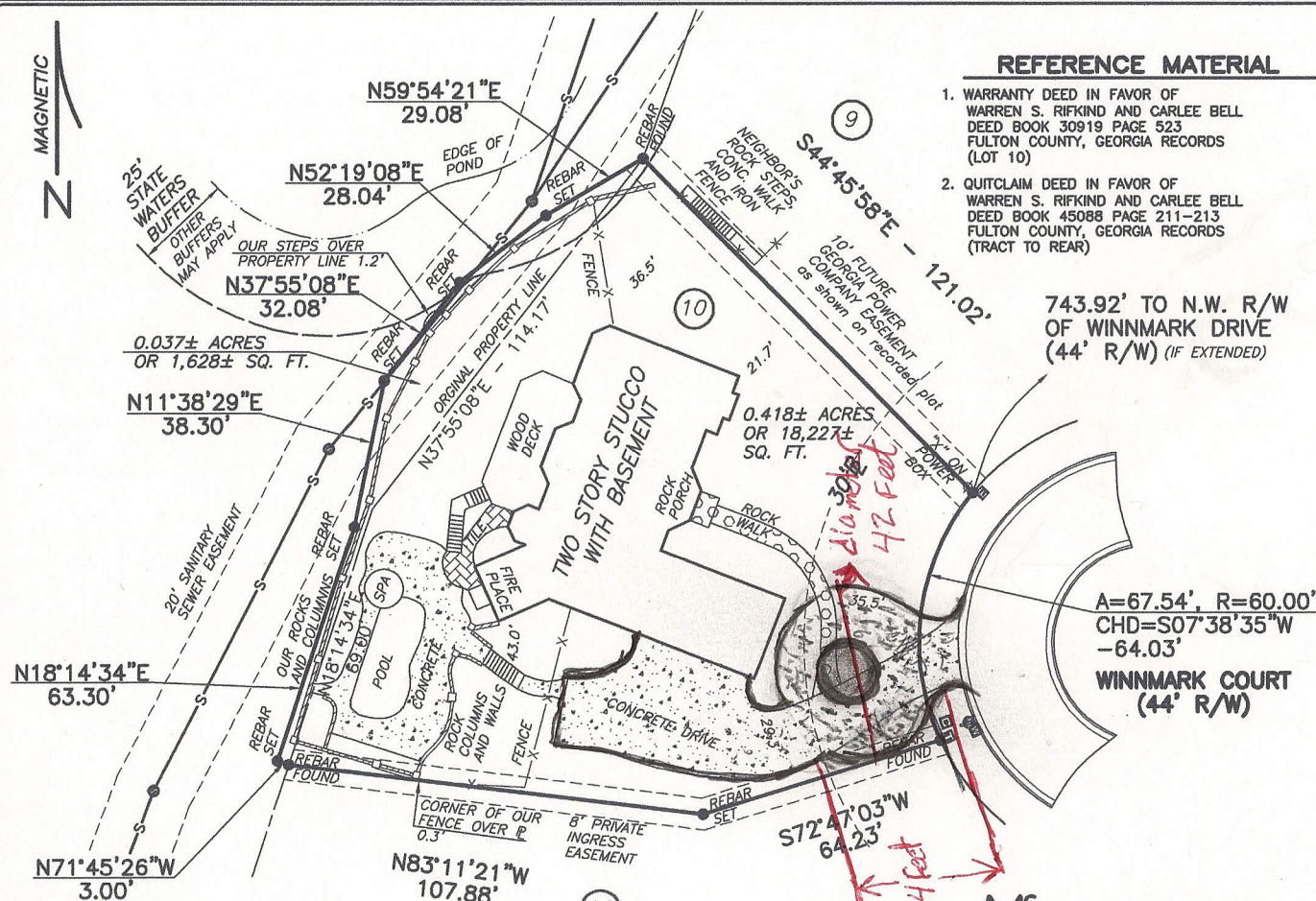


MAGNETIC

N



REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF WARREN S. RIFKIND AND CARLEE BELL DEED BOOK 30919 PAGE 523 FULTON COUNTY, GEORGIA RECORDS (LOT 10)
2. QUITCLAIM DEED IN FAVOR OF WARREN S. RIFKIND AND CARLEE BELL DEED BOOK 45088 PAGE 211-213 FULTON COUNTY, GEORGIA RECORDS (TRACT TO REAR)

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. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. 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, AN INSURANCE COMPANY OR APPRAISER.
7. THIS PLAT NOT INTENDED FOR RECORDING.

TOTAL AREA= 0.455± ACRES
OR 19,855± SQ. FT.

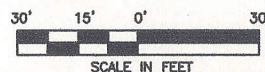
775 WINNMARK COURT
ROSWELL, GEORGIA

LEGEND

RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
○	POWER POLE
○	LIGHT POLE
○	POWER METER
○	POWER BOX
○	AIR CONDITION
○	TELEPHONE BOX
○	GAS METER
○	GAS VALVE
○	WATER METER
○	WATER VALVE
○	JUNCTION BOX
○	DROP INLET
○	SANITARY SEWER MANHOLE



Know what's below.
Call before you dig.



SCALE IN FEET

No.	Revision	Date

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property is located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps. ZONE "X"

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 10-28-12. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#232615

PROPERTY OF
KELVIN A. McDUFFIE
MARY F. McDUFFIE

LOT 10
THE HERITAGE AT HORSESHOE BEND
(F.K.A. HORSESHOE BEND - POD VI)
AND TRACT TO REAR

LAND LOT 773
DISTRICT 1ST SECTION 2ND
COUNTY FULTON
GEORGIA
PLAT PREPARED: 10-28-12
FIELD: 10-23-12 SCALE: 1"=30'

PB 184
PC 13
DB
PC