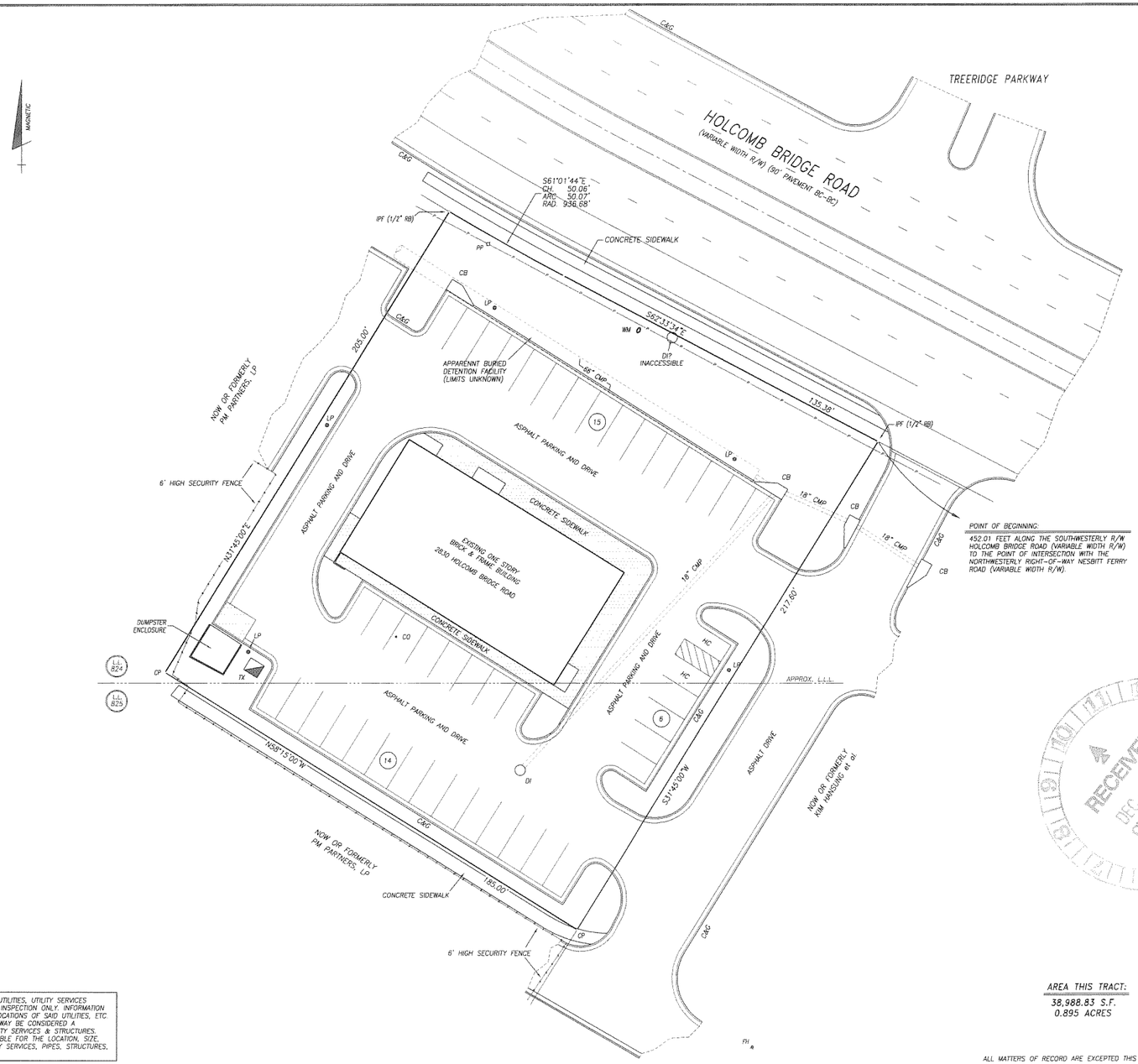
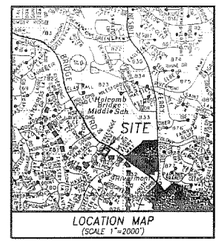
LEGEND	
CO	CLEAN OUT
DI	DROP INLET
FH	FIRE HYDRANT
GM	GAS METER
GW	GUY WIRE(S)
HC	HANDICAP PARKING SPACE
LP	LIGHT POLE
MH	MANHOLE
PP	POWER/UTILITY POLE
TX	POWER TRANSFORMER
WM	WATER METER
C&G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
IPF	IRON PIN FOUND
RB	REINFORCING BAR
CP	COMPUTED POINT
LLL	LAND LOT LINE





FLOOD HAZARD NOTE:

THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAPS OF FULTON COUNTY, GA. (COMMUNITY PANEL NO. 13121C0160 F) DATED JUNE 18, 2010.

POINT OF BEGINNING:

452.01 FEET ALONG THE SOUTHWESTERLY R/W HOLCOMB BRIDGE ROAD (VARIABLE WIDTH R/W) TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY NESBITT FERRY ROAD (VARIABLE WIDTH R/W).

REFERENCE MATERIAL:

LIMITED WARRANTY DEED BETWEEN THE ORIGINAL HONEY BAKED HAM COMPANY OF GEORGIA, INC. AND SUSAN COLDENBERG, DATED JANUARY 27, 2005 AND RECORDED IN DEED BOOK 39415, PAGE 448 OF THE FULTON COUNTY, GEORGIA RECORDS.

PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,721 FEET AND AN ANGULAR ERROR OF ~0.75 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 749,345 FEET.

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-800 TOTAL STATION.

UTILITIES PROTECTION CENTER

CALL FREE
IN METRO ATLANTA
811
THROUGHOUT GEORGIA
811
THREE WORKING DAYS BEFORE YOU DIG

THE LOCATION AND DESCRIPTION OF UNDERGROUND UTILITIES, UTILITY SERVICES AND STRUCTURES SHOWN HEREON ARE BY SURFACE INSPECTION ONLY. INFORMATION REGARDING THE PRESENCE, SIZE, CHARACTER AND LOCATIONS OF SAID UTILITIES, ETC. SHOWN HEREON IS APPROXIMATE AND SHALL IN NO WAY BE CONSIDERED A COMPLETE SUMMARY OF ALL EXISTING UTILITIES, UTILITY SERVICES & STRUCTURES. LCE ENGINEERS, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATION, SIZE, DEPTH, ETC. OF ANY UNDERGROUND UTILITIES, UTILITY SERVICES, PIPES, STRUCTURES, ETC. SHOWN OR NOT SHOWN HEREON.

AREA THIS TRACT:

38,988.83 S.F.
0.895 ACRES

ALL MATTERS OF RECORD ARE EXCEPTED THIS SURVEY.

GEORGIA REGISTERED No. 2680 LAND SURVEYOR TAYLOR C. EVANS

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.

GRAPHIC SCALE

20' 10' 0 20' 40' 60' 80'

REV.	DATE	DESCRIPTION

~~BOUNDARY SURVEY FOR:~~

WEBB2, LLC

THE CITY OF ROSWELL, GEORGIA
LAND LOTS 824 & 825 1ST DISTRICT 2ND SECTION FULTON CO., GEORGIA

DRAWN	PJM
CHECKED	LCE
DATE	05/12/11
SCALE	1" = 20'
1543BNDY.DWG	

LCE ENGINEERS, INC.
Tel. 770-998-5763
Fax. 770-643-4855
SHEET 1
603 Macy Drive
Roswell, GA 30076