

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:

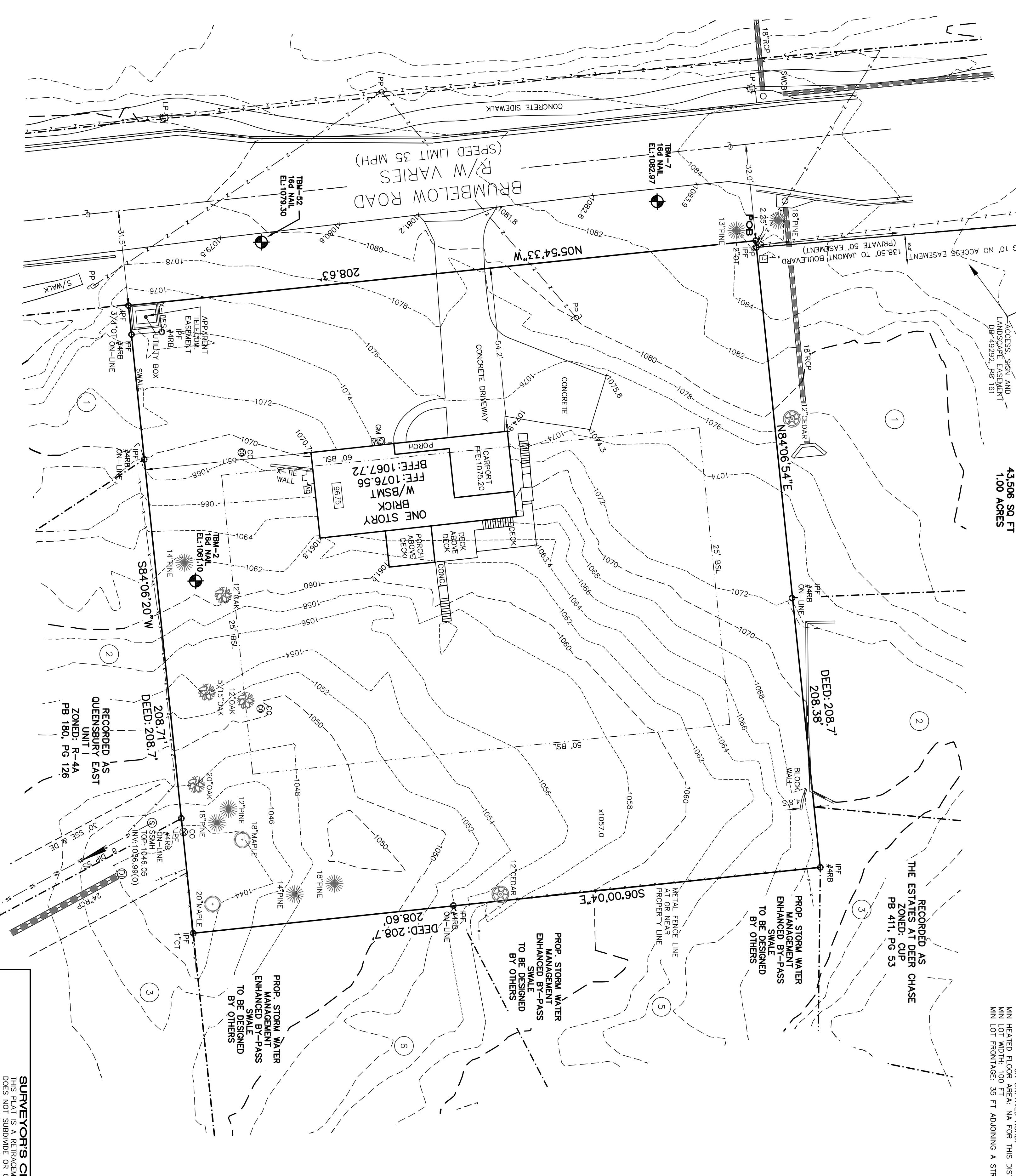
BS	BUILDING SETBACK LINE
HC	HAND-CAP
BOL	BOLLARD
IP	IRON PIN SET
IPF	IRON PIN FOUND
CT	CONCRETE MONUMENT FOUND
CT	GROUP TOP PIN
RE-BAR	REINFORCING BAR
GRB	GRASS
CRP	CORRECTED RE-BAR
R/W	RIGHT-OF-WAY
LL	LAND LOT LINE
R	RADIUS
CONC	CONCRETE
OP	OLIVE POLE
GP	GAS VALVE
GM	GAS METER
LP	LAMP POLE
FC	FENCE CORNER
AE	ACCESS EASEMENT
AC	AIR-CONDITIONER
GA	GA POWER MANHOLE
PM	POWER BOX
CA	COLE TELEVISION JUNCTION BOX
CB	CABLE TELEVISION JUNCTION BOX
APP	ABANDONED POWER POLE
BS	BUILDING SETBACK LINE
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SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE
- COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988
- ALL ELEVATIONS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES ACCESSED VIA SUPERIOR COURT ONLINE RECORDS SEARCH AND/OR FIELD SURVEY REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- ALL SURVEY POINTS WERE PREPARED WITHOUT THE BENEFIT OF AN ADJACENT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES WERE WITHIN THE SUBJECT PROPERTY LOCATIONS ARE ACQUIRED ONLY WHERE DIMENSIONED DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS PROJECT MAY CONTAIN UTILITIES. ALL UTILITIES ARE ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO ANY UTILITIES THAT MAY BE LOCATED ON THE SUBJECT AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD FLOOD INSURANCE RATE MAP No. 1312C0089F, EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON AVAILABLE RECORDS, CONVEYANCES NOT AN EXPRESSED OR IMPLIED WARRANTY. CONVEYANCES NOT AN EXPRESSED OR IMPLIED WARRANTY. THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PART OF RECORD DUE TO SEVERAL FACTORS INCLUDING: (1) MEASUREMENT ERRORS; (2) CHANGING MEASURING DEVICES; (3) PREVIOUS ANGULAR MEASUREMENTS USING "GPS" AND "GLOBAL" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND MAGNETIC NORTH.
- INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS BASED ON AVAILABLE RECORDS, CONVEYANCES NOT AN EXPRESSED OR IMPLIED WARRANTY. THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PART OF RECORD DUE TO SEVERAL FACTORS INCLUDING: (1) MEASUREMENT ERRORS; (2) CHANGING MEASURING DEVICES; (3) PREVIOUS ANGULAR MEASUREMENTS USING "GPS" AND "GLOBAL" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND MAGNETIC NORTH.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 63" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THE RULES OF THE BOARD OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS SHALL PRECEDE AND CONTROL. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION AS SHOWN HEREON AS TO SUCH RIGHT-OF-WAY ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
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- BOUNDARY FIELD WORK PERFORMED 10-30-2023 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: GEOMAX ROBOTIC ELECTRONIC TOTAL STATION; GPS NETWORK: 5800 GPS RECEIVER; UTILIZING CHAMPION GPS/AGES NETWORK.
- RAW FIELD PRECISION: 1.25,795
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:154,568

TOPOGRAPHIC NOTE:

FIELD RUN 04-28-2024
BY FRONTLINE SURVEYING & MAPPING, INC.
OFF-SITE CONTOURS RETRIEVED FROM FULTON COUNTY TOPOGRAPHIC CONTOURS DOWNLOAD TOOL: 10-23-2023.

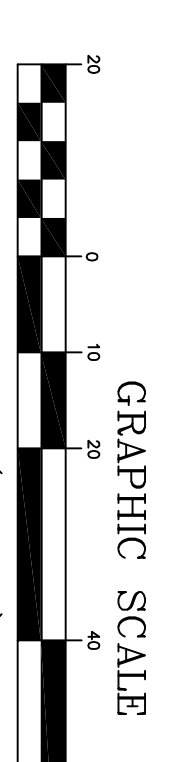


**BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR:
NORTHCORNER, LLC**
9675 BRUMBELOW ROAD
LAND LOT 925
1st DISTRICT - 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF JOHNS CREEK
EXISTING ZONING: AG-1
PIN: 12 318009250292
43,506 SQ. FT.
1.00 ACRES

CURRENT ZONING/SETBACKS:
AG-1 ZONING (AGRICULTURAL)
FRONT: 60 FT. (ADJACENT TO HIGHWAY)
SIDE: 40 FT. (ADJACENT TO STREET)
REAR: 50 FT. (ADJACENT TO STREET)
MAX HEIGHT: 40 FT. (ON PAVED WITH FRONTAGE)
MIN LOT AREA: 3 ACRES WITH FRONTAGE
ON PAVED WITH FRONTAGE
MIN HEATED FLOOR AREA: 1500 SQ. FT. (ON THIS DISTRICT)
MIN LOT WIDTH: 100 FT.
MIN LOT FRONTAGE: 35 FT. ADJOINING A STREET

Received
August 6, 2024
RZ-24-0008 & VC-24-0007
Planning & Zoning

GRID GA WEST (NAD 1983)



SURVEYOR'S CERTIFICATION:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDUDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL 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 OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL 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.

FOR THE FIRM:
Frontline Surveying & Mapping, Inc. (LSP#006031)
Professional Surveyor
No. 2492
1500 Peachtree Street, N.E.
Atlanta, Georgia 30309

By: *Tristan E. Boyd*, Registered Geodetic Land Surveyor #402, Date: 05-02-24
Frontline Surveying & Mapping, Inc.
3595 Canton Road, Suite 312, PMB-272
Marietta, GA 30066

JOB # 81688	BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR: NORTHCORNER, LLC		DATE: 10/30/2023	 3595 Canton Road Suite 312, PMB 272 Marietta, GA 30066 Ph. (678) 355-9905 Fax (678) 355-9805 www.frontlinesurveying.com	NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS AND INSTRUMENTS AND SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2024 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***	
	LAND LOT: 925	1st DISTRICT	2nd SECTION			FULTON COUNTY, GEORGIA
	LOT: _____	BLOCK: _____	UNIT: _____	REVISION: _____	BY: _____	DATE: 04/28/24
	SUBDIVISION: _____	PHASE: _____		UPDATED TOPO: _____	TLA: _____	
	PB: _____	PG: _____				
	DB: 64915	PG: 320				
	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		MAP ID: 1312100069F	EFFECTIVE DATE: 09/18/2013		