

SURVEY FOR
KELLY L. DUNN
L.L. 1338, 14th DIST., 1st SECT.
FORSYTH COUNTY, GEORGIA

THIS PLAT REPRESENTS THAT TRACT RECORDED IN DB 4234, PG 29
FORSYTH COUNTY RECORDS.

NOTES:

EXISTING ZONING: LR
BUILDING SETBACKS PER ZONING:
25' FRONT
10' SIDES
25' REAR

MINOR PLAT APPLICATION 120038
CURRENT OWNER KELLY L. DUNN
506 SUTTERS POINT, NE
SANDY SPRINGS, GA 30328

TMP 323-146

PROPERTY OWNER ACKNOWLEDGES THAT ANY EXISTING
SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS
APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE
FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A
SEPTIC SYSTEM PERMIT
PROPERTY SERVED BY FORSYTH COUNTY WATER

ACCORDING TO CURRENT FIRM MAP #13117C0100E
DATED 9/19/07 THIS PROPERTY IS NOT IN A FLOOD
HAZARD ZONE

BOUNDARY TRAVERSE BY TOPCON TOTAL STATION
POSITION CLOSURE 1'/15,000'
ANGLE ERROR 2" PER STA
CRANDALL ADJUSTMENT
PLAT CLOSURE EXCEEDS 1'/50,000'

AI INDICATES ANGLE IRON
RB INDICATES REBAR
CT INDICATES CRIMPED TOP PIPE
OT INDICATES OPEN TOP PIPE
CM INDICATES CONC MON
PP INDICATES POWER POLE
R/W INDICATES RIGHT-OF-WAY
P/L INDICATES PROPERTY LINE
B/L INDICATES BUILDING LINE
FC INDICATES FENCE
CB INDICATES CATCH BASIN
WM INDICATES WATER METER
FH INDICATES FIRE HYDRANT
EP INDICATES EDGE OF PAVING
BOC INDICATES BACK OF CURB
LLL INDICATES LAND LOT LINE

ELLEN THOMPSON
ZONED: A1
TMP: 314-128
DB 5811, PG 357

LOT 68
CHESTATEE HEIGHTS
SHELBY J. THOMAS
ZONED: LR
TMP: 323-025
DB 2242, PG 574

LOT 65
CHESTATEE HEIGHTS
CARROLL R. AND
JANET L. PEEK
ZONED: LR
TMP: 323-026
DB 374, PG 638

LOT 64
CHESTATEE HEIGHTS
DARYL L. GIPSON
KAREN H. GIPSON
ZONED: LR
TMP: 323-027
DB 476, PG 606

LOTS 62/63
CHESTATEE HEIGHTS
DALE SHEETS
ZONED: LR
TMP: 323-029
DB 4081, PG 689

LOT 61
CHESTATEE HEIGHTS
JOSEPH C. LICATA, JR.
ZONED: LR
TMP: 323-030
DB 4275, PG 28

LOT 60
CHESTATEE HEIGHTS
NEAL McGUIRE
CECILE C. McGUIRE
ZONED: LR
TMP: 323-139
DB 4682, PG 17

FIELD DATE: MARCH 19, 2012
PLAT DATE: MARCH 22, 2012
REVISED DATE: APRIL 19, 2012 - COUNTY COMMENTS

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

TOTAL AREA: 2.39 Ac.
(104,108 S/F)

OWNER'S CERTIFICATE:

"The owner of the land shown on this plat and whose name is subscribed hereto,
in person or through a duly authorized agent, certifies that this plat was made
from an actual survey, and that all state and local taxes or other assessments
now due on this land have been paid

Owner

Signed, sealed and delivered in the presence of

Witness

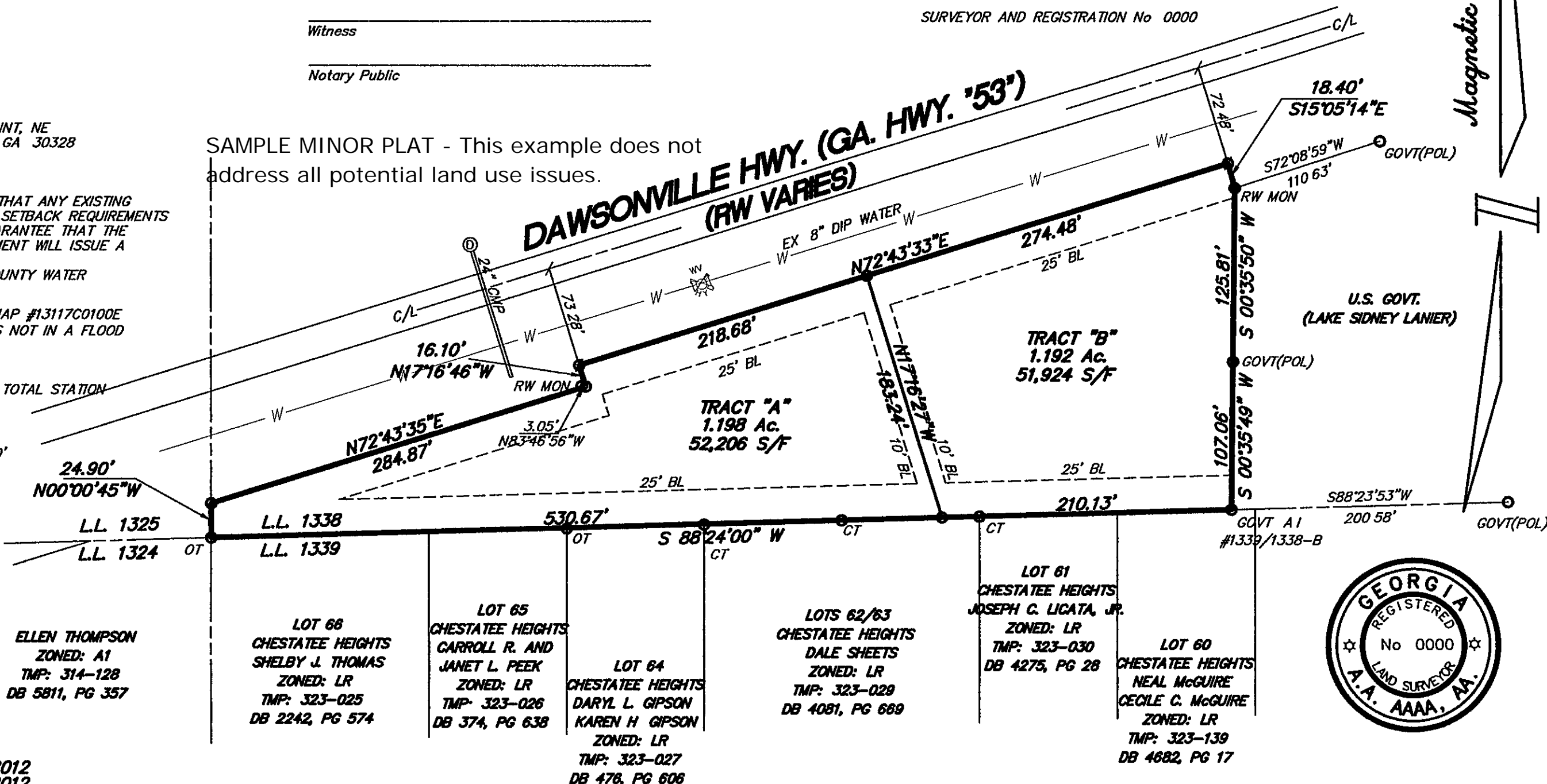
Notary Public

SURVEYOR'S CERTIFICATE:

"It is hereby certified that this plat is true and correct and was
prepared from an actual survey of the property by me or persons
under my supervision, that all monuments shown hereon actually
exist or are marked as "future," and that their location, size, type
and material are correctly shown, and that all engineering requirements
of the Unified Development Code of Forsyth County, Georgia, have
been fully complied with

SURVEYOR AND REGISTRATION No 0000

SAMPLE MINOR PLAT - This example does not
address all potential land use issues.



WHOEVER SURVEYING, CO.
0000 WHOEVER ROAD
0000000, GEORGIA 00000
PH: (000) 000-0000
FAX: (000) 000-0000

PROJ 12712/12712 DWG

THIS SURVEY IS SUBJECT TO ANY AND ALL
EASEMENTS, R/W'S, ETC OF RECORD AND
NOT OF RECORD, ABOVE OR BELOW GROUND

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE SEARCH AND IS SUBJECT TO ANY AND
ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE