed and Recorded 12/07/2020 12:00:00 AM
2020-0360055
Real Estate Transfer Tax \$887.30
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 8274269752
7067927936

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd, Suite 375
Duluth, GA 30097
File No.: 17-133838-BSG

Parcel No.: 11 -0800-0280-137-0

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STATE OF Georgia
COUNTY OF Cherokee

LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of November, 2020, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Billy Gene Morgan, Jr. and Christine Morgan, as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 280 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 6, Parsons Retreat, as shown on plat recorded in Plat Book 422, pages 98-101, Fulton County, Georgia records, which said plat being incorporated herein by reference thereto.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Pam Couder
Unofficial Witness

[Signature]
Notary Public
Commission expires: 3/30/2024



O'Dwyer Properties, LLC

BY: [Signature]
Donna Steakley
Agent