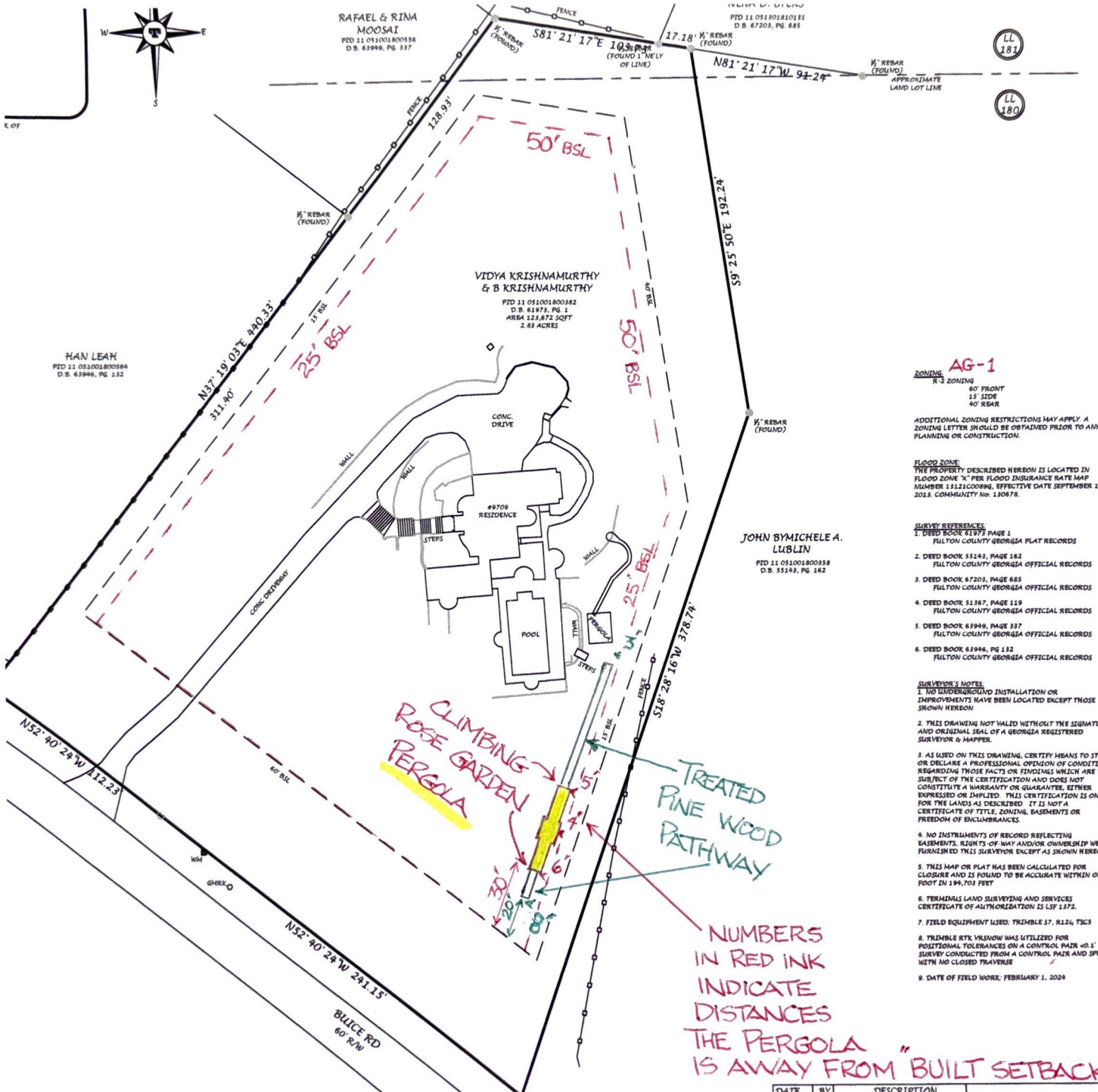


RECEIVED
JULY 24, 2025
V-25-0006
JOHNS CREEK
PLANNING AND ZONING



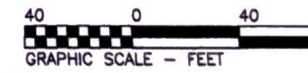
AG-1
ZONING
R-2 ZONING
60' FRONT
15' SIDE
40' REAR
ADDITIONAL ZONING RESTRICTIONS MAY APPLY. A ZONING LETTER SHOULD BE OBTAINED PRIOR TO ANY PLANNING OR CONSTRUCTION.

FLOOD ZONE:
THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 13122C0089E, EFFECTIVE DATE SEPTEMBER 18, 2018. COMMUNITY No. 130878.

- SURVEY REFERENCES:**
- DEED BOOK 81973, PAGE 1
FULTON COUNTY GEORGIA PLAT RECORDS
 - DEED BOOK 55243, PAGE 162
FULTON COUNTY GEORGIA OFFICIAL RECORDS
 - DEED BOOK 87203, PAGE 885
FULTON COUNTY GEORGIA OFFICIAL RECORDS
 - DEED BOOK 51367, PAGE 119
FULTON COUNTY GEORGIA OFFICIAL RECORDS
 - DEED BOOK 63946, PAGE 337
FULTON COUNTY GEORGIA OFFICIAL RECORDS
 - DEED BOOK 63946, PG 132
FULTON COUNTY GEORGIA OFFICIAL RECORDS

- SURVEYOR'S NOTES:**
- NO UNDERGROUND INSTALLATION OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
 - THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A GEORGIA REGISTERED SURVEYOR & MAPPER.
 - AS USED ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, WHETHER EXPRESSED OR IMPLIED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 194,703 FEET.
 - TERMINAL LAND SURVEYING AND SERVICES CERTIFICATE OF AUTHORIZATION IS LSF 1372.
 - FIELD EQUIPMENT USED: TRIMBLE S7, R124, TSC3
 - TRIMBLE RTK VRSNOW WAS UTILIZED FOR POSITIONAL TOLERANCES ON A CONTROL PAIR <0.1' SURVEY CONDUCTED FROM A CONTROL PAIR AND SPUR WITH NO CLOSED TRAVERSE
 - DATE OF FIELD WORK: FEBRUARY 1, 2024

NUMBERS IN RED INK INDICATE DISTANCES THE PERGOLA IS AWAY FROM "BUILT SETBACK LINES"



- LEGEND**
- TCR
 - NH
 - FH
 - MV
 - LP
 - PP
 - EH
 - GM
 - GV
 - GNRK
 - ONLU
 - (D)
 - BL
 - SHN
 - DRH
 - RBF
 - CTP
 - OTF