

Type: GEORGIA STANDARD PLATS
 Recorded: 4/4/2022 10:28:00 AM
 Fee Amt: \$10.00 Page 1 of 1
 Forsyth County, GA
 Greg G. Allen Clerk Superior Ct

Participant ID: 3892914031

BK 200 PG 217

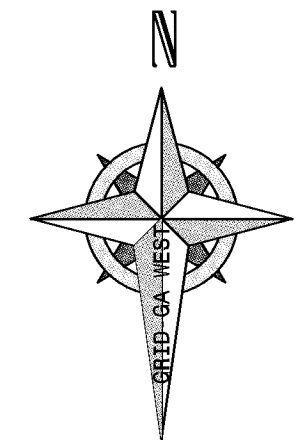
LEGEND
 BOC = BACK OF CURB
 BSL = BUILDING SETBACK LINE
 P/L = PROPERTY LINE
 R/W = RIGHT OF WAY
 LL = LAND LOT
 LLL = LAND LOT LINE
 N/F = NOW OR FORMERLY
 M/P# = TAX MAP / PARCEL NO.
 POB = POINT OF BEGINNING
 NTS = NOT TO SCALE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 PKNS = P/K NAIL SET
 RB = REBAR
 CTP = CRIMP TOP PIPE
 OTP = OPEN TOP PIPE
 SQ. ROD = SQUARE ROD
 AIF = ANGLE IRON FOUND
 CMP = CORRUGATED METAL PIPE
 RCP = REINFORCED CONC. PIPE

LEGEND
 WM = WATER METER
 WV = WATER VALVE
 PP = POWER POLE
 LP = LIGHT POLE
 SP = SERVICE POLE
 PH.BOX = PHONE BOX
 U/G = UNDERGROUND
 C.O. = SEWER CLEAN-OUT
 MB = MAILBOX
 SS = SANITARY SEWER
 MH = MAN HOLE
 FFE = FINISHED FLOOR ELEV.
 FH = FIRE HYDRANT
 G = GAS LINE
 P = POWER LINE
 SS = SANITARY SEWER LINE
 FM = SANITARY FORCE MAIN
 T = TELEPHONE LINE
 W = WATER LINE
 X = FENCE LINE

TOTAL = 2.775 ACRES

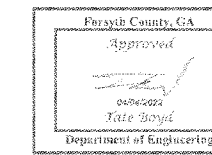
120,858.448 SQUARE FEET

Curve	Radius	Length	Chord	Chord Bear.
C1	9338.85'	269.69'	269.68'	S 33°52'12" W



APPROVED BY
 City of Cumming
 Department of Utilities
 Webb Hansard
 2:19 pm, Mar 30, 2022

APPROVED BY
 Forsyth County Department of
 Planning & Community
 Development
 Carol Williams
 Carroll Williams
 03/30/2022



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY 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.

STATE WATERS ARE NOT LOCATED ON THIS PROPERTY.

DATE OF SURVEY: NOVEMBER 2-4, 2020

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,024,606 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0151F, DATED 3-4-13.

"IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS."

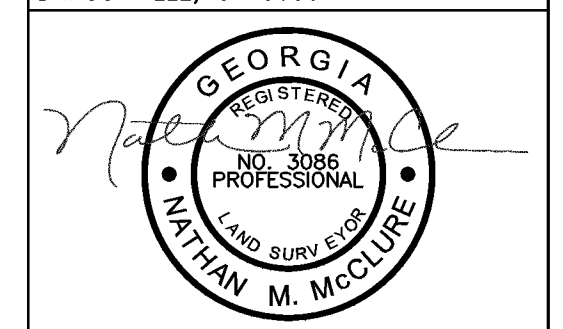
"FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY."

"NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING."

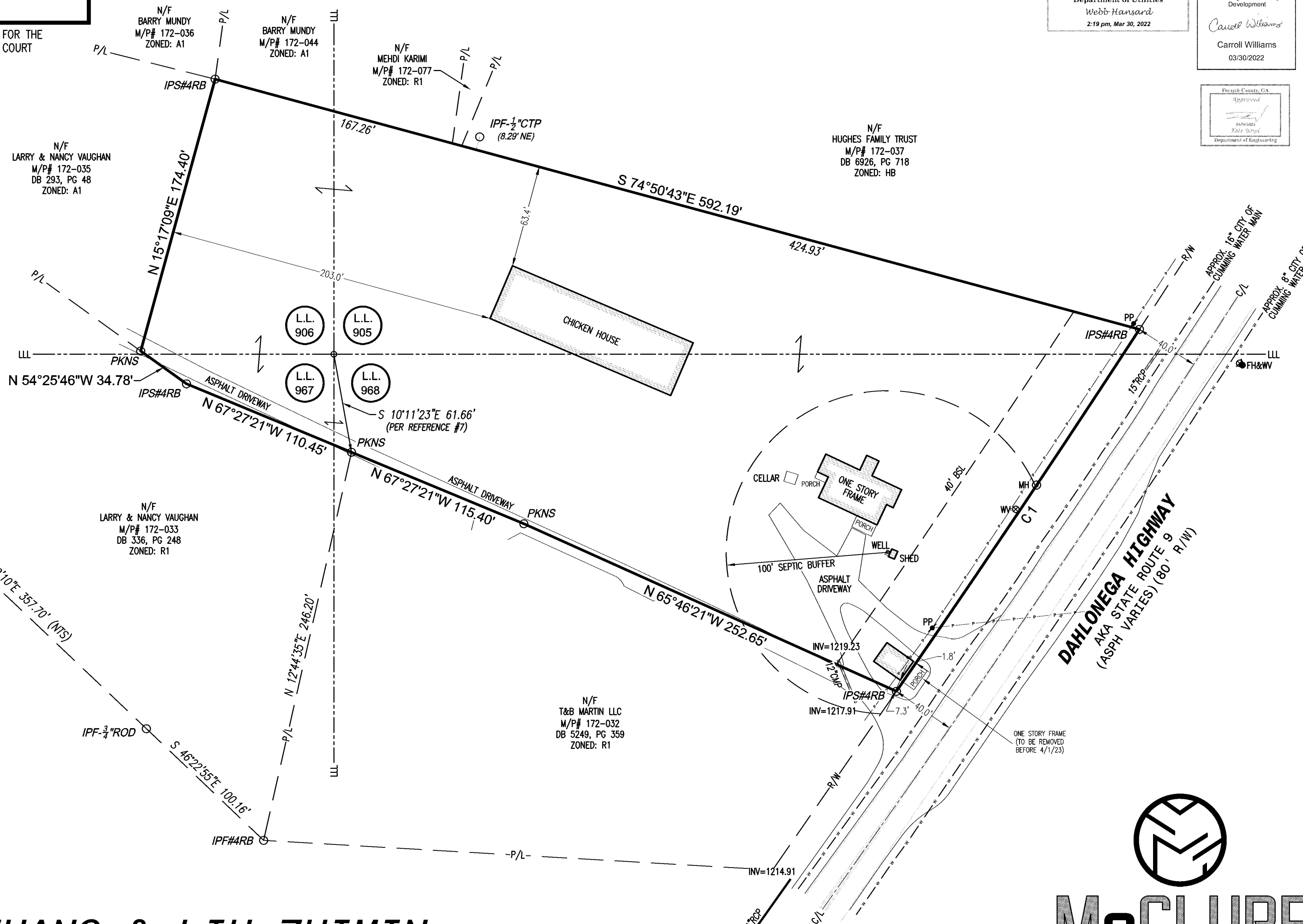
NOTES & REFERENCES

- TAX MAP/PARCEL #172-034
- PARCEL IS ZONED CBD CHARACTER AREA: SAWNEE MOUNTAIN MAX BUILDING HEIGHT: 30'
- PARCEL IS SERVICED BY PRIVATE WATER AND SEPTIC SYSTEMS.
- DEED BOOK 24 PAGE 190
- PLAT BOOK 10 PAGE 77
- PLAT BOOK 11 PAGE 40
- PLAT BOOK 12 PAGE 18
- PLAT BOOK 22 PAGE 34
- PLAT BOOK 32 PAGE 89
- PLAT BOOK 64 PAGE 18

OWNER INFO:
 QING ZHANG & LIU ZHIMIN
 46 RIVERVIEW DR
 DAWSONVILLE, GA 30534

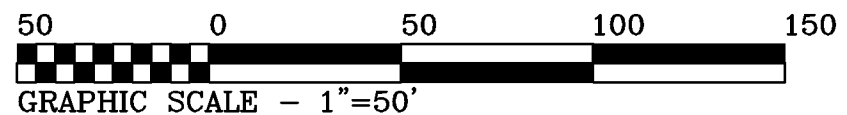


JOB NO. 20500



SURVEY FOR:
QING ZHANG & LIU ZHIMIN

LAND LOTS 905, 906, 967, & 968
 3RD DISTRICT
 1ST SECTION
 FORSYTH COUNTY, GEORGIA
 PLAT DATE: NOVEMBER 12, 2020
 REVISIONS: 3/23/22-ZONING, NAME, INFO, BSL



Surveyor's Certificate
 "It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."

By: *Nathaniel M. McClure*
 Registered Georgia Land Surveyor No. 3086

McCLURE
 SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 889-0281
 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM