BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE Type: GEORGIA STANDARD PLATS Recorded: 10/18/2019 2:19:00 PM ACCURATE WITHIN ONE FOOT IN _____1,036,592 FEET.

Fee Amt: \$8.00 Page 1 of 1 Forsyth County, GA Greg G. Allen Clerk Superior Ct

Participant ID: 1360930986

BK 185 PG 231

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON NITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13117C 0065G, DATED 06/07/2019, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

MAP PARCEL #041 006

LOTS SERVED BY FORSYTH COUNTY WATER & SEWER DEPARTMENT AND INDIVIDUAL SEPTIC

PROPERTY OWNER ACKNOWLEDGES THAT ANY EXISTING SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS.

APPROVAL OF PLAT DOES NOT GUARANTEE THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

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 THE MAINTENANCE (690) 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.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AN LDP PLAN MUST BE APPROVED BY FORSYTH COUNTY ENGINEERING FOR ANY LOTS LABELED "LDP"

STATE WATERS EXIST ON THIS PROPERTY

CURRENT ZONING: A1

MAXIMUM BUILDING HEIGHT: 50'- McFARLAND CHARACTER AREA

ATLANTA HWY-McFARLAND PRKWY-MILLINAX ROAD OVERLAY DISTRICT

SURVEYOR'S CERTIFICATE

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

RLS #2985

BRANDYWINE BAPTIST CHURCH

A1phillipspainting@yahoo.com

TERRY PHILLIPS TRUSTEE

770-889-3013



THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ____26,212____

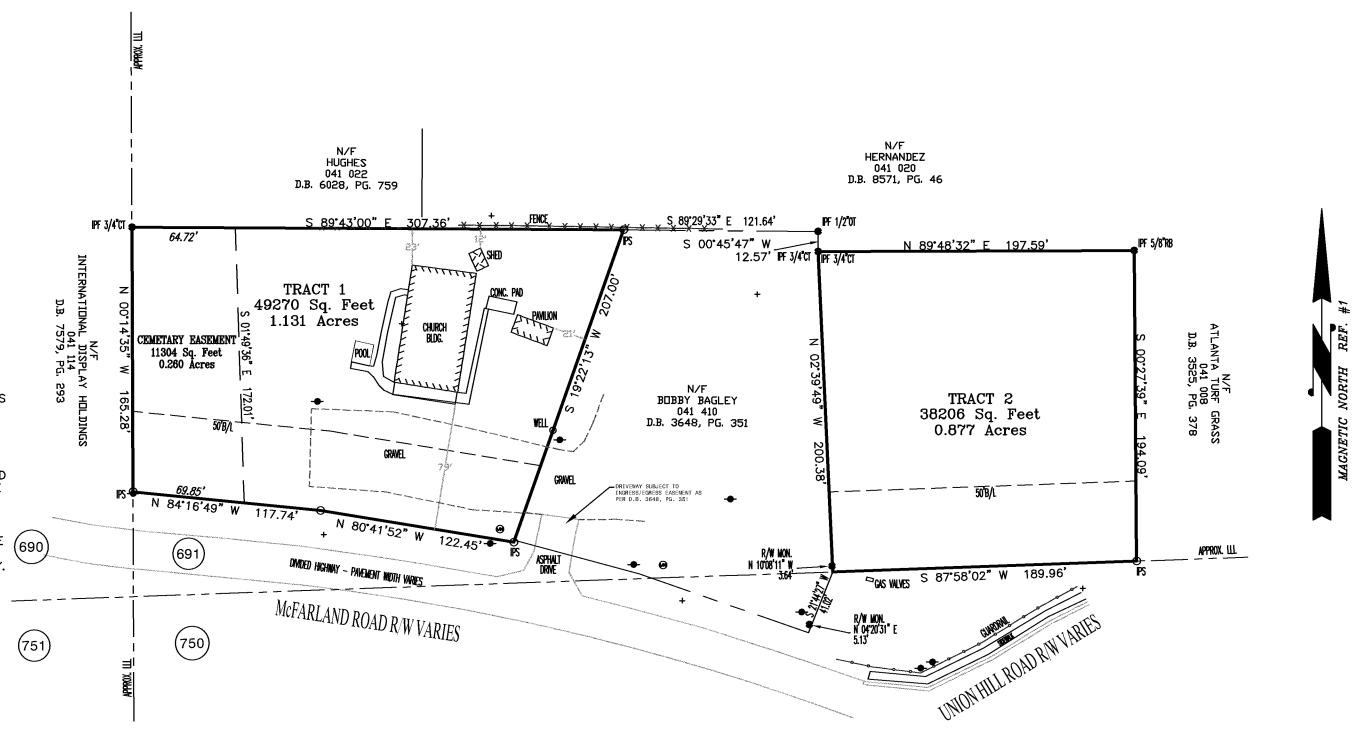
FEET AND AN ANGULAR ERROR OF __O4__ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS

PLAT REFERENCES:

TOTAL AREA=2.008 ACRES

1) PLAT FOR BRANDYWINE BAPTIST CHURCH PREPARED BY DAVID BEALLE SURVEYORS, DATED JULY 13, 2000.

2) DEED BOOK 3648, PAGE 351. (DEED DOES NOT CLOSE)



LEGEND

I.P.F. = IRON PIN FOUNDI.P.S. = IRON PIN SETCTP = CRIMP TOP PIPE

R/W = RIGHT OF WAYP/L = PROPERTY LINEC/L = CENTER LINE

B/L = BUILDING LINEL.L. = LAND LOT

L.L.L. = LAND LOT LINEP.P. = POWER POLE

-P- = POWER LINEN/F = NOW OR FORMERLYD.B. = DEED BOOK

P.B. = PLAT BOOKIS = IMPERVIOUS SETBACK UB = UNDISTURBED BUFFER

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE 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.

X

H

B

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy Gogiveth the to possess it.

SH.1₀ ₅1