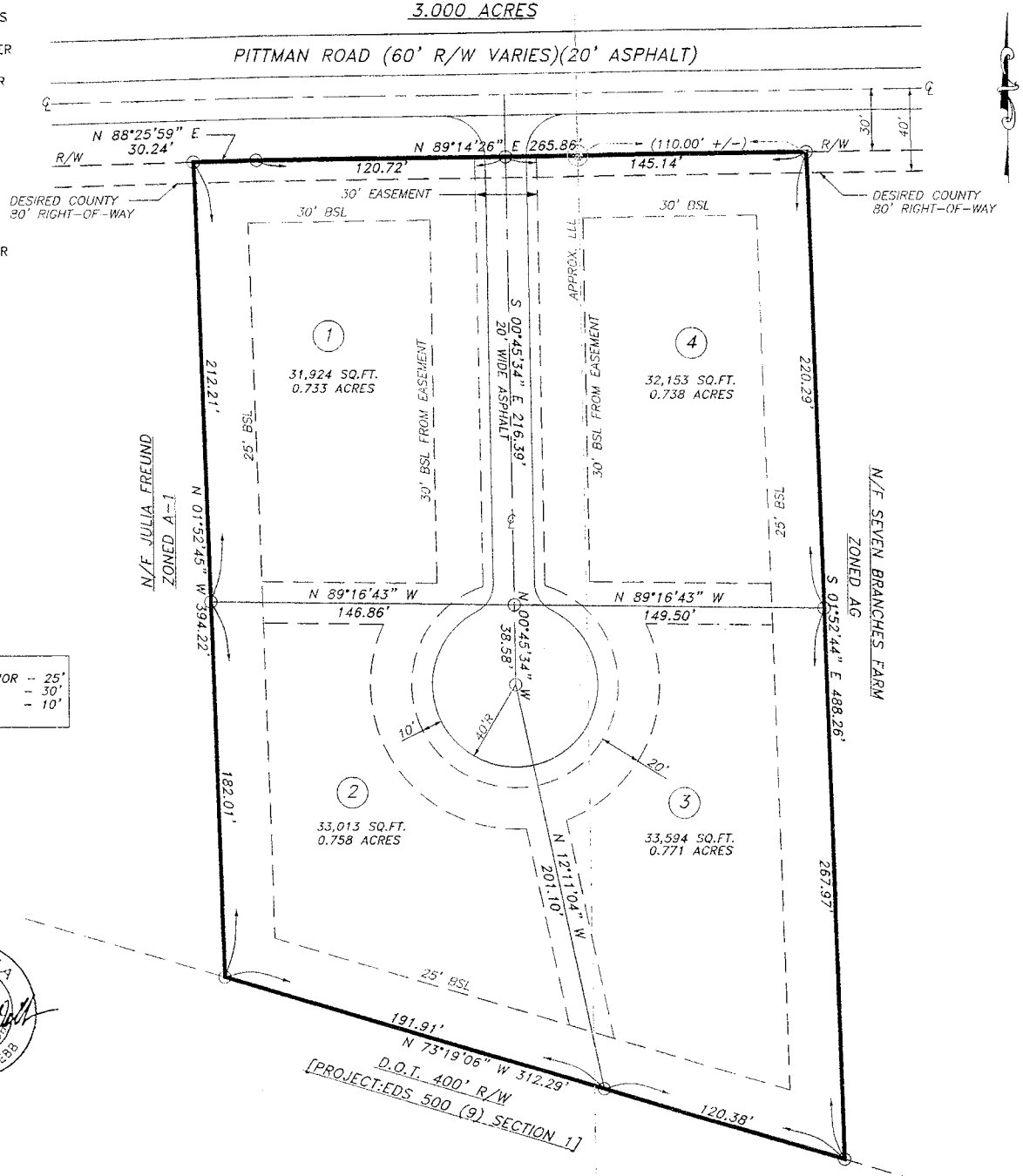
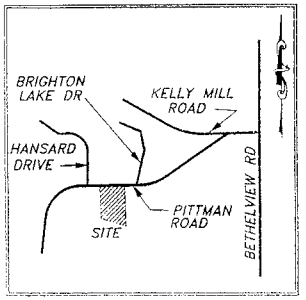
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A. FEET AND AN ANGULAR ERROR OF N/A. SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 279,123 FEET.

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 N/A.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0080C JULY 4, 1989





VICINITY MAP
(N.T.S.)

LEGEND

1.	BC	= BACK OF CURB
2.	BSL	= BUILDING SETBACK LINE
3.	C.L.	= CENTER LINE
4.	CMF	= CONC. MONUMENT FOUND
5.	CMP	= CORREGATED METAL PIPE
6.	CT	= CRIMP TOP
7.	EL	= ELEVATION (FT)
8.	EP	= EDGE OF PAVEMENT
9.	FFEL	= FINISHED FLOOR ELEV.
10.	FH	= FIRE HYDRANT
11.	IPF	= IRON PIN FOUND
12.	IPS	= IRON PIN SET
13.	LL	= LAND LOT
14.	LLL	= LAND LOT LINE
15.	N/F	= NOW OR FORMERLY
16.	NTS	= NOT TO SCALE
17.	OT	= OPEN TOP
18.	P.L.	= PROPERTY LINE
19.	POB	= POINT OF BEGINNING
20.	PP	= POWER POLE
21.	R/B	= REBAR
22.	RCP	= REINFORCED CONC. PIPE
23.	R/W	= RIGHT OF WAY
24.	G	= GAS LINE
25.	P	= POWER LINE
26.	S	= SEWER LINE
27.	T	= TELEPHONE LINE
28.	W	= WATER LINE
29.	X	= FENCE
30.		= STREET ADDRESS
31.		= POWER BOX
32.		= WATER METER
33.		= FIRE HYDRANT
34.		= WATER LINE
35.		= SINGLE WING CATCH BASIN
36.		= DOUBLE WING CATCH BASIN
37.		= HEADWALL
38.		= SOIL BOUNDARY

NOTES & REFERENCES

1). NO SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAT. ALL DEPICTED INFORMATION WAS TAKEN FROM THE PLAT PREPARED BY R.L.S. RICHARD WEBB & ASSOC. FOR DAN WOLF DATED APRIL 14, 2000.

2). PLAT FOR DAVID WEISENBORN BY DAVID BEALLE DATED APRIL 7, 1997.

REZONING FROM O&I TO RES 2
TOTAL ACREAGE: 3.000
GREEN SPACE SHOWN: N/A
GREEN SPACE REQUIRED: N/A
TOTAL LOTS ALLOWED: 6
TOTAL LOTS SHOWN: 4
DENSITY = UNITS/ACRE: 1.333 / ACRE

SETBACKS
REAR EXTERIOR - 25'
FRONT - 30'
SIDE - 10'

OWNER / DEVELOPER
DAN WOLF
1175 BUFORD ROAD, SUITE 600
CUMMING, GA 30041
404-843-2500

GEORGIA REGISTERED No. 2507 PROFESSIONAL LAND SURVEYOR RICHARD J. WEBB

2-7-05

REZONING PLAT FOR:
DAN WOLF
LAND LOTS 95 & 96
2ND DISTRICT - 1ST SECTION
FORSYTH COUNTY, GEORGIA
AUGUST 11, 2004

40 0 40 80 120
Scale: 1" = 40'

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
101 WOODLAND DRIVE CUMMING GA. 30040

JOB NO. 04308 SHEET 1 OF 1