

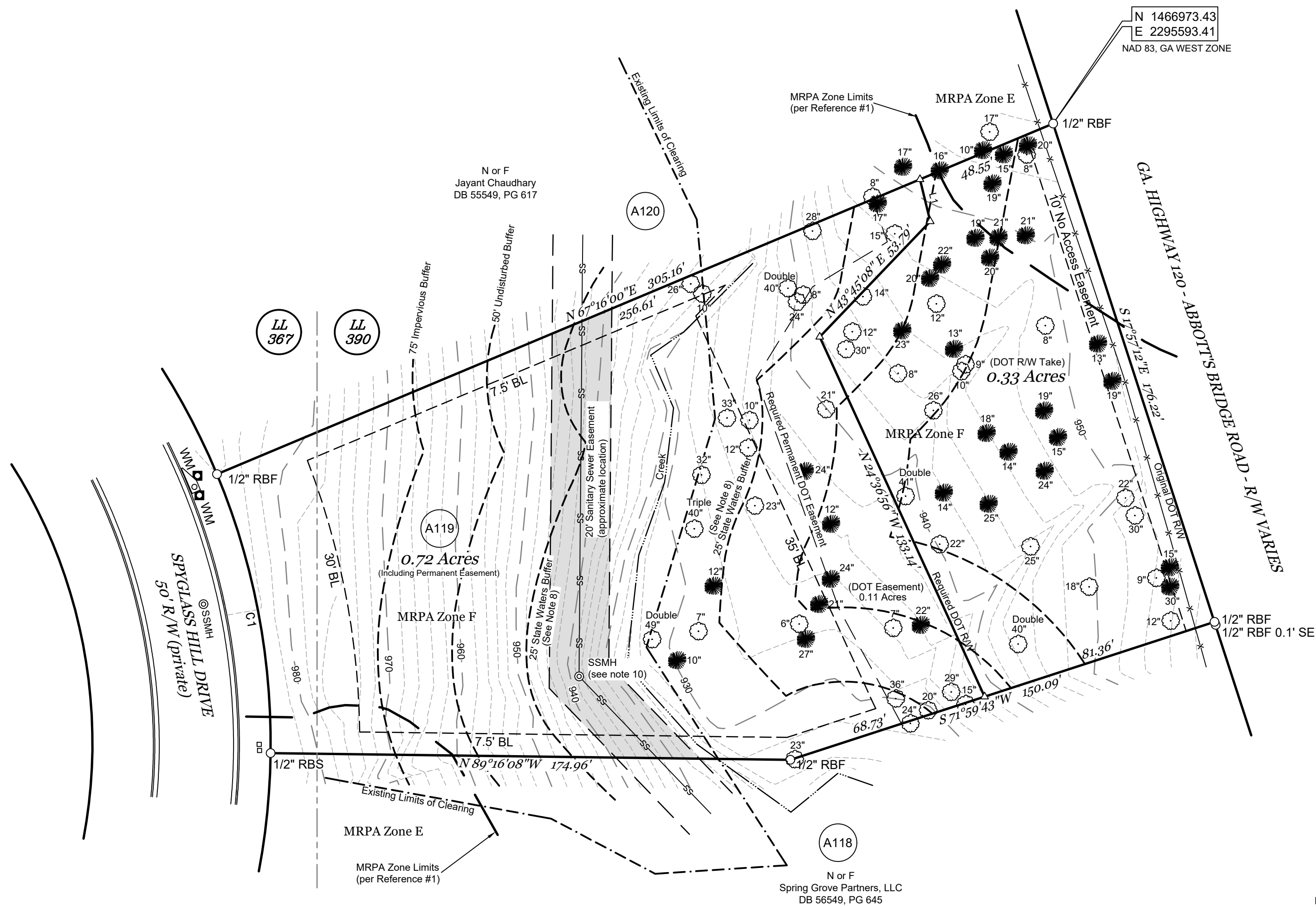
LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—//—//—	Overhead Wire
—/—/—	Not to Scale
△	Calculated Point

- Pine Tree
- Hardwood Tree

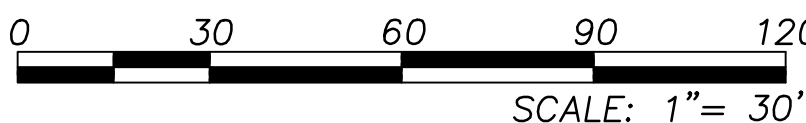
RECEIVED
MAY 12, 2025
V-25-0004
JOHNS CREEK
PLANNING AND ZONING

- NOTES:
- Field Data: Closure Precision - 1/21,172'. Angular Error - 21"STA.
 - Measurements were taken with a Leica TS06 on 5-18-2017 and were balanced using the Compass Rule.
 - Bearings and elevations are based on Grid North, GA West Zone, NAVD 88 and established with a Leica GS14 using the SmartNet GPS Network.
 - Plat Precision: 1/1,219,364'.
 - The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
 - A portion of this property is located in shaded Flood Zone X as indicated on F.I.R.M. No. 13121C0091G, dated 9-18-2013.
 - Setbacks are shown as per the referenced final plat below. They are governed by the local jurisdiction (City of Johns Creek) and should be confirmed prior to land planning or construction activities.
 - Creek buffers were not shown on the referenced final plat. The minimum state buffer of 25 feet is shown. Additional buffer restrictions may apply. Buffers should be confirmed with the City of Johns Creek prior to land planning or construction activities.
 - This lot is within the MRPA corridor and is subject to MRPA regulations.
 - The sanitary sewer manhole was not found at the time of this survey. It appears to be buried. Its approximate location has been calculated using data shown on the referenced final plat below.
 - The MRPA Zone Limits shown hereon are based on the locations that are provided on reference #1.

- REFERENCES:
- Final Plat of St. Ives Country Club, Pod 14, prepared by Hayes, James & Associates, dated 10-22-1991 and most recently revised 5-18-2009.
 - Court Document - Project Name: SR 120 Widening from SR 141 to Peachtree Industrial, County: Fulton County, P.I. NO.: 721000, Parcel No.: 46, Required R/W: 0.332 acres of land; and certain easement rights, Date of R/W Plans: 04/03/2017, Last Revised Plans: Drawings 60-0030 & 60-0030A last revised on 11/05/21; Drawing 60-0031 last revised on 06/30/21.



K.E.Q., Inc. Certificate of Authorization Number LSF000275
This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act.



Course	Bearing	Distance
C1	Rad: 235.00' Tan: 48.82' Chd: N 10°54'10" W	Arc: 96.27' CA: 23°28'18" 95.60'
L1	N 13°45'22" W	14.55'



Revised 05-01-2025: To show 50/75 buffers.
Revised 02-05-2024: To show DOT R/W take and permanent easement.
Revised 11-21-2017: To show limits of clearing, to locate trees, and to show MRPA Zone Limits

Boundary & Topographic Survey of Lot 119, Pod 14, St. Ives County Club for:
PEGGY GUILLORY & MAHMOUD GHONIM
Land Lot 367 & 390, 1st Dist., 1st Sect.
City of Johns Creek, Fulton County, Georgia
5-26-2017

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