THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGE	ND:	BSL HC	BUILDING SETBACK LINE HANDI-CAP
IPS IPF OT CT RB RE-BAR CRB CL	IRON PIN SET IRON PIN FOUND OPEN TOP PIN CRIMP TOP PIN REINFORCING BAR CAPPED RE-BAR CENTERLINE	HC  B  CMF Z Z  SSMH S MHT D  DWCB JB B	HANDI-CAP BOLLARD CONCRETE MONUMENT FOUND OVERHEAD UTILITY LINE(S). SANITARY SEWER MAN HOLE MAN HOLE TELEPHONE CATCH BASIN JUNCTION BOX
R/W LLL L R CONC C PP GV GM LP SS FC AE PROP AC PROP AC CATV TB APP	RIGHT-OF-WAY LAND LOT LINE LINE RADIUS CONCRETE CURVE POWER POLE GAS VALVE GAS METER LAMP POLE SANITARY SEWER FENCE CORNER FENCE ACCESS EASEMENT PROPOSED AIR-CONDITIONER GA POWER MANHOLE POWER BOX CABLE TELEVISION JUI TELEPHONE JUNCTION ABANDONED POWER P	HW CMP CPP RCP SSE FH DE WV WM WM CO C/O POB POC NTS SWCB UE PM NCTION BOX BOX	CORRUGATED PLASTIC PIPE REINFORCED CONCRETE PIPE SANITARY SEWER EASEMENT FIRE HYDRANT DRAINAGE EASEMENT WATER VALVE POST INDICATOR VALVE WATER METER SANITARY SEWER CLEANOUT POINT OF BEGINNING POINT OF COMMENCEMENT NOT TO SCALE

## SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FORSYTH COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY
- OR COMPLETENESS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED. DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND
- THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13117C0155F; EFFECTIVE DATE:
- 03/04/2013. THÉ CÉRTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR
- IMPLIED WARRANTY OR GUARANTEE. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO
- "MAGNETIC" NORTH. ) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH
- UNDERGROUND INFORMATION. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING
- PATHS OF TRAVEL, UNLESS NOTED OTHERWISE. 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- 5) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF
- LAW PREVAIL. BOUNDARY FIELD WORK PERFORMED 1-19-24 BY FRONTLINE
- SURVEYING & MAPPING, INC. TOPOGRAPHIC INFORMATION IS GROUND RUN. ) EQUIPMENT USED: ROBOTIC ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS
- NFTWORK. 18) ANGULAR ERROR: 14 SECONDS PER ANGLE. 19) RAW FIELD PRECISION: 1:24,813
- 20) ADJUSTED BY LEAST SQUARES. 21) PLAT CLOSURE: 1:94,234

REFERENCES:
1. PLAT FOR LANIER COUNTRY CLUB ESTATES AS RECORDED IN PB 1 PG 397 IN FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT.

- PLAT FOR JAMES E EIDSON OF LOT 10 AS RECORDED IN PB 13 PG 47 IN FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT. . PLAT FOR LOT 9 AND PART OF LOT 8 AS RECORDED IN PB 45 PG 100 IN
- FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT. . PLAT FOR LOT 12 FOR PAUL W. AND BETTY D TURCO AS RECORDE IN PB 23 PG 253 IN FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT.

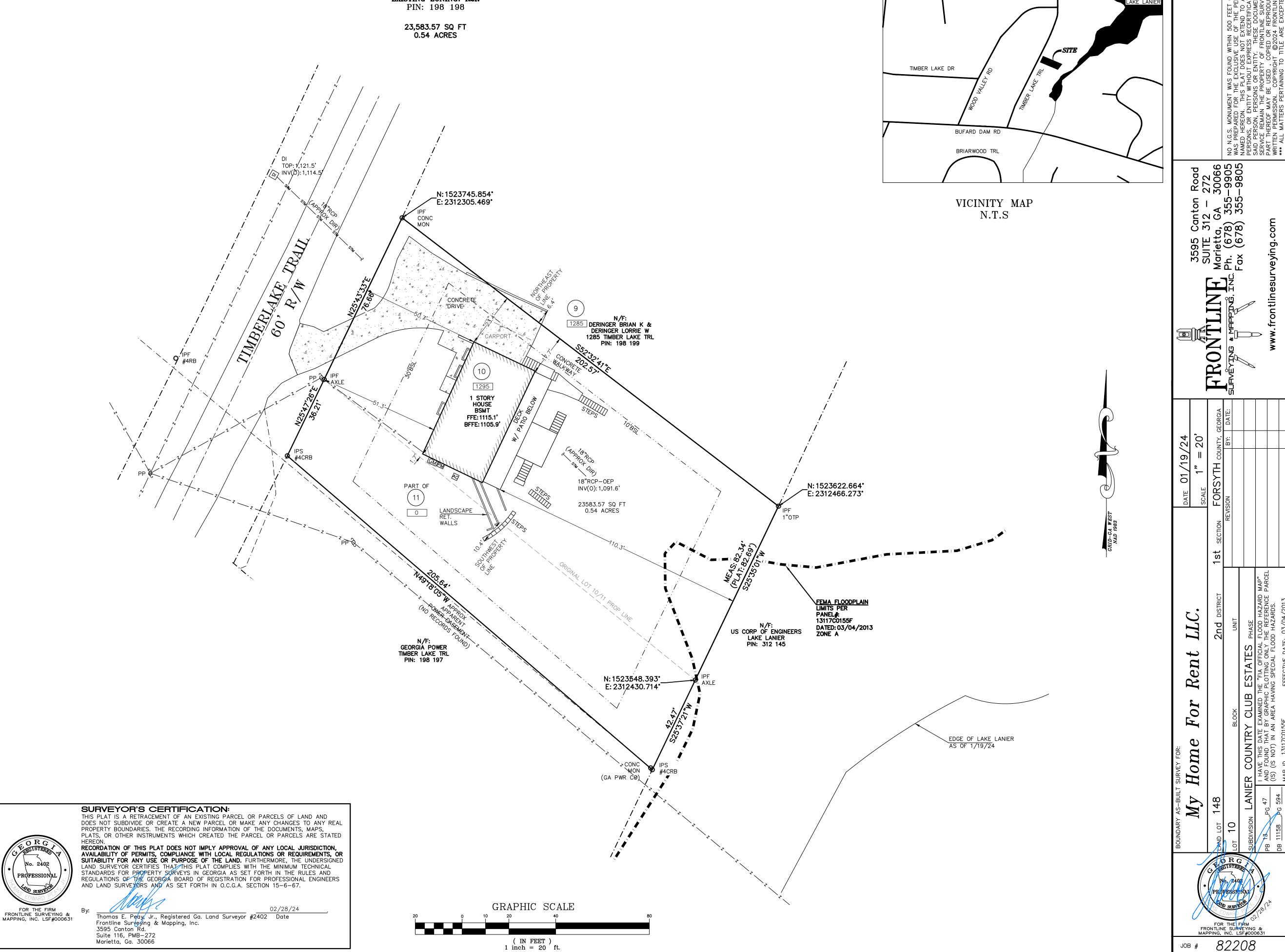
PROFESSIONAL

ZONING/SETBACKS: R2R ZONING (RESIDENTIAL) FRONT: 30 FT (MAJOR) SIDE: 10 FT REAR: 25 FT MIN LOT WIDTH 100 FT MIN LOT SIZE: 25,500 SF (SEPTIC)

MIN LOT SIZE: 22,000 SF (SEWER)

## **BOUNDARY RETRACEMENT SURVEY FOR:** My Home For Rent LLC.

1295 Timber Lake Trail LAND LOT 148 2nd DISTRICT - 1st SECTION Forsyth COUNTY, GEORGIA **EXISTING ZONING: R2R** PIN: 198 198



TIMBER LAKE TRL