

- THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT
- LEGEND:**
- AI ANGLE IRON
 - ASP ASPHALT
 - BL BUILDING LINE
 - BWF BARS WIRE FENCE
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - CME CONCRETE MONUMENT FOUND
 - CMP CORRUGATED METAL PIPE
 - CONC CONCRETE
 - CTP CRIMPED TOP PIPE
 - DI DROP INLET
 - EP EDGE OF PAVEMENT
 - FI FIRE HYDRANT
 - FW FIRE WIRE
 - HW HIG WIRE FENCE
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET (1/2"REBAR)
 - LL LAND LOT LINE
 - LLL LAND LOT LINE
 - MH MANHOLE
 - MR METAL ROD
 - N/F NDW OF FORMERLY
 - O/P OPEN TOP PIPE
 - PB POWER BOX
 - PL PROPERTY LINE
 - PP POWER POLE
 - P/TP POWER & TELEPHONE POLE
 - REBAR REBAR
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT OF WAY
 - SP SERVICE POLE
 - TB TELEPHONE BOX
 - WM WATER METER
 - WV WATER VALVE

- LEGEND:**
- AC AIR CONDITION UNIT
 - C&G CURB & GUTTER
 - CD CLEANOUT
 - CPP CORRUGATED PLASTIC PIPE
 - CS DOWNSPOUT
 - DWF DOG WIRE FENCE
 - FDC FIRE DEPARTMENT CONNECTION
 - FF FINISH FLOOR
 - FP FLAG POLE
 - GL CUTTERLINE
 - GR GAS REGULATOR
 - JB JUNCTION BOX
 - LB LIGHT POLE
 - MAP MAP
 - PIV POST INDICATOR VALVE
 - TC TOP OF CURB
 - GASLINE
 - UNDERGROUND POWER LINE
 - SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE
 - 1400x0 SPOT ELEVATION

N/F WILLIE SAMPLES
DB 8276 PG 3
PB 29 PG 247
(PARCEL 052 005)

- UTILITY PROVIDERS:**
- GAS:** SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GEORGIA 30309
REGIE TERRELL
(404) 584-3474
- POWER:** SAWNEE EMC
543 ATLANTA HIGHWAY
CLUMMING, GEORGIA 30040
JENNIFER LESTER
(678) 455-1223
(770) 288-2547
- WATER:** FORSYTH COUNTY WATER & SEWER
110 EAST MAIN STREET
CLUMMING, GEORGIA 30040
(770) 781-2101
- COMMUNICATION:** AT&T
208 S AKARD STREET
DALLAS, TX 75202
ANGELO HINES
(303) 409-1542
(210) 821-4105
- COMCAST:** (770) 559-6879
OLIVER BROOKS
(470) 787-4857
- VERIZON/WCI:** 2400 N. GLENVILLE
RICHARDSON, TX. 75082
(800) 824-9675

N/F LAMAR & WAYNE ROPER
DB 5282 PG 488
(PARCEL 030 066)

N/F WYNNIE ROPER
DB 115 PG 301
PB 20 PG 29
(PARCEL 052 028)

TOTAL AREA = 44.31 ACRES

BOUNDARY & TOPOGRAPHIC SURVEY FOR FORSYTH COUNTY (SAWNEE MOUNTAIN PARK)

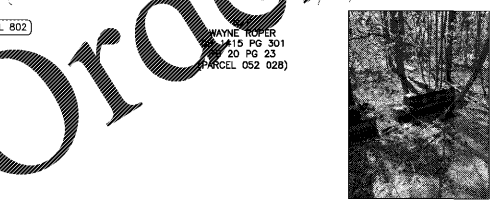
LOCATED IN LAND LOTS 730 & 783 3rd DISTRICT 1st SECTION FORSYTH COUNTY, GEORGIA

SCALE: 1"= 40' APRIL 16, 2020

GRAPHIC SCALE

SCALE IN FEET

FIELD WORK DATES: FEBRUARY 21/26, 2020; MARCH 6/7/9/16/17/18/19/24/25/27/30/31, 2020; APRIL 2/6/7/8/9/10/13, 2020



- GENERAL NOTES:**
- PROPERTY ADDRESS: 3995 WATSON ROAD
 - TAX PARCEL: 051 036
 - CURRENT ZONING: A1
 - WETLANDS AS SHOWN WERE MARKED BY UNITED CONSULTING AND LOCATED BY LONDON LAND SURVEYING
 - SEPTIC TANKS AND DRAINFIELD LINES AS SHOWN AS PER PARK MAINTENANCE DEPARTMENT AND SEPTIC PERMITS OBTAINED FROM FORSYTH COUNTY HEALTH DEPARTMENT. THE LOCATIONS SHOWN ARE APPROXIMATE.
 - WATER LINES FOR BALL FIELDS AND CONCESSION BUILDING TAKEN FROM RECORD PLANS AND ARE APPROXIMATE.

NOTE: STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRX8 PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVEY SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.

DEED REFERENCE: DEED FOR FORSYTH COUNTY DATED JANUARY 9, 1996. DEED BOOK 832 PAGE 285.

PLAT REFERENCE: SURVEY FOR ROPER ESTATE PREPARED BY RICHARD WEBB & ASSOC. DATED MAY 11, 1999. PLAT BOOK 45 PAGE 126.

811

Know what's below. Call before you dig.

UTILITIES PROTECTION CENTER
OR CALL 800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY LONDON LAND SURVEYING BASED ON MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 N. PEACHTREE PARKWAY
SUITE 178
PEACHTREE CITY, GEORGIA 30269

THE UNDERGROUND UTILITIES (EXCEPT STORM & SANITARY SEWERS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THIS SURVEYOR AND FIRM MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES ON THIS SITE, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THIS SURVEYOR AND FIRM FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THIS SURVEYOR AND FIRM DOES CERTIFY THAT THE UTILITIES SHOWN ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES ARE BASED ON INFORMATION PROVIDED BY UTILISURVEY, LLC FROM THE UTILITY OWNERS.

SURVEYOR'S CERTIFICATE:

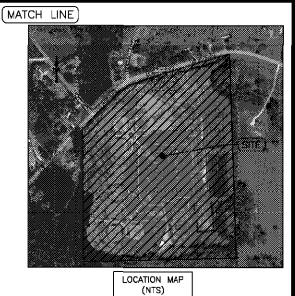
AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ROGER N. LONDON, RLS 2582 04/16/2020 DATE

LONDON LAND SURVEYING & ASSOCIATES, INC.

167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 885-0746
LICENSE No. LSF 922

SHEET 2 of 2 JOB# 20014



FLOOD NOTE: THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF FORSYTH COUNTY, GEORGIA.

COMMUNITY PANEL NUMBER: 130312 0040 F
EFFECTIVE DATE: JUNE 7, 2019
REVISION DATE: JUNE 7, 2019

A LEICA TS 06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED WITH A PRECISION OF ONE FOOT IN 60.244 FEET AND AN ANGULAR ERROR OF 02 PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 522.401 FEET.

N/F SANDRA WATSON
DB 958 PG 89
PB 36 PG 44
(PARCEL 052 023)

