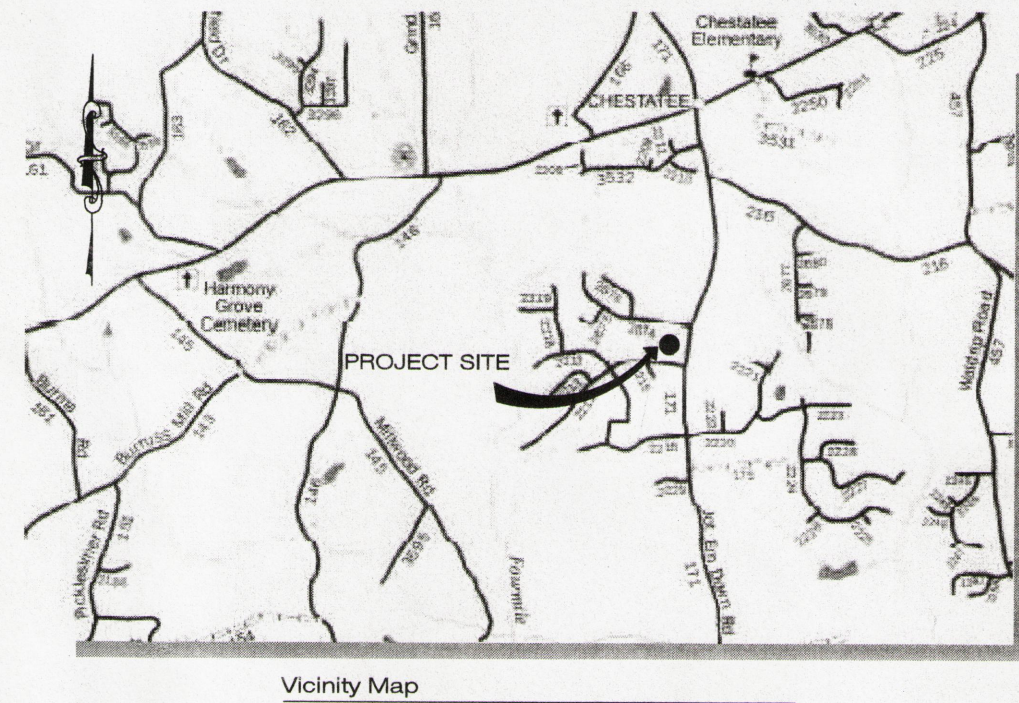


RESERVED FOR RECORDING INFORMATION

BASIS OF BEARING  
REFERENCE PLAT #1  
MAGNETIC FROM REF. PLAT

VARIANCE REQUEST:  
\* REDUCE THE FRONT SETBACK ALONG  
THE EASTERN PROPERTY BOUNDARY  
ADJACENT TO THE EXISTING  
STRUCTURE ONLY FROM 50 FT. TO 17 FT.  
(UDC TABLE 15.2)

OWNER INFORMATION  
Spencer and Hannah Duncan  
(678) 897-0778  
8280 Jot Em Down Road  
Gainesville, Ga 30506



### LEGEND

CMF.....CONCRETE MONUMENT FOUND  
DB,PG.....DEED BOOK, PAGE  
FH.....FIRE HYDRANT  
IPF.....IRON PIN FOUND  
IPS.....IRON PIN SET (5/8" REBAR)  
LL.....LAND LOT  
LLL.....LAND LOT LINE  
N/F.....NOW OR FORMERLY  
OTP.....OPEN TOP PIPE  
-P.....POWER LINE  
P/C.....PROPERTY CORNER  
P/L.....PROPERTY LINE  
PB,PG.....PLAT BOOK, PAGE  
POB.....POINT OF BEGINNING  
PP.....POWER POLE  
R/W.....RIGHT-OF-WAY  
WM.....WATER METER  
WV.....WATER VALVE

The owner certifies that all state and local taxes and other assessments that have been billed for collection by the pertinent taxing authority have been paid. The owner donates and dedicates to the public for use forever the public street right-of-way as shown on this plat.

Owner \_\_\_\_\_  
Signed, sealed and delivered in the presence of:  
\_\_\_\_\_  
\_\_\_\_\_  
Witness \_\_\_\_\_  
Notary Public \_\_\_\_\_

NOTE:  
PROPERTY LOCATED WITHIN THE  
CHESTNUT/JOT EM DOWN CHARACTER  
AREA - MAXIMUM BUILD HEIGHT 30  
FEET.

NOTE:  
PROPERTY OWNER ACKNOWLEDGES THAT  
ANY EXISTING SEPTIC SYSTEMS CONFORM  
TO ALL SETBACK REQUIREMENT.\*

DRAINAGE:  
\* NO STATE WATERS PRESENT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.41'	28.28'	S 35°01'36" E	90°00'00"
C2	1875.84'	179.69'	179.63'	S 07°13'45" W	5°29'19"
C3	1875.84'	99.14'	99.13'	S 02°58'15" W	3°01'41"

### TRACT A 1.000 Acres

PORTION OF TAX PARCEL 292-010  
ZONED OSR  
PROPOSED ZONING CHANGE TO A-1  
N/F  
SPENCER & HANNAH DUNCAN  
DB 8133-508

TAX PARCEL 292-097  
ZONED OSR  
LOT 124 PHASE 2  
WOODLANDS AT RIVERSTONE PLANTATION  
N/F  
ROCKY & LORI KARRIKER  
DB 4269-19

### TRACT B 1.316 Acres

PORTION OF TAX PARCEL 292-010  
ZONED OSR  
PROPOSED ZONING CHANGE TO A-1  
N/F  
SPENCER & HANNAH DUNCAN  
DB 8133-508

TAX PARCEL 292-098  
ZONED OSR  
LOT 125 PHASE 2  
WOODLANDS AT RIVERSTONE PLANTATION  
N/F  
JEFFREY & JENNIFER WILLIAMS  
DB 3037-530

TAX PARCEL 292-109  
ZONED OSR  
OPEN AREA PHASE 2  
WOODLANDS AT RIVERSTONE PLANTATION  
N/F  
OPEN AREA  
DB 2867-353

TAX PARCEL 293-022  
ZONED A1  
N/F  
RICKY L. & ANITA G. BURRUSS  
DB 606-88

NOTE:  
\* DENSITY IS 0.87 UNITS PER ACRE.  
\* THE VARIANCE REQUEST IS  
CONGRUENT WITH THE APPLICATION.

\* DELINEATE VARIANCE  
REQUEST OF 17 FT. FOR  
EXISTING STRUCTURE  
ONLY VARIANCE #1

### SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,547 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.
3. EQUIPMENT USED: LEICA TPS12P R400 2" FOR ANGULAR AND LINEAR MEASUREMENTS
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13117 C0070G, DATED 96/7/2019.

### SURVEYOR CERTIFICATION

As required by subsection (d) 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 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.C.G.A. Section 15-6-67.

Douglas R. Sherrill

### SURVEYOR'S CERTIFICATE

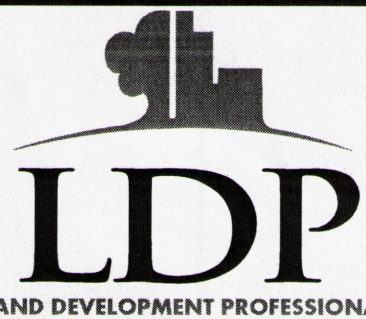
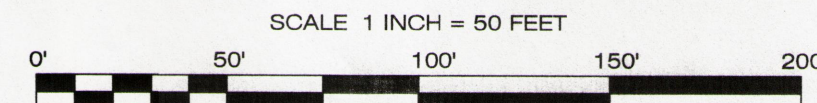
It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

By:   
Registered Georgia Land Surveyor No.2995

RECEIVED

DEC 09 2019

Forsyth County Department of  
Planning & Community Development  
2A3955



LAND SURVEYING AND PLANNING  
† GA #2995 † NC #4597 †  
131 Prominence Court  
Dawsonville, GA 30534  
Office: 706.300.7178  
www.LDPofga.com  
doug@ldpofga.com



Revision Number	Date:	Description:	Date: August 16, 2019
			Field Date: August 11, 2019
			DRAWN BY: DRS
			DWG FILE: 4758
			FIELD CREW: BP/BS
			Job #: 4758.001
			Checked By: DRS
			Field Book: CARLSON TABLET

Residential Site Plan for:  
**SPENCER and HANNAH  
DUNCAN**

Located In:  
8280 Jot Em Down Road  
Gainesville, Georgia 30506  
Land Lot 994 - 14th District - 1st Section  
Forsyth County, Georgia

Sheet No.

1 of 1