

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. 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, NOR 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.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT
ORIGINAL SIGNATURE

Stephen Calder
STEPHEN CALDER
PLS #2906

05/16/2025
DATE

ZONING & SETBACK INFORMATION:

R4A — CASE No. Z89-0014FCN
(CONDITIONAL)

BUILDING SETBACKS SHOWN PER Pbk. 177, Pg. 8

FRONT: 35'
SIDE: 7'
REAR: 30'

ZONING, SETBACK AND STREAM BUFFER DETERMINATIONS ARE OFTEN OPEN TO INTERPRETATION AND THEIR DEPICTION ON THIS SURVEY PLAN IS NEITHER AUTHORITATIVE NOR CONCLUSIVE. THE OWNER OR BUILDING PERMIT HOLDER ALONE HAS THE RESPONSIBILITY TO CONFIRM COMPLIANCE WITH ZONING, SETBACK AND STREAM BUFFER REGULATIONS WITH THE RELEVANT PLANNING AND ZONING AUTHORITY PRIOR TO ANY DEVELOPMENT WORK.

LEGEND:

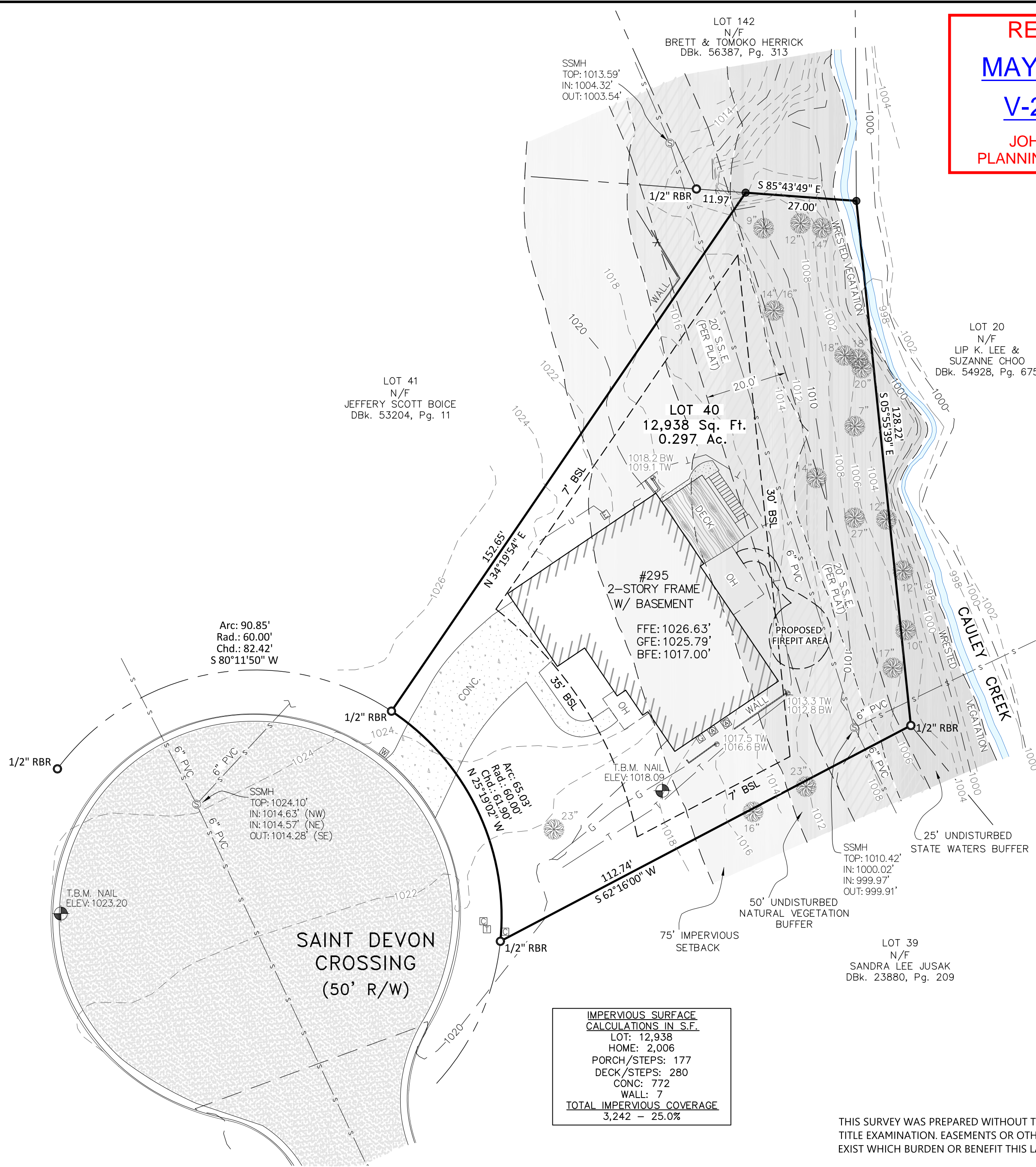
○ PROPERTY CORNER FOUND (AS NOTED)
● 1/2" REBAR WITH CAP SET "LSF# 839"
□ R/W MONUMENT
RBR REBAR
CRBR CAPPED REBAR
OTP OPEN TOP PIPE
CTP CRIMP TOP PIPE

POWER POLE
LIGHT POLE
POWER/LIGHT POLE
GUY WIRE
POWER METER
POWER BOX
A/C UNIT
GAS METER
GAS VALVE
TELEPHONE BOX

FIRE HYDRANT
WATER METER
WATER VALVE
CATCH BASIN
MANHOLE
JUNCTION BOX
DRAINAGE INLET
CLEAN OUT
SIGN

OH OVERHANG
—W— WATER LINE
—S— SEWER LINE
—G— GAS LINE
—T— TEL. LINE
—U— OVERHEAD UTIL.
—X— FENCE LINE
UTILITY MARKERS
WATER/GAS/TELECOM

BSL BUILDING SETBACK
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
PBK. PLAT BOOK
DBK. DEED BOOK
Pg. PAGE
L.L. LAND LOT
D.E. DRAINAGE EASMT.
S.S.E. SAN. SEWER EASMT.



IMPERVIOUS SURFACE
CALCULATIONS IN S.F.
LOT: 12,938
HOME: 2,006
PORCH/STEPS: 177
DECK/STEPS: 280
CONC: 772
WALL: 7
TOTAL IMPERVIOUS COVERAGE
3,242 — 25.0%

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST WHICH BURDEN OR BENEFIT THIS LAND PARCEL.

RECEIVED
MAY 16, 2025
V-25-0003
JOHNS CREEK
PLANNING AND ZONING



SCALE: 1" = 20'

No.	REVISION	DATE
1	Added the 25, 50 & 75' stream buffers.	05-16-2025
2		
3		
4		

GRAPHIC SCALE - IN FEET

20 0 20 40

BOUNDARY SURVEY

Prepared for: TONY McNARY
295 SAINT DEVON CROSSING, JOHNS CREEK, GA 30097
LOT 40, BLOCK AA, UNIT TWO, DEVONHALL SUBDIVISION
LAND LOT 440 of the 1st DISTRICT, 1st SECTION
FULTON COUNTY, GEORGIA - 05/16/2025

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ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED
FOR THE USE OF THE
PERSON, PERSONS OR
ENTITY NAMED HEREON.

PROJECT
27242-01 REV.1

SHEET
1 OF 1

DWN: PT



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