

VICINITY MAP

RECORDING INFORMATION

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND CONVEYED TO PERRY J. PRITCHARD JR. BY PERRY J. PRITCHARD VIA DB 23822 PG 270, DATED 01/20/1988.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 4) ALL IRON PINS SET (IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13121C0087F, EFFECTIVE DATE 09/18/2013.
- 7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
- 8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 211794 FEET.

LEGEND

ABBREVIATIONS

- AI - ANGLE IRON
- BL - BUILDING SETBACK LINE
- BWF - BARB WIRE FENCE
- CI - CURB INLET
- CO - CLEANOUT
- C&G - CURB & GUTTER
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CONC - CONCRETE
- CTP - CRIMP TOP PIPE
- D - DEPTH
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DTP - DUCTILE IRON PIPE
- DIST - DISTURBED
- DWCB - DOUBLE WING CATCH BASIN
- E - EAST
- EA - EDGE OF ASPHALT
- EC - EDGE OF CONCRETE
- EG - EDGE OF GRAVEL
- FDC - FIRE DEPARTMENT CONNECTION
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FP - FLAG POLE
- G- - UNDERGROUND GAS LINE
- GM - GAS METER
- GW - GUY WIRE
- HWF - HOG WIRE FENCE
- ICB - IRRIGATION CONTROL BOX
- IM - IRRIGATION METER
- IPS - IRON PIN SET
- IV - IRRIGATION VALVE
- JB - JUNCTION BOX
- LLL - LAND LOT LINE
- MH - MANHOLE
- MW - MONITORING WELL
- N - NORTH
- N/F - NOW OR FORMERLY
- OTF - OPEN TOP PIPE
- PB - PLAT BOOK
- PBX - POWER BOX
- PG - PAGE
- PKN - SURVEY NAIL (PARKER-KALON)
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PS - PLAT SLIDE
- PSO - POWER STUB OUT
- PVC - POLYVINYL CHLORIDE PIPE
- RB - REBAR
- RCP - REINFORCED CONCRETE PIPE
- REC - RECORDED
- R/W - RIGHT-OF-WAY
- SD - SOUTH
- SOV - WATER SHUT OFF VALVE
- SR - SOLID STEEL ROD
- SSE - SANITARY SEWER EASEMENT
- SW - SIDEWALK
- SWCB - SINGLE WING CATCH BASIN
- TS - THREADED STEEL ROD
- TSB - TRAFFIC SIGNAL BOX
- TSP - TRAFFIC SIGNAL POLE
- TYP - TYPICAL
- UC - UNDERGROUND CABLE
- UP - UNDERGROUND POWER
- UT - UNDERGROUND TELEPHONE
- VCP - VITRIFIED CLAY PIPE
- W - WEST
- W- - WATER LINE
- WE - WATER EASEMENT
- WI - WEIR INLET
- WIF - WROUGHT IRON FENCE
- WSE - WATER SURFACE ELEVATION
- WVT - WATER VAULT

SYMBOLS

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ▲ ROCK FOUND
- IRON PIN SET
- ⊙ COMPUTED POINT (NOT SET)
- ⊕ SANITARY SEWER MANHOLE
- JUNCTION BOX
- ▽ DOUBLE-WING CATCH BASIN
- ▾ SINGLE-WING CATCH BASIN
- DROP INLET
- ⌒ CURB INLET
- ⚡ FIRE HYDRANT
- ⌒ WATER VALVE
- ⌒ WATER METER
- ⌒ UTILITY POLE
- ⌒ GUY WIRE
- ⌒ GUY POLE
- ☆ LIGHT POLE
- POWER BOX
- ⊙ POWER MANHOLE
- ⊙ POWER METER
- TELEPHONE BOX
- ⊙ TELEPHONE MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE

LINE TYPES

- x — WIRE FENCE
- o — WOODEN FENCE
- o — CHAIN LINK FENCE
- o — IRON FENCE
- — — ROAD CENTERLINE
- — — RIGHT-OF-WAY LINE
- · — · — STREAM CENTERLINE
- — — OVERHEAD UTILITY LINE
- — — WETLANDS
- — — STORM PIPE
- — — GUARD RAIL
- — — EDGE OF WOODS

N/F
FULTON COUNTY BOARD
OF EDUCATION

R/W

WI

IPS

POB

MB #5635

TIE: N83°42'22"W 6784.1' TO FULTON
COUNTY MONUMENT F012

ABBOTTS BRIDGE RD(R/W VARIES)
DB 19474 PG 300

N88°49'51"W 249.96'

AREA
2.006 ACRES

N/F
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S88°59'13"E 249.78'

1"SR

1"SR

1/4"RB 0.16' W
OF P/L

1/4"RB 0.06' E
OF P/L

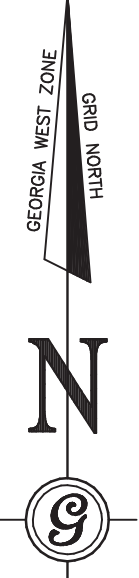
501°00'50"W 350.11'

1/2"RB 1.33' E
OF P/L

N/F
THE ESTATES AT WELLINGTON
PB 203 PG 102

OPEN SPACE

R/W



BOUNDARY SURVEY
OF
5635 ABBOTTS BRIDGE RD
FOR
P.J. PRITCHARD

LOCATED IN
LAND LOT 276, 1ST DISTRICT
FULTON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE (III)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned 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.G.C.A. Section 15-6-67.

Ben Dreyer
BENJAMIN L. DREYER, L.S. (GA RLS# 3162)

10/6/18

DATE



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