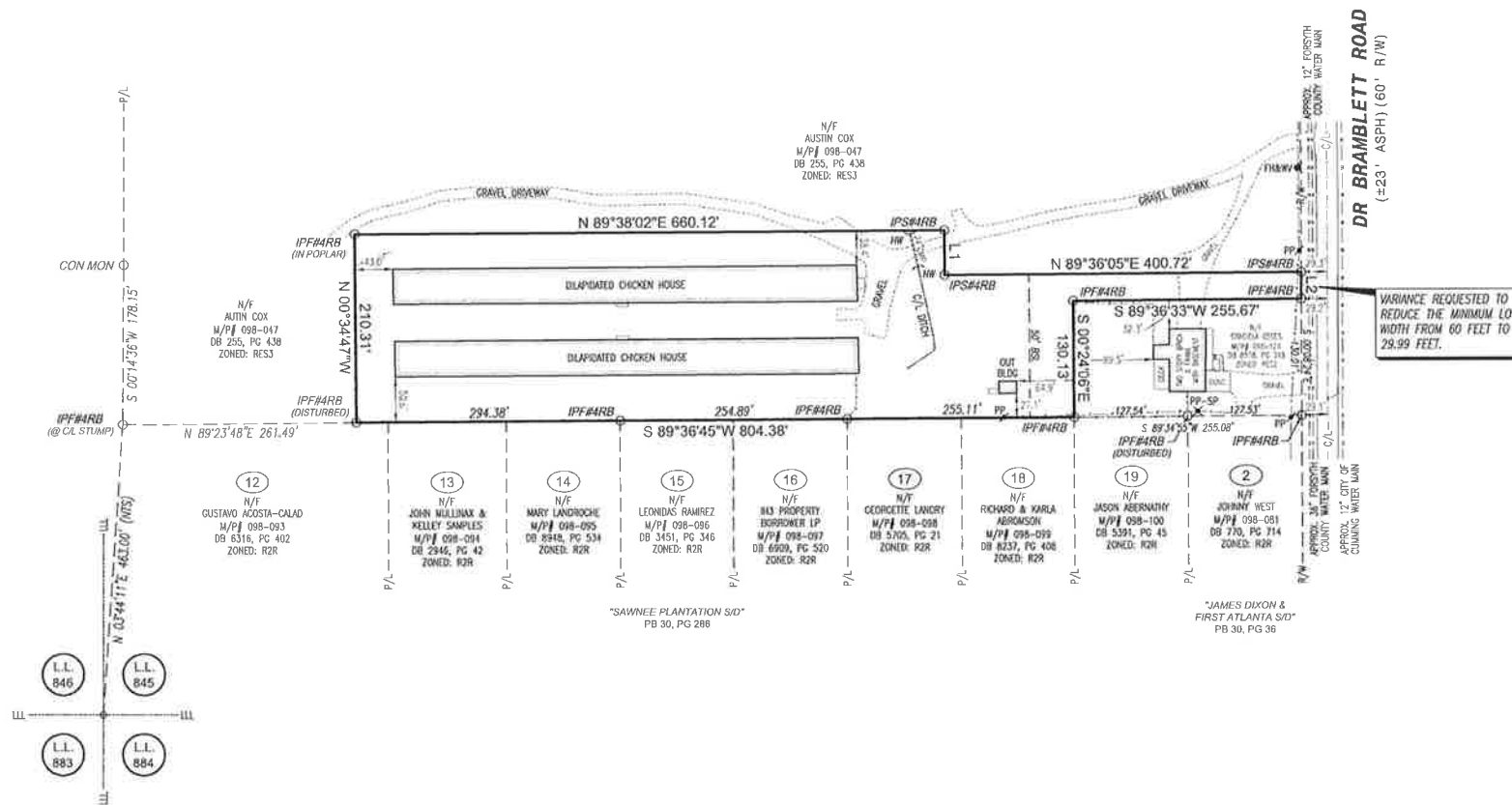


- LEGEND**
- DOC = BACK OF CURB
  - BSL = BUILDING SETBACK LINE
  - P/L = PROPERTY LINE
  - N/F = NONE OF WAY
  - LL = LAND LOT
  - LLI = LAND LOT LINE
  - N/F = NOW OR FORMERLY
  - M/P# = TAX MAP / PARCEL NO.
  - PBG = POINT OF BEGINNING
  - N/S = NOT TO SCALE
  - PF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - CON MON = CONCRETE MONUMENT
  - RB = REBAR
  - CTP = CRAMP TOP PIPE
  - OTIP = OPEN TOP PIPE
  - SQ. ROD = SQUARE ROD
  - AF = ANGLE IRON FOUND
  - CWP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONC. PIPE
- LEGEND**
- WM = WATER METER
  - WV = WATER VALVE
  - PP = POWER POLE
  - LP = LIGHT POLE
  - SP = SERVICE POLE
  - PH/SB = PHONE BOX
  - U/G = UNDERGROUND
  - C.O. = SEWER CLEAN-OUT
  - MB = MANSION
  - SS = SANITARY SEWER
  - MI = MAIN HOLE
  - FTE = FINISHED FLOOR ELEV.
  - EH = FIRE HYDRANT
  - G = GAS LINE
  - P = POWER LINE
  - SS = SANITARY SEWER LINE
  - FM = SANITARY FORCE MAIN
  - T = TELEPHONE LINE
  - W = WATER LINE
  - F = FENCE LINE

**TOTAL = 3.892 ACRES**

169,539.781 SQUARE FEET

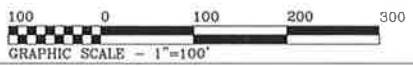


VARIANCE REQUESTED TO REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 29.99 FEET.

Course	Bearing	Distance
L1	S 00°23'55" E	50.00'
L2	S 00°08'24" E	29.99'

VARIANCE SURVEY FOR:  
**KIMBERLY McBRAYER AS  
 EXECUTOR U/W OF ROGER COX**

LAND LOT 845  
 3RD DISTRICT  
 1ST SECTION  
 FORSYTH COUNTY, GEORGIA  
 PLAT DATE: FEBRUARY 26, 2020  
 REVISIONS:



**Surveyor's Certificate**

"I 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.

By: *Nathan M. McClure*  
 Registered Georgia Land Surveyor No. 3086

**McCLURE  
 SURVEYING, INC.**  
 2505 JOHNSON DRIVE - SUITE D  
 CUMMING, GA 30040  
 O: (470) 297-5592 O: (770) 889-0281  
 NATHAN@MCCLURESURVEYING.COM  
 WWW.MCCLURESURVEYING.COM

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLAIM, 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.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-87, AUTHORITY O.C.G.A. SECS 15-6-87, 43-13-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE NOT LOCATED ON THIS PROPERTY.

DATE OF SURVEY: DECEMBER 31, 2019  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 395,749 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 1311700131C, DATED 6-7-19.

SEWAGE SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASMENT 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 FORSYTH COUNTY DEPARTMENT OF ENGINEERING."

- NOTES & REFERENCES**
- TAX MAP/PARCEL #098-046
  - PARCEL IS ZONED A1 CHARACTER AREA: LANIER MAX BUILDING HEIGHT: 40'
  - PARCEL IS SERVICED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS.
  - PLAT BOOK 26 PAGE 188
  - PLAT BOOK 30 PAGE 36
  - PLAT BOOK 30 PAGE 286
  - PLAT FOR GRACIELA OSSSES, BY McCLURE SURVEYING INC., DATED NOVEMBER 6, 2019.

**OWNER INFO:**  
 112 NORTH MAIN STREET  
 CUMMING, GA 30040



**JOB NO. 19337**