

**LEGEND**

BOC = BACK OF CURB  
 BSL = BUILDING SETBACK LINE  
 P/L = PROPERTY LINE  
 R/W = RIGHT OF WAY  
 LL = LAND LOT  
 LLL = LAND LOT LINE  
 N/P = NOT FOR CONVEYANCE  
 N/P# = TAX MAP / PARCEL NO.  
 P/B = POINT OF BEGINNING  
 NTS = NOT TO SCALE  
 IPF = IRON PIN FOUND  
 IPS = IRON PIN SET  
 COR MON = USCOE MONUMENT  
 RB = REBAR  
 CTP = CRIMP TOP PIPE  
 OIP = OPEN TOP PIPE  
 SQ. ROD = SQUARE ROD  
 AIF = ANGLE IRON FOUND  
 CMP = CORRUGATED METAL PIPE  
 RCP = REINFORCED CONC. PIPE  
 WM = WATER METER  
 WP = WATER VALVE  
 FP = FENCE POLE  
 LP = LIGHT POLE  
 FBX = FENCE BOX  
 U/C = UNDERGROUND  
 C.O. = SEWER CLEAN-OUT  
 MB = MANHOLE  
 SS = SANITARY SEWER  
 MH = MAIN HOLE  
 FFE = FINISHED FLOOR ELEV.  
 HSE = HYDRANT  
 GAS = GAS LINE  
 FOWER = FOWER LINE  
 SS = SANITARY SEWER  
 LINE = LINE  
 S.F.M. = SANITARY FORCE MAIN  
 MAM = MAM  
 T = TELEPHONE LINE  
 W = WATER LINE  
 F = FENCE LINE

DATE OF SURVEY: DECEMBER 20-21, 2013

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 76,353 FEET. AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 633,144 FEET.

MEASUREMENTS ARE BASED ON ANGLES TURNED FROM A TRUE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPCON.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NOS. 1311700044 F & 0065 F, DATED 03/04/13 633,144 FEET.

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

APPROVAL OF THIS PLAN DOES NOT GUARANTEE THAT THE FORTHY COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

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.

FORTHY COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, STRUCTURES, 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 FORTHY COUNTY DEPARTMENT OF ENGINEERING.

**TOTAL = 61.697 ACRES**  
**2,887,512.26 SQUARE FEET**

- NOTES & REFERENCES:**
1. TAX MAP/PARCEL #216-051
  2. ZONED A1
  3. PARCEL IS SERVICED BY PRIVATE WATER AND SEPTIC SYSTEMS.
  4. DEED BOOK 3173 PAGE 273
  5. DEED BOOK 252 PAGE 370
  6. PLAT BOOK 19 PAGE 254
  7. DEED BOOK 482 PAGE 355
  8. PLAT BOOK 31 PAGE 86
  9. DEED BOOK 1036 PAGE 193
  10. PLAT BOOK 12 PAGE 292
  11. DEED BOOK 1436 PAGE 556
  12. PLAT BOOK 1 PAGE 283
  13. PLAT BOOK 17 PAGE 218
  14. PLAT BOOK 45 PAGES 15-18
  15. DEED BOOK 5116 PAGE 772
  16. PLAT BOOK 29 PAGE 92
  17. HOLLAND TRACT TO BE COMBINED WITH M/P #216-052

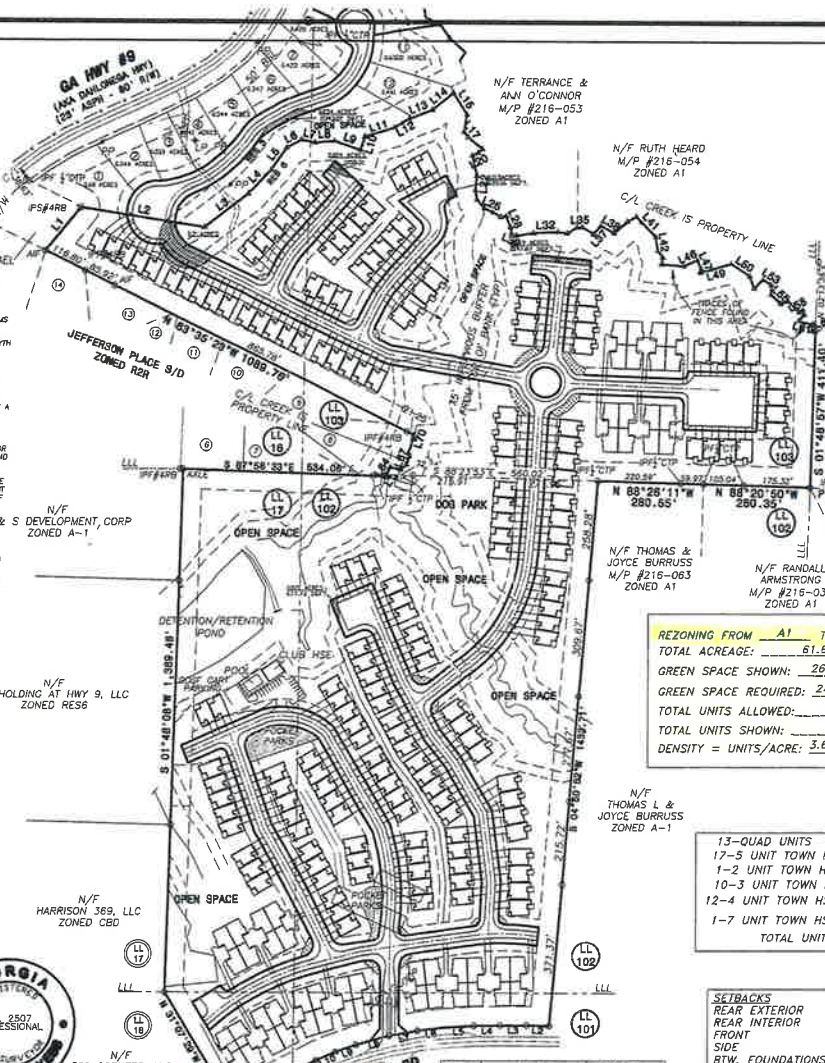
**RECEIVED**  
 2A3845  
 JAN 17 2017

Forsyth County Department of Planning & Community Development  
 SURVEY/SITE PLAN/REZONING PLAT FOR:  
**PARAN HOMES**  
 LOTS 16, 17, 18, 101, 102 & 103  
 LAND LOT  
 14TH DISTRICT 1ST SECTION  
 FORTHY COUNTY, GEORGIA  
 DECEMBER 19, 2016



**Surveyor's Certificate**  
 It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type and material are correctly shown.

Registered Georgia Land Surveyor No. 2507



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

Course	Bearing	Distance
L1	N 08°19'42" E	148.06'
L2	S 81°28'45" E	330.32'
L3	S 83°23'18" E	143.28'
L4	S 83°58'02" E	86.22'
L5	S 85°16'53" E	79.28'
L6	S 85°27'03" E	43.81'
L7	S 78°48'58" E	36.25'
L8	S 88°18'58" E	53.27'
L9	S 71°33'00" E	72.40'
L10	S 69°02'38" E	35.41'
L11	N 73°18'30" E	82.48'
L12	S 60°22'38" E	44.26'
L13	S 60°02'38" E	44.26'
L14	S 51°57'49" E	70.90'
L15	S 33°50'19" E	69.24'
L16	S 08°47'10" W	44.82'
L17	S 18°50'18" E	17.01'
L18	S 61°48'00" E	47.78'
L19	S 48°03'03" W	14.40'
L20	S 63°52'18" E	15.09'
L21	S 12°30'14" E	17.01'
L22	S 05°44'58" E	38.28'
L23	S 08°41'52" E	35.31'
L24	S 07°48'04" E	50.71'
L25	S 60°58'33" E	94.20'
L26	S 69°55'38" E	23.89'
L27	S 63°58'18" E	14.89'
L28	S 23°14'18" E	90.50'
L29	S 11°42'18" E	16.84'
L30	S 08°28'53" E	14.24'
L31	S 81°27'03" E	44.84'
L32	S 82°14'51" E	62.46'
L33	S 82°38'30" E	24.12'
L34	S 03°51'41" E	30.65'
L35	S 80°33'07" E	14.25'
L36	S 88°25'48" E	34.13'
L37	S 88°25'48" E	29.28'
L38	S 80°53'28" E	40.02'
L39	S 49°30'38" E	47.27'
L40	S 61°32'17" E	26.03'
L41	S 44°10'26" E	35.75'
L42	S 08°21'58" E	36.55'
L43	S 36°25'41" E	39.96'
L44	S 11°47'54" W	17.78'
L45	S 85°07'07" E	56.80'
L46	S 85°37'40" E	36.70'
L47	S 82°58'02" E	25.40'
L48	S 14°43'17" W	10.48'
L49	N 74°12'18" E	65.42'
L50	S 80°22'38" E	67.38'
L51	S 18°31'47" E	34.01'
L52	S 45°58'02" E	33.34'
L53	S 67°55'01" E	25.80'
L54	S 05°08'41" E	26.26'
L55	S 47°38'58" E	35.75'
L56	N 70°11'18" E	20.81'
L57	S 44°15'02" E	40.21'
L58	S 61°32'17" E	11.56'
L59	S 14°42'08" E	13.02'
L60	S 35°12'08" W	21.22'
L61	S 7°52'52" E	26.83'
L62	S 00°49'04" W	17.81'
L63	S 88°35'18" E	8.82'
L64	S 31°20'18" E	20.09'
L65	S 77°52'42" E	27.97'
L66	N 48°34'18" E	18.77'
L67	S 20°17'24" E	23.14'
L68	S 14°46'46" E	8.11'
L69	N 17°48'12" E	36.03'
L70	N 17°01'04" E	11.97'

**REZONING FROM A1 TO RES6**  
 TOTAL ACREAGE: 61.697 ACRES  
 GREEN SPACE SHOWN: 26.625 ACRES  
 GREEN SPACE REQUIRED: 24.8 ACRES  
 TOTAL UNITS ALLOWED: 372  
 TOTAL UNITS SHOWN: 224  
 DENSITY = UNITS/ACRE: 3.66/ACRE

13-QUAD UNITS = 52  
 17-5 UNIT TOWN HSE = 85  
 1-2 UNIT TOWN HSE = 2  
 10-3 UNIT TOWN HSE = 30  
 12-4 UNIT TOWN HSE = 48  
 1-7 UNIT TOWN HSE = 7  
 TOTAL UNITS = 224

SETBACKS  
 REAR EXTERIOR = 50'  
 REAR INTERIOR = 20'  
 FRONT SIDE = 5'  
 BTW. FOUNDATIONS = 15'

Course	Bearing	Distance
L1	N 21°50'18" E	4.88'
L2	S 89°04'14" W	68.27'
L3	N 89°04'20" W	70.97'
L4	S 88°11'48" W	70.09'
L5	S 88°19'40" W	63.08'
L6	S 83°28'37" W	68.20'
L7	S 76°38'05" W	78.81'
L8	S 70°53'18" W	89.37'
L9	S 70°44'37" W	88.17'
L10	S 88°46'14" W	67.81'
L11	S 88°19'44" W	134.20'
L12	S 80°17'48" W	79.33'
L13	S 60°44'38" W	62.13'

TECHNICAL LAND SERVICES INC. 4/IN/A  
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
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 100 KELLY HILL ROAD CUMMING GA. 30040  
 Email: rjwebb103@comcast.net

**JOB NO. 16001**