

### LEGEND:

BC = BACK OF CURB  
BL = BUILDING SETBACK LINE  
BCO = BURIED CABLE OUTLET  
CB = CATCH BASIN  
CO = CLEAN OUT  
CL = CENTERLINE  
CMF = CONCRETE MONUMENT FOUND  
CTP = CRIMP TOP PIN  
DE = DRAINAGE ESMT.  
DYL = DOUBLE YELLOW LINE  
EP = EDGE OF PAVEMENT  
FC = FACE OF CURB  
GW = GUY WIRE  
GP = GUY POLE  
IPF = IRON PIN FOUND  
IPS = IRON PIN SET  
JB = JUNCTION BOX  
LLL = LAND LOT LINE  
LP = LIGHT POLE  
OTP = OPEN TOP PIPE  
O/H = OVERHANG  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
PP = POWER POLE  
RB = REINFORCING BAR  
R/W = RIGHT-OF-WAY  
S/W = SIDEWALK  
TBM = TEMPORARY BENCH MARK

### SYMBOL LEGEND:

— = EXISTING ASPHALT  
— = EXISTING CONCRETE  
⊙ = FIRE HYDRANT  
⊙ = GUY WIRE  
⊙ = POWER POLE  
⊙ = LIGHT POLE  
⊙ = SANITARY SEWER MANHOLE  
⊙ = SANITARY SEWER LINE  
⊙ = CLEAN OUT  
⊙ = MAIL BOX  
⊙ = WELL  
⊙ = SINGLE WING CATCH BASIN  
⊙ = CONCRETE MONUMENT  
— = POWER LINE

### ENCROACHMENT NOTE:

THE EXISTING ASPHALT DRIVE ENCROACHES ONTO THE ADJACENT PROPERTY BY A MAXIMUM DISTANCE OF 2.6 FT. AS SHOWN.

### SITE ADDRESS:

40 EAST CROSSVILLE ROAD  
ROSWELL, GA 30075

### TRACT AREA

79,025 S.F.  
1.8142 AC.

### TAX I.D. NO.:

12-1870-0406-128-9

### LOCATION MAP

NOT TO SCALE

### REFERENCE MATERIAL:

- WARRANTY DEED FROM J.D. BLALOCK (EXECUTOR OF ESTATE OF BONNIE HOLLAND BLALOCK) TO J.D. BLALOCK, DATED JUNE 30, 1987 AND RECORDED IN DEED BOOK 10912, PAGE 449.
- D.O.T. R/W DEED FROM JAMES DOYLE BLALOCK TO D.O.T., DATED AUGUST 8, 1991 AND RECORDED IN DEED BOOK 14725, PAGE 201.
- WARRANTY DEED FROM SUE K. MITCHELL AND BETTY EVANS MITCHELL TO BASKAR KOTTE AND KUSUMA KOTTE, DATED SEPTEMBER 29, 2000 AND RECORDED IN DEED BOOK 29538, PAGE 652.
- SPECIAL WARRANTY DEED FROM J. EARL MANSELL AND LILLIAN S. MANSELL, LP, TO SLOPES ENTERPRISES, INC., DATED DECEMBER 28, 2000 AND RECORDED IN DEED BOOK 29844, PAGE 28.
- SURVEY OF CROSSVILLE VILLAGE OFFICE CONDOMINIUMS, PREPARED BY BATES-LONG AND ASSOCIATES, DATED OCTOBER 19, 1999 AND RECORDED IN CONDO PLAT BOOK 11, PAGE 139.
- BOUNDARY AND TOPOGRAPHIC SURVEY FOR BOB WHITE, PREPARED BY DAVID A. BURR ENGINEERS & SURVEYORS, INC., DATED SEPTEMBER 15, 2000.

### SURVEYORS NOTES:

CERTAIN UNDERGROUND UTILITIES (I.E. WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

ALL STRUCTURES/BUILDINGS SHOWN HEREON WERE LOCATED AND MEASURED AT 3.0' OFF THE GROUND, TYPICAL.

ONLY TREES 6" IN DIAMETER AND LARGER ARE SHOWN. TREES WERE MEASURED AT APPROXIMATELY 4 FEET OFF THE GROUND, TYPICAL.

### BUILDING SETBACK NOTE:

BUILDING SETBACK LINES SHOWN HEREON ARE GOVERNED BY THE CITY OF ROSWELL, GEORGIA, AND ARE SUBJECT TO CHANGE. THE SETBACKS SHOULD BE CONFIRMED IN WRITING WITH THE CITY OF ROSWELL PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

### PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 30,281 FEET AND AN ANGULAR ERROR OF 3.75 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

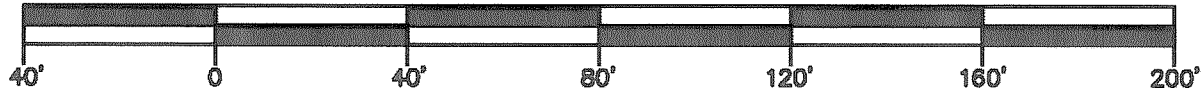
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 193,055 FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-303 TOTAL STATION.

### FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF FULTON COUNTY AND INCORPORATED AREAS (COMMUNITY MAP NO. 13121C0061E) MOST RECENTLY REVISED JUNE 22, 1998.

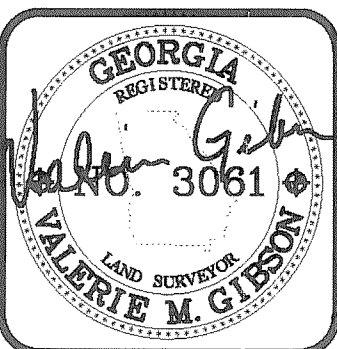
### GRAPHIC SCALE



PROJECT NUMBER  
11-3591

SHEET  
1  
OF  
2

DRAWN: VMG	NO.	DESCRIPTION	DATE	BY	APPR.
DATE: DECEMBER 2, 2011					
SCALE: HORIZ. 1" = 40'					
VERT. 1" = N/A					
LAND LOT(S): 407					
DISTRICT: 1st					
SECTION: 2nd					
CITY OF: ROSWELL					
COUNTY: FULTON COUNTY, GEORGIA					



BOUNDARY, TOPOGRAPHIC AND TREE SURVEY  
WITH AS-BUILT IMPROVEMENTS FOR:

CROSSVILLE VETERINARY HOSPITAL

40 EAST CROSSVILLE ROAD

**Engineering**  
**E303**  
Stream  
Restoration  
& Land Surveying  
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