LOCATION MAP (NOT TO SCALE)

SITE

VERTICAL DATUM NAVD88

HORIZONTAL DATUM NAVD83

EXIST. HOUSE FFE MAIN 1099.99

PROPERTY IS SERVICED BY PRIVATE ON-SITE SEPTIC SYSTEM.

NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

MH1 1066.61
INV IN 1064.21

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13121C0056G
EFFECTIVE DATE: 6/19/2020
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.
ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODE.

PROPERTY IS ZONED AG-1
CITY OF MILTON

BUILDING SETBACKS:
FRONT: 60 FEET
SIDE: 25 FEET
REAR: 50 FEET
MIN. LOT AREA: ONE ACRE WITH FRONTAGE ON PAVED ROAD
MIN. LOT WIDTH: 100 FEET
MIN LOT FRONTAGE: 35 FEET ADJOINING A STREET.

RAD= 1496.38'
ARC=299.64'
CHD=299.14'
N87°46'14"E

BETHANY BEND ~ 60' R/W

CL ROAD

APPROX. LOCATION

EP/EP 22.5'±

GAS LINE MARKED IN THE FIELD

1"ROD

372.62'(F)
372.00'(D)

372.73' ALONG R/W TO THE WEST LINE OF LAND LOT 894 (APD)

1"CTP DIST.

WDF 2.2'± OUTSIDE PL

15"CMP

END OF PIPE 1092.00

END OF PIPE 1089.38

1/2"RBF

225.40'(F)
225.00'(D)

1"ROD OFF PC

MAIL

N FENCE

N CONC DRIVEWAY

CLF

60'BL

25'BL

50'BL

N SHED 0.3'± INSIDE PL

N 00°27'52"W 280.59'

16"PLASTIC

MH1

NOTE A

1/2"RBS

N 74°30'53"W 117.71'

18.60'(F)
18.49'(D)

1/2"RBF

33.07'(F)
33.75'(D)

#2360
7
PB.162/PG.89

#2370
8
PB.162/PG.89
DB.56879/PG.393

N 66°27'58"W
90.92'

TW 1095.76
BW 1092.26

GATE

CLMN

ROCK WALL

ASPHALT DRIVEWAY

#2455
1-STORY FR/BR
W/CRWL
MAIN FFE 1099.99

CONC DRIVEWAY

STEPS

WDK

GM

AC

EM

CONC PATIO

CONC SW

SEPTIC TANK

GARAGE
FFE 1096.40

TW 1102.39
BW 1098.19

TW 1101.47
BW 1097.97

WD WALL

TW 1100.01
BW 1099.61
WALL 6.4'±
OUTSIDE PL

TW 1098.34
BW 1096.74

IRON F

STN AREA

CONC AREA

POOL

TW 1103.44
BW 1102.94

WATER PUMP

ROCK WALL

TW 1104.38
BW 1102.98

N 01°32'32"E
36.06'

N 88°01'56"W
81.15'

S 61°05'52"W
26.71'

N: 1496625.83
E: 2259920.81

#2465
N HOUSE

S 00°32'43"E 385.89'

BARN

WELL

FENCE WILL BE LOCATED INSIDE OF PROPERTY LINE

TW 1087.71
BW 1087.21

TW 1087.05
BW 1086.85

LOT	
SUBDIVISION	
LAND LOT 894	2ND DISTRICT
FULTON COUNTY, GEORGIA	DB.61827/PG.549
FIELD WORK DATE JAN 08, 2024	PRINTED/SIGNED JANUARY 09, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

RYAN GOLDSTEIN

PROPERTY ADDRESS:
2455 BETHANY BEND
MILTON, GA 30004

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

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 LAW.

TOTAL LAND AREA
100860.91 SF / 2.315 AC

EXISTING LOT COVERAGE
10280.17 SF / 0.236 AC / 10.19%

AP
COORD #202322333
DWG #202322333

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

* L E G E N D *

APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
AIF	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
APZ	AS PER ZONING
B	BOLLARD
BC	BACK OF CURB
BLK	BLOCK
BL	BUILDING LINE SETBACK
BR	BRICK
CB	CATCH BASIN
CBX	CABLE BOX
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CM	CADASTRAL MAP
CMP	CORRUGATED METAL PIPE
C.O.A.	CITY OF ATLANTA
CO	SAN. SEWER CLEANOUT
CP	CALCULATED POINT
CPT	CARPORT
CTP	CRIMP TOP PIPE FOUND
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FP	FENCE POST
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
ICM	IRRIGATION CONTROL METER
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IRF	IRON FENCE
IM	IRRIGATION METER
IV	IRRIGATION VALVE
JB	JUNCTION BOX
LP	LIGHT POLE
LLL	LAND LOT LINE
MAG	MAGNETIC READING
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS.
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PW	POWER LINE
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
TB	TOP OF BANK
TP	TRAFFIC POLE
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
YI	YARD INLET
-X-X	FENCE

INDICATES STAIRS

INDICATES BUSHES

* LINE INDICATORS *

INDICATES EASEMENT

INDICATES FENCE LINE

INDICATES POWER LINE

INDICATES SANITARY SEWER LINE

INDICATES DRAINAGE LINE

INDICATES WATER LINE

YELLOW LINE (FUEL/GAS/OIL)

RED LINE (ELECTRICAL)

ORANGE LINE (TELECOMM)

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

0 30

SCALE 1" = 30'