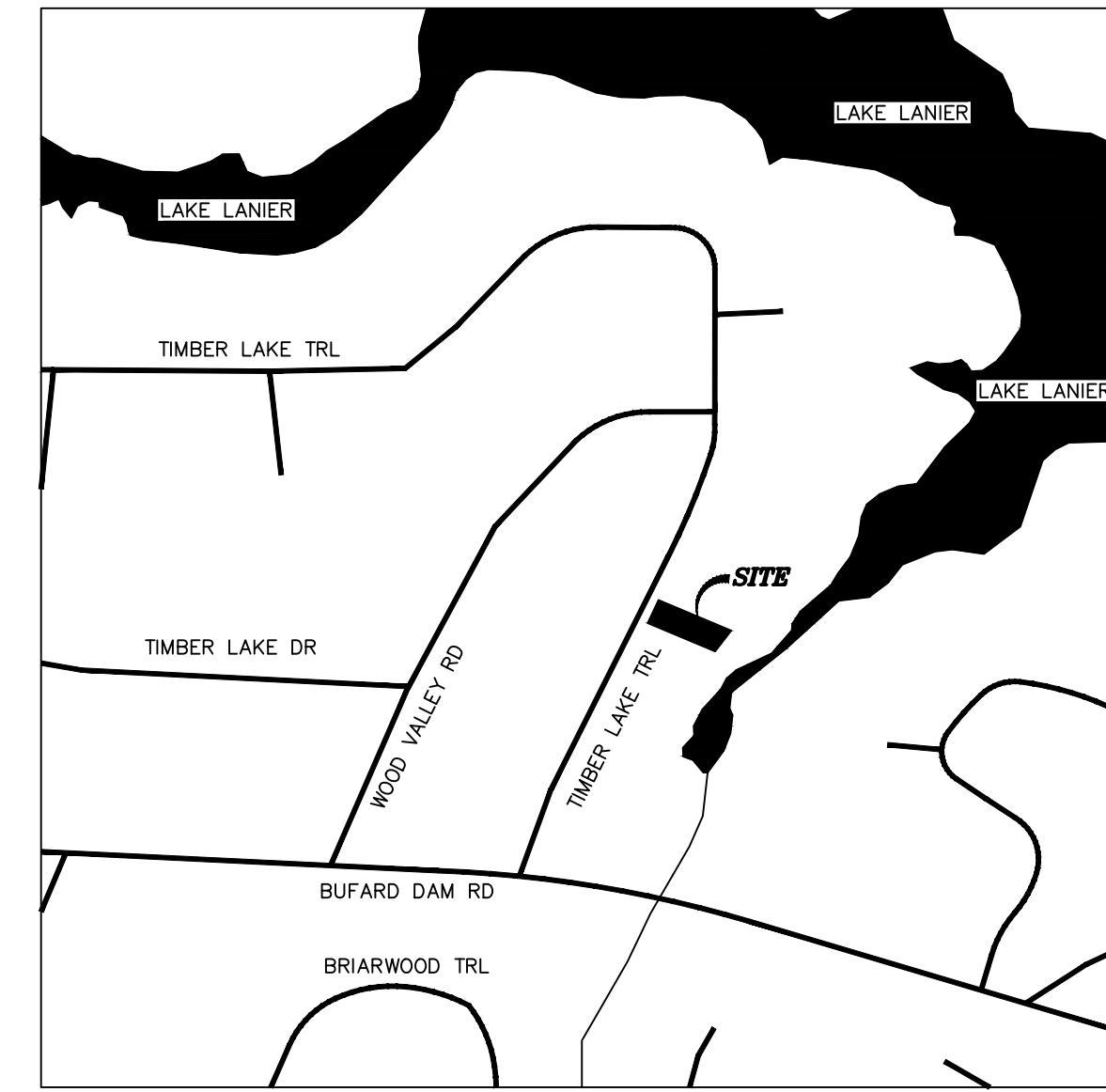


ZONING/SETBACKS:
 R2R ZONING (RESIDENTIAL)
 FRONT: 30 FT (MAJOR)
 SIDE: 10 FT
 REAR: 25 FT
 MIN LOT WIDTH 100 FT
 MIN LOT SIZE: 25,500 SF (SEPTIC)
 MIN LOT SIZE: 22,000 SF (SEWER)

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

15,763.5 SQ FT
 0.36 ACRES



VICINITY MAP
 N.T.S

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:

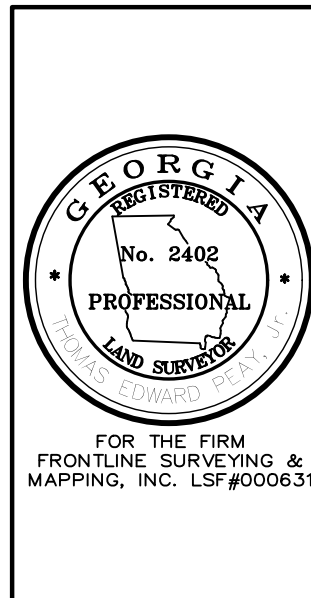
IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HANDI-CAP
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	OU	OVERHEAD UTILITY LINE(S)
RB	RE-BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CAPPED RE-BAR	DWCBS	CATCH BASIN
R/W	CENTERLINE	JB	JUNCTION BOX
LLL	RIGHT-OF-WAY	DI	DROP INLET
L	LAND LOT LINE	HW	HEAD WALL
R	LINE	CMP	CORRUGATED METAL PIPE
CONC	RADIUS	CPP	CORRUGATED PLASTIC PIPE
C	CONCRETE	RCP	REINFORCED CONCRETE PIPE
FP	CURVE	SSE	SANITARY SEWER EASEMENT
GP	POWER POLE	FH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PIV	POST INDICATOR VALVE
SS	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CO C/O	SANITARY SEWER CLEANOUT
X	FENCE	POB	POINT OF BEGINNING
AE	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PROP	PROPOSED	NTS	NOT TO SCALE
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
GA	GA POWER MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	PM	POWER METER
CATV	CABLE TELEVISION JUNCTION BOX	CLF	CHAIN-LINK FENCE
TB	TELEPHONE JUNCTION BOX	CTW	CROSS-TIE WALL
APP	ABANDONED POWER POLE	HCS	HANDI-CAP SIGN

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 EXCEPTED.
- 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 APPROVAL.
- THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 1311700155F; EFFECTIVE DATE: 03/04/2013.
- THE CERTIFICATION, 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.
- 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.
- 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 NETWORK.
- ANGULAR ERROR: 14 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:24,813
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:94,234

REFERENCES:

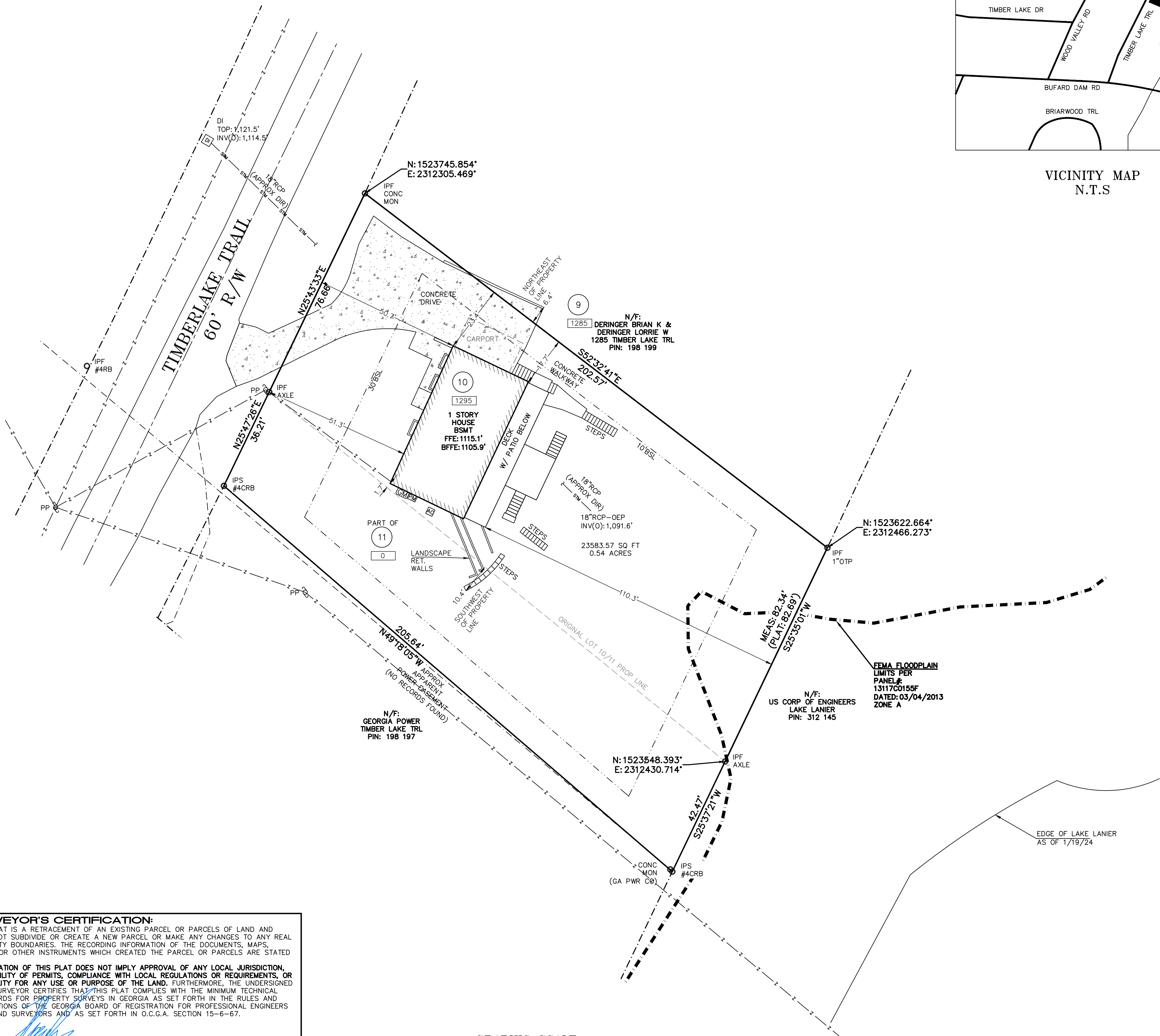
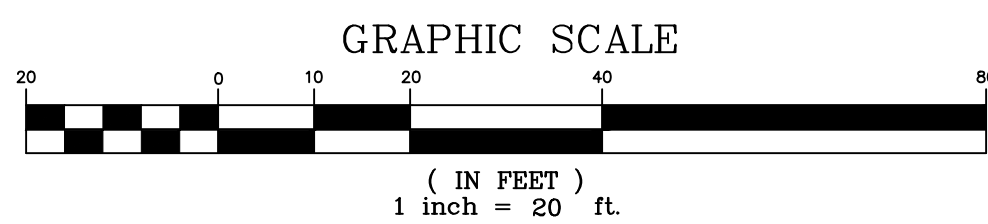
- PLAT FOR LANIER COUNTRY CLUB ESTATES AS RECORDED IN PB 1 PG 397 IN FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT.
- PLAT FOR JAMES E EIDSON OF LOT 10 AS RECORDED IN PB 13 PG 47 IN FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT.
- PLAT FOR LOT 9 AND PART OF LOT 8 AS RECORDED IN PB 45 PG 100 IN FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT.
- PLAT FOR LOT 12 FOR PAUL W. AND BETTY D TURCO AS RECORDED IN PB 23 PG 253 IN FORSYTH COUNTY AT THE CLERK OF THE SUPERIOR COURT.



SURVEYOR'S CERTIFICATION:

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.

By: *Thomas E. Peby Jr.*, Registered Ge. Land Surveyor #2402 Date: 02/28/24
 Frontline Surveying & Mapping, Inc.
 3595 Canton Rd.
 Suite 116, PMB-272
 Marietta, Ga. 30066



3595 Canton Road
 SUITE 312 - 272
 Marietta, GA 30066
 Ph. (678) 355-9905
 Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE	01/19/24
SCALE	1" = 20'
REVISION	
BY:	
DATE:	

BOUNDARY AS-BUILT SURVEY FOR:	My Home For Rent LLC.
2nd DISTRICT	1st SECTION
LAND LOT	148
LOT	10
SUBDIVISION	LANIER COUNTRY CLUB ESTATES
PHASE	
UNIT	
DATE	02/28/24
MAP ID	1311700155F
EFFECTIVE DATE	03/04/2013

FOR THE FIRM
 FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

02/28/24

JOB # 82208

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECEIPTIFICATION BY THE SURVEYOR. NO SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC.
 ** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED **