



LRS Surveying LLC

25 Maple Ridge Dr. Suite A
Cartersville, GA. 30121
Tel: (770) 235-3610

email: LShelton@LRSsurveying.com
GA Land Survey Firm # LSF001008

Client

Jayant Chaudhary

REVISIONS

No	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		

© Copyright 2024 LRS Surveying LLC
This drawing is the property of LRS Surveying and is intended only for the client named above.

Retracement Survey

**1427 Spyglass Hill Dr
Johns Creek, GA 30097
Lot A120 St. Ives Country Club**

Tax Parcel
11 103203671564

Land Lots 367,389,390
1st District, 1st Section
Fulton County, Georgia

Date:	04/05/2024
Scale:	1" = 40'
Surveyed By:	S.S./E.V.
Drawn By:	L.R.S./D.S.
Checked By:	L.R.S.
Project No.:	24-047
DWG. No.:	24-047
FBK. No.:	N.A.

SURVEYOR'S CERTIFICATE

PRELIMINARY

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.C.G.A. Section 15-6-67.

LEWIS R. SHELTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2971

RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

NOTES

- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PROPERTY DESCRIBED IN DEED BOOK 55549 PAGE 617 FULTON COUNTY RECORDS.
- BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 13121C0091G DATED 9/18/2013.

ABBREVIATIONS

DB	DEED BOOK	P/L	PROPERTY LINE
PG.	PAGE	PB	PLAT BOOK
R/W	RIGHT OF WAY	N/F	NOW OR FORMERLY
B.S.L.	BUILDING SETBACK LINE		

PROPERTY CORNERS

#4 R.S.	REBAR SET
#4 R.F.	REBAR FOUND

SYMBOLS

	SAN SEWER MANHOLE (SSMH)
	WATER METER (WM)
	TELEPHONE BOX (TELB)

LINE TYPES

	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC
	FENCE LINE
	SEWAGE
	STORM DRAIN
	OVERHEAD COMMUNICATION
	UNDERGROUND COMMUNICATION
	LAND LOT LINE
	WATER LINE

TECHNICAL DATA

DATE OF FIELD SURVEY: 4-1-24
EQUIPMENT USED: CARLSON BRx7 (BASE & ROVER, RTK)
CARLSON CR2 ROBOTIC TOTAL STATION
PRECISION: BASED ON REDUNDANT MEASUREMENTS FIELD DATA AS A PRECISION OF (±0.04)
PLAT CLOSURE: 1:728,011

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	584.46'	102.74'	102.60'	S 23°04'41" E
C2	235.00'	65.30'	65.09'	N 30°28'35" W

LINE	BEARING	DISTANCE
L1	S 18°02'33" E	70.53'
L2	S 67°19'21" W	48.53'
L3	S 67°19'21" W	256.94'
L4	N 36°25'59" W	62.20'
L5	N 59°06'19" E	199.89'
L6	N 59°06'19" E	101.46'
L7	N 59°06'19" E	38.31'
L8	N 13°48'08" W	10.22'
L9	N 28°18'36" W	95.45'
L10	N 02°06'50" W	66.58'

LINE	BEARING	DISTANCE
E1	N 31°13'51" W	104.68'
E2	N 00°20'45" E	65.68'

GRAPHIC SCALE
1" = 40'

