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N/F
 WELLINGTON HOA
 TAX
 ID: 11-077002754567
 DB23390 PG130

N/F
 COMMUNITIES OF
 WELLINGTON
 TAX ID: 11-077003113706
 DB23390 PG130

N/F
 COMMUNITIES OF
 WELLINGTON
 PB202 PG30,31

N/F
 THE PARK AT WELLINGTON
 PB193 PG74

N/F
 FINLEY CHASE UNIT 2
 PB2181 PG59

N/F
 THE ESTATES AT
 WELLINGTON
 PB203 PG101

N/F
 THOMAS B. REYNOLDS
 PATRICIA R. REYNOLDS
 REVOCABLE TRUST
 TAX ID: 11-07880-31-24
 DB48971 PG120

N/F
 THE STANDARD CLUB
 TAX ID: 11-089003190048
 DB11081 PG401

SHEET 1 OF 3
 DRAWN BY: B. W. H. H.
 FILE NO.: 23197.00
 DATE: 10/10/23
 SCALE: 1"=60'
 DATE OF FIELD WORK: 10/10/23

BOUNDARY SURVEY
 FOR
 MCKINLEY HOMES

LAND LOT(S)
 DISTRICT 310
 1st SECTION
 DULUTH COUNTY
 GEORGIA

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

PEC+
 Planners & Engineers Collaborative+
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 SURVEYING + SURVEYING & CONSTRUCTION + WATER RESOURCES
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 (770) 451-2744 WWW.PEC.PLS
 C.O.A.-LSF000004

Received
 January 2, 2024
 RZ-24-0001
 Planning & Zoning

N/F
 DAVID L. SKALET
 TAX ID: 11-089103200366
 DB66048 PG143
 PB170 PG79



L.L. 275

L.L. 276

L.L. 276

L.L. 277

L.L. 311

L.L. 310

L.L. 310

L.L. 309

L.L. 311

L.L. 310

L.L. 310

L.L. 309

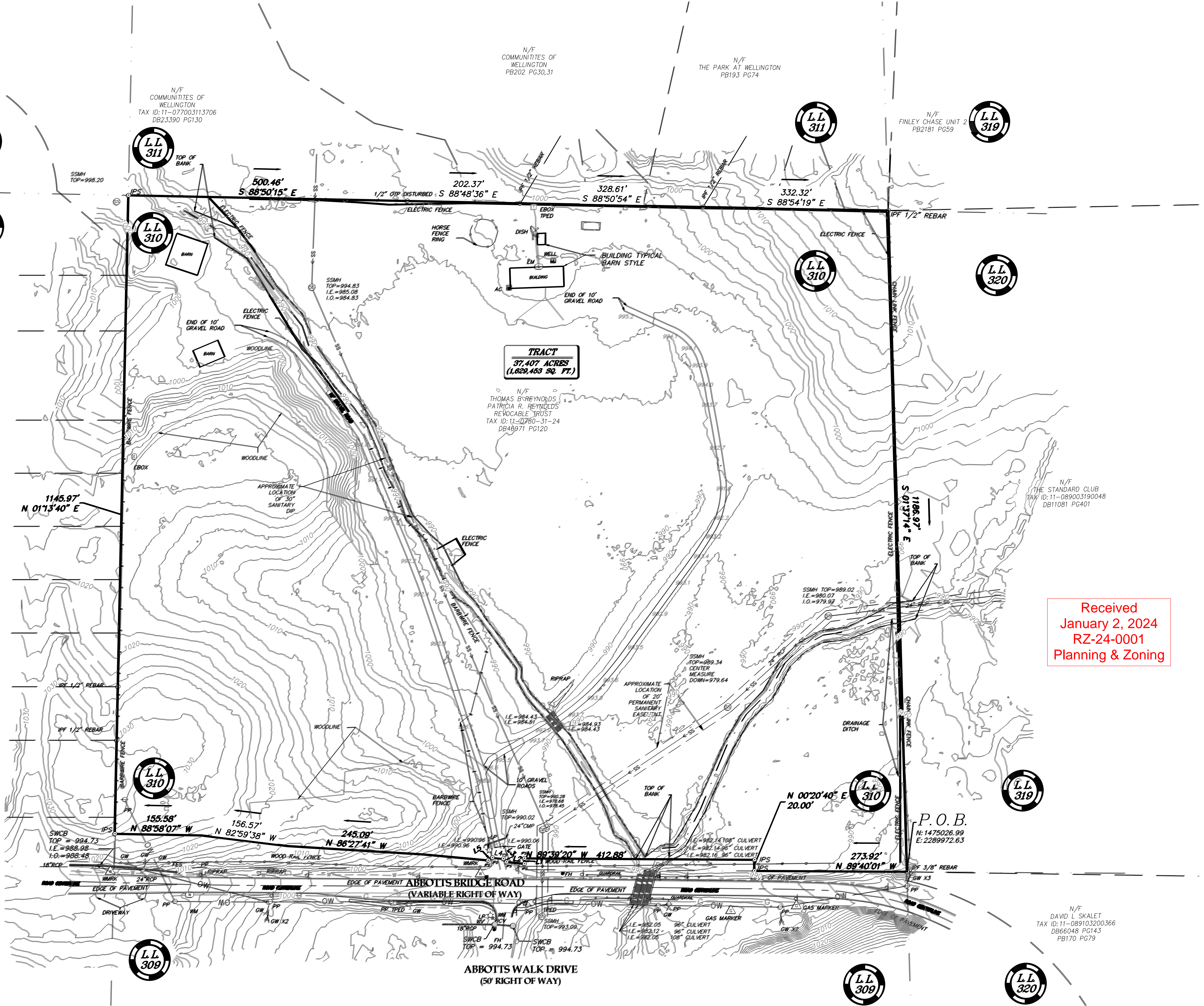
L.L. 319

L.L. 320

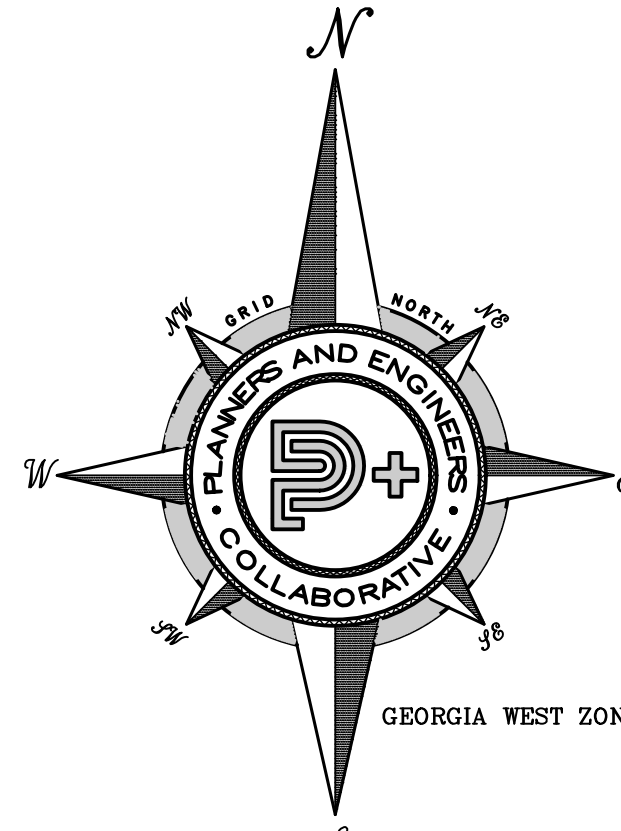
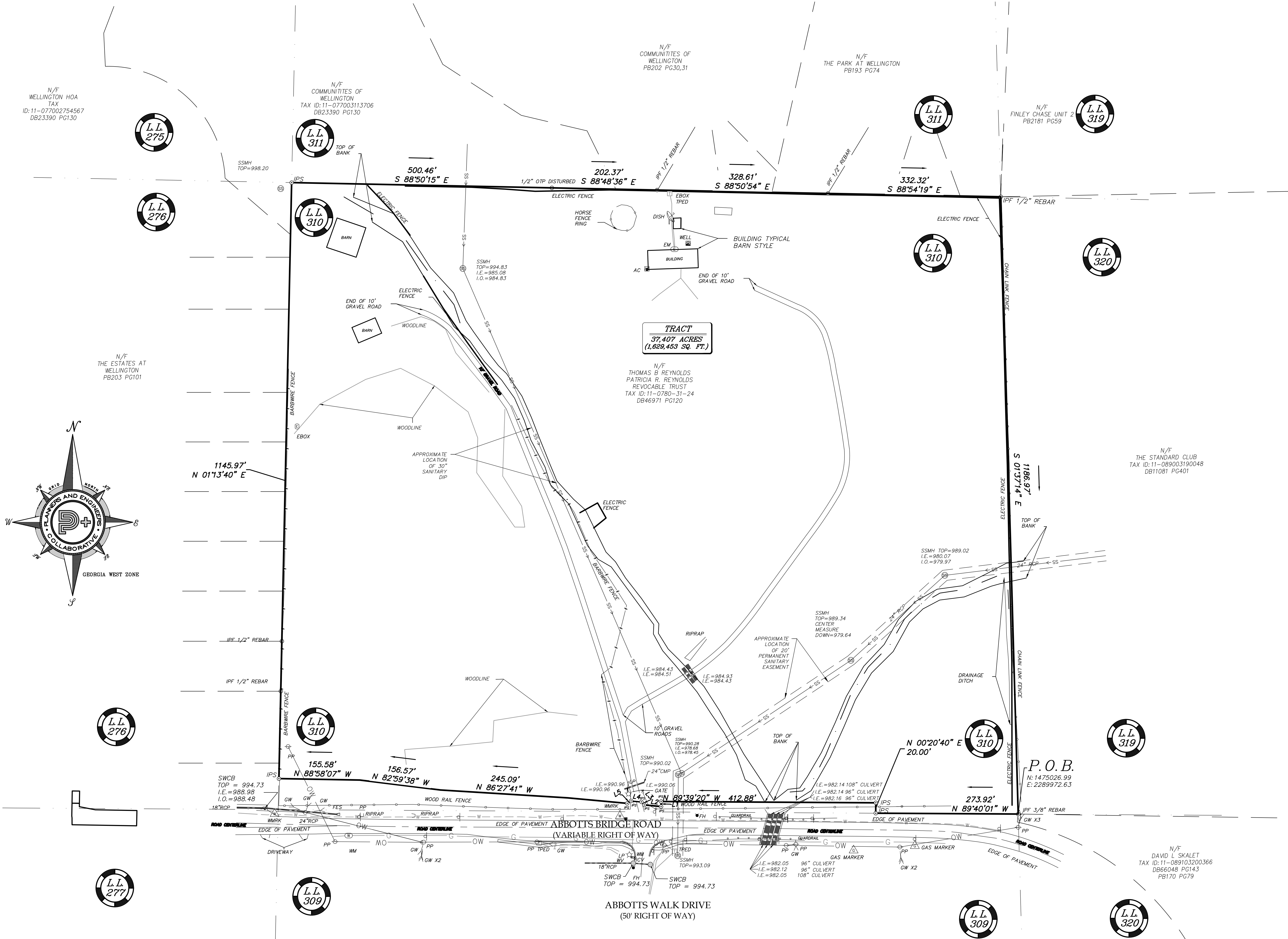
L.L. 319

L.L. 320

TRACT
 37.407 ACRES
 (1,629,463 SQ. FT.)



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TRACT
37.407 ACRES
(1,629,453 SQ. FT.)

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THOMAS B REYNOLDS
PATRICIA R. REYNOLDS
REVOCABLE TRUST
TAX ID: 11-0780-31-24
DB46971 PG120

SHEET 2 OF 3
DRAWN BY: WJW
CHECKED BY: WJW
FILE NO.: 23197.00
DATE: 10/10/23
SCALE: 1"=80'
DATE OF FIELD WORK: 10/10/23

BOUNDARY SURVEY
FOR
MCKINLEY HOMES

LAND LOT(S)
DISTRICT 310
1st SECTION
DULUTH COUNTY
GEORGIA

REV	DATE	DESCRIPTION	BY
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4			
3			
2			
1			

PECC
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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
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TAX ID: 11-089103200366
DB66048 PG143
PB170 PG79

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND 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 SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0087F, PANEL XXX OF XXX, EFFECTIVE DATE 9/18/2013 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN OCTOBER 5TH, 2023 NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. THE PROPOSED PARCELS SHOWN HEREON MAY OR MAY NOT CONSTITUTE A LEGAL SUBDIVISION.
7. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
8. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
9. THE PROPERTY HAS DIRECT ACCESS TO ABBOTTS BRIDGE ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
10. THERE NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL [EXCEPT AS NOTED BELOW AND SHOWN HEREON].

STRUCTURE LEGEND

CABLE / TV	SEWER
<ul style="list-style-type: none"> ▲ Cable / TV Marker ○ Cable / TV Pedestal ○ Cable / TV Manhole ○ Cable / TV Handhole □ Cable / TV Cable Box 	<ul style="list-style-type: none"> Ⓜ Grease Trap ○ Sanitary Sewer Manhole ○ Cleanout ○ Sanitary Sewer Vent Pipe ○ Sanitary Sewer Marker ○ Sanitary Sewer Force Main Valve ○ Sanitary Sewer Lift Station
ELECTRIC/POWER	SITE / TOPOGRAPHIC FEATURES
<ul style="list-style-type: none"> Ⓜ Transformer ○ Guy Wire ○ Electric Meter ○ Power Pole/Utility Pole ○ Street Light/Light Pole □ Electric Panel □ Electric Box ○ Electric Manhole ○ Electric Handhole ○ Electric / Power Marker ○ Spot Light 	<ul style="list-style-type: none"> ○ Street Sign ○ Air Condition Unit ○ Balcony ○ Mailbox ○ Satellite Dish ○ Flag Pole ○ Monitoring Well ○ Antenna ○ Column ○ Camera Pole / Camera ○ Bore Hole Location ○ Mile Post ○ Rail Road Mile Post
FIBER OPTIC	STORM / DRAINAGE
<ul style="list-style-type: none"> ○ Fiber Optic Marker ○ Fiber Optic Manhole ○ Fiber Optic Pedestal 	<ul style="list-style-type: none"> ○ Storm Structure Lid ○ Drop Inlet ○ Catch Basin ○ Single Wing Catch Basin ○ Double Wing Catch Basin ○ Weir Inlet ○ Head Wall ○ Junction Box ○ Curb Inlet ○ Flared-In Section ○ Down Spout
GAS	TELEPHONE
<ul style="list-style-type: none"> ○ Gas Meter ○ Gas Valve ○ Gas Fill Cap ○ Gas Manhole ○ Gas Marker ○ Gas Pressure Relief Valve ○ Gas Vault ○ Gas Vent Pipe 	<ul style="list-style-type: none"> ○ Telephone Terminal Box ○ Telephone Marker ○ Telephone Handhole Box ○ Telephone Manhole ○ Telephone Cabinet
PAVEMENT MARKING	TRAFFIC
<ul style="list-style-type: none"> ○ Pavement Marking ○ Pavement Marking ○ Pavement Marking ○ Turn Arrow Left/Right ○ Turn Arrow Left ○ Turn Arrow Right ○ Traffic Arrow Straight ○ Traffic Arrow Straight/Left ○ Traffic Arrow Straight/Right ○ Traffic Arrow U-Turn ○ Handicap Pavement Marking ○ Bike Lane Pavement Marking 	<ul style="list-style-type: none"> ○ Overhead Traffic Signal ○ Traffic Handhole Box ○ Telephone Handhole Box ○ Traffic Signal Pole ○ Traffic Signal Loop Control Box
PROPERTY MONUMENTS	WATER
<ul style="list-style-type: none"> □ Right-of-Way Monument Found □ Concrete Monument Found ○ Iron Pin Set ○ Iron Pin Found (Rebar found) ○ PK Nail Set ○ PK Nail Found ○ Point ○ Benchmark 	<ul style="list-style-type: none"> ○ Fire Hydrant ○ Irrigation Control Valve ○ Water Meter ○ Water Valve ○ Fire Department Connection ○ Water Vault ○ Pressure Irrigation Valve ○ Water Vent Pipe ○ Water Valve Marker ○ Water Marker ○ Water Manhole ○ Water Air Release Valve ○ Water Back Flow Preventer ○ Sprinkler Head ○ Sprinkler Valve
MISCELLANEOUS	
<ul style="list-style-type: none"> ○ Land Lot Symbol 	

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 310, OF THE 1ST DISTRICT, 1ST SECTION FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 3/8" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT 310, THENCE CONTINUING ALONG THE NORTHERN LINE OF THE RIGHT OF WAY OF ABBOTTS BRIDGE ROAD NORTH 89 DEGREES 40 MINUTES 01 SECONDS WEST A DISTANCE OF 273.92 FEET TO A POINT; THENCE NORTH 00 DEGREES 20 MINUTES 40 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST A DISTANCE OF 412.88 FEET TO A POINT; THENCE SOUTH 00 DEGREES 20 MINUTES 23 SECONDS WEST A DISTANCE OF 9.67 FEET TO A POINT; THENCE NORTH 84 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 32.46 FEET TO A POINT; THENCE NORTH 42 DEGREES 38 MINUTES 52 SECONDS WEST A DISTANCE OF 8.07 FEET TO A POINT; THENCE NORTH 84 DEGREES 43 MINUTES 16 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 57 DEGREES 37 MINUTES 13 SECONDS WEST A DISTANCE OF 8.85 FEET TO A POINT; THENCE NORTH 84 DEGREES 43 MINUTES 16 SECONDS WEST A DISTANCE OF 114.62 FEET TO A POINT; THENCE NORTH 86 DEGREES 27 MINUTES 41 SECONDS WEST A DISTANCE OF 245.09 FEET TO A POINT; THENCE NORTH 82 DEGREES 59 MINUTES 38 SECONDS WEST A DISTANCE OF 156.57 FEET TO A POINT; THENCE NORTH 88 DEGREES 58 MINUTES 07 SECONDS WEST A DISTANCE OF 155.58 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LAND LOT 310; THENCE LEAVING SAID NORTHERN LINE OF THE RIGHT OF WAY OF ABBOTTS BRIDGE ROAD ALONG THE WESTERN LAND LOT LINE OF SAID LAND LOT 310 NORTH 01 DEGREES 13 MINUTES 40 SECONDS EAST A DISTANCE OF 1145.97 FEET TO A POINT AT THE NORTHWESTERN CORNER OF SAID LAND LOT 310; THENCE ALONG THE NORTHERN LAND LOT LINE OF SAID LAND LOT 310 SOUTH 88 DEGREES 50 MINUTES 15 SECONDS EAST A DISTANCE OF 500.46 FEET TO A 1/2" OPEN TOP PIPE; THENCE SOUTH 88 DEGREES 48 MINUTES 36 SECONDS EAST A DISTANCE OF 202.37 FEET TO A 1/2" REBAR; THENCE SOUTH 88 DEGREES 50 MINUTES 54 SECONDS EAST A DISTANCE OF 328.61 FEET TO A 1/2" REBAR; THENCE SOUTH 88 DEGREES 54 MINUTES 19 SECONDS EAST A DISTANCE OF 332.32 FEET TO A 1/2" REBAR AT THE NORTHEASTERN CORNER OF SAID LAND LOT 310; THENCE SOUTH 01 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 1186.97 FEET TO A 3/8" REBAR, WHICH IS THE TRUE POINT OF BEGINNING.

TRACT CONTAINS 1,629,453 SQUARE FEET OR 37.407 ACRES.

REFERENCES

- 1.

SURVEYORS CERTIFICATION

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.



FLOOD ZONE

The field data upon which this map or plat is based has a closure precision of one foot in _____ feet and an angular error of 00° 00' _____ per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in _____ feet.

EQUIPMENT USED:

- ANGULAR:** TOPCON TOTAL STATION
LINEAR: TOPCON TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "EST103", "EST105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 201L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN xxxxx FEET.

LINETYPES

PROPERTY	EXISTING OVERHEAD
<ul style="list-style-type: none"> — Adjacent Property — Property Line — Center of Creek 	<ul style="list-style-type: none"> — Overhead Wires
FENCE LINES	EXISTING UNDERGROUND
<ul style="list-style-type: none"> -X- Barb Wire Fence -o- Chain link fence -□- Wood Fence -/ Woven Wire Fence 	<ul style="list-style-type: none"> -C- Cable -E- Electric -FO- Fiber Optic -G- Gas -T- Telecommunications -W- Water -TV- Television -SS- Storm Drainage Line -SS- Sanitary Sewer
SITE / TOPOGRAPHIC FEATURES	
<ul style="list-style-type: none"> — Guardrail 	

ABBREVIATIONS

APPROX. Approximate	I.E. Invert Elevation
#4 1/2" Rebar	IPF Iron Pin Found
C&G Curb and Gutter	IPS Iron Pin Set
CLF Chain Link Fence	LP Light Pole
CMP Corrugated Metal Pipe	MW Monitoring Well
CO Clean Out	N/F Now or Formerly
CPP Corrugated Plastic Pipe	OTF Open Top Pipe
DB Deed Book	PB Plat Book
DI Drop Inlet	PG Page
DE Drainage Easement	PKF PK Nail Found
EOP Edge of Pavement	PK Nail Set
EPP Electric Power Pole	POB Point of Beginning
EPAN Electric Panel	POC Point of Commencement
ESMT Easement	PVC Polyvinyl Chloride Pipe
FES Flared End Section	RBC Rebar Capped
FFE Finish Floor Elevation	RCP Reinforced Concrete Pipe
FH Fire Hydrant	RWM Right of Way Monument
FLGP Flag Pole	SSE Sanitary Sewer Easement
GA Georgia	SSMH Sanitary Sewer Manhole
GM Gas Meter	TRAN Transformer
GW Guy Wire	VCP Vitrified Clay Pipe
HDR Hard Roll	W.D.F. Wood Fence
H.W. Hard Wood	WM Water Meter
HW Headwall	WV Water Valve
ICV Irrigation Control Valve	



Know what's below.
Call before you dig.

SHEET 3 OF 3
 DRAWN BY: M.V.H.
 CHECKED BY: M.V.H.
 FILE NO.: 23197.00
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BOUNDARY SURVEY FOR

MCKINLEY HOMES

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 ARCHITECTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
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 (770)451-1741 WWW.PEC.PLUS
 C.O.A.-LS1000004

FULTON COUNTY, GEORGIA

DULUTH

LAND LOT(S) 310
 DISTRICT 1st, SECTION

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