ZONING: CBD

SETBACKS
FRONT = 10'
SIDE = 10'
REAR = 25'
MIN. LOT AREA = NONE
MAX. BUILDING COVERAGE = 70%

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 5499, PAGE 686
2. SEE ADJOINERS

ADDRESS(S)

5415 SETTINGDOWN ROAD
CUMMING, GEORGIA 30041

FLOOD NOTE

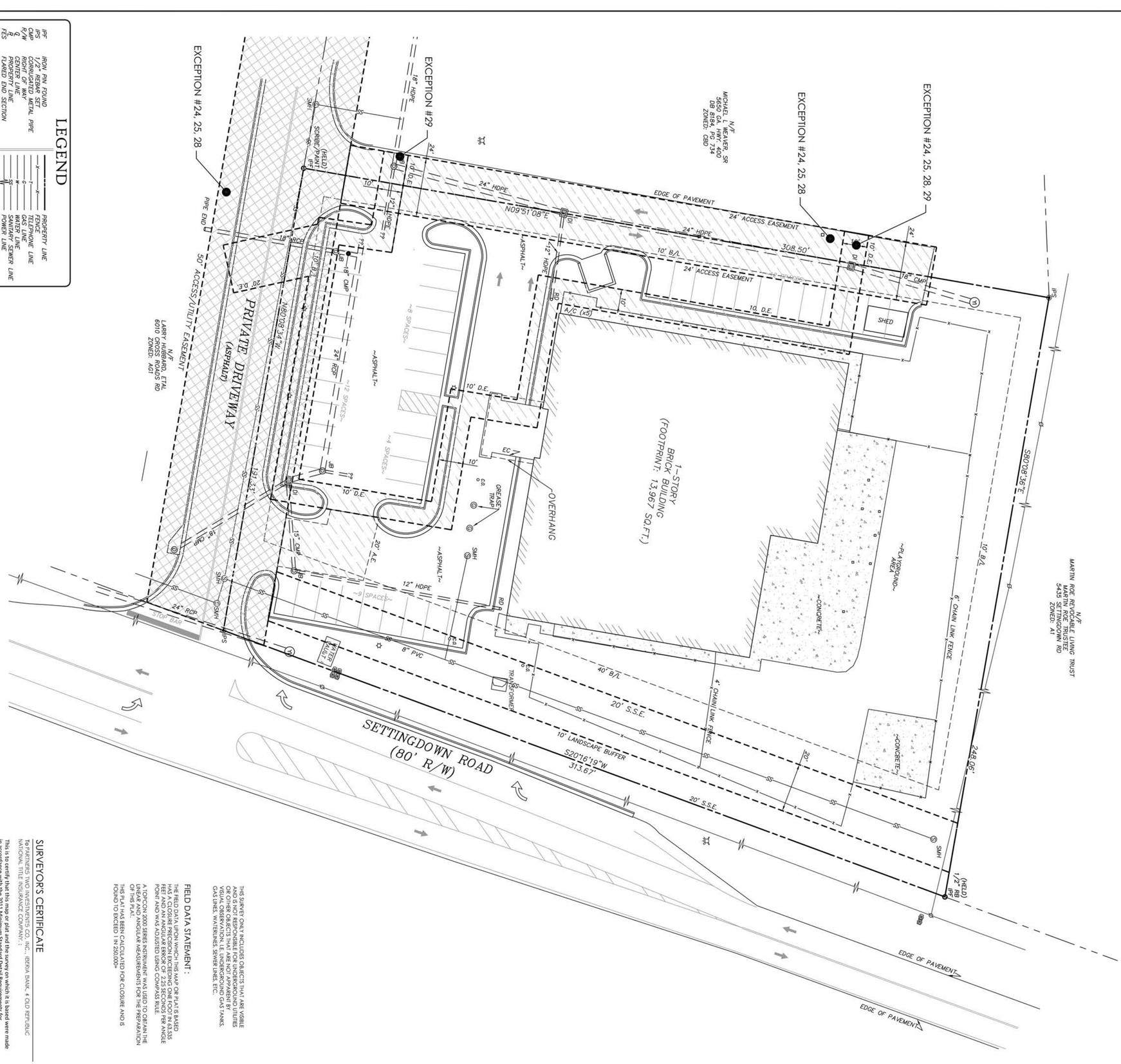
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FULTON COUNTY, COMMUNITY PANEL NO. 13121 C 0244 F DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

TOTAL SITE AREA

67,776 SQ. FT.
1.556 ACRES

TITLE COMMITMENT
COMMITMENT NO. 2019-1422
EFFECTIVE DATE: 11/26/2019 @ 8:00am SCHEDULE B - SECTION II

18. Easement / Agreement for Impounding Water to Upper Chattahoochee River Soil Conservation District filed June 18, 1938, in Misc. Book D, Page 467, aforesaid Records. (NOT PLOTTABLE) (CHATTAHOOCHEE RIVER EASEMENT)
19. Channel Improvement Easement to Upper Chattahoochee River Soil Conservation District filed May 16, 1951, in Misc. Book D, page 509, aforesaid Records (NOT PLOTTABLE) (CHATTAHOOCHEE MAINTENANCE EASEMENT)
20. RIGHT OF WAY DEED TO FORSYTH COUNTY FILED MAY 1, 1987, IN MISC. BOOK D, PAGE 296, AFORESAID RECORDS. (NOT PLOTTABLE) (RIGHT OF WAY DEED FOR GEORGIA HIGHWAY 400)
21. Right of Way Deed to Department of Transportation filed in Deed Book 168, page 236, aforesaid Records. (NOT PLOTTABLE) (RIGHT OF WAY DEED FOR GEORGIA HIGHWAY 400)
22. Right of Way Easements to Sawnee Electric Membership Corporation:
a. filed October 13, 1995, in Deed Book 904, page 172;
b. filed April 20, 1978, in Deed Book 175, page 619; and
c. filed August 30, 1919, in Deed Book 192, page 493, aforesaid Records. (NOT PLOTTABLE) (RIGHT OF WAY EASEMENT; ELECTRIC LINES; POLES; MAINTENANCE/CONSTRUCTION)
23. Right of Way Easement to Sawnee Electric Membership Corporation filed December 31, 1984, in Deed Book 281, page 21, aforesaid Records. (AS SHOWN) (RIGHT OF WAY EASEMENT; ELECTRIC LINES; POLES; MAINTENANCE/CONSTRUCTION)
24. Non-Exclusive Ingress, Egress and Access Easement and Sewer and Utility Easement filed April 17, 2006, recorded in Deed Book 14338, Page 96, aforesaid Records. (AS SHOWN) (INGRESS/EGRESS EASEMENT)
25. Joint Use Driveway Agreement with Darren Dobreski, Lyne Dobreski and Patsy H. Sims dated August 7, 2007, in Deed Book 4849, Page 771, aforesaid Records. (AS SHOWN) (ACCESS EASEMENT)
26. Declaration of Cross Easements and Restrictions dated July 24, 2009 and recorded in Deed Book 5499, Pages 671-683 aforesaid Records. (NOT PLOTTABLE) (DECLARATION & RESTRICTION)
27. All matters shown on that certain survey for Partners Two Investment Company, Inc.; and Chicago Title Insurance Company, dated February 17, 2009, last revised June 29, 2009, prepared by Grudger Surveying Inc., bearing the seal of Ronald E. Grudger, Georgia Registered Land Surveyor No. 2591. (AS SHOWN) (ACCESS, DRAINAGE, SEWER EASEMENT/MAINTENANCE)
28. Easement to Sawnee EMC from Partners Two Development Group, Inc., filed September 3, 2010 in Deed Book 8295, Page 113 aforesaid Records. (AS SHOWN) (UTILITY EASEMENT)
29. Stormwater Management/BMP Facilities Covenant between Forsyth County and Partners Investment Company, Inc., filed September 3, 2010, in Deed Book, Page 295 aforesaid Records. (NOT PLOTTABLE) (COVENANT)
30. Utility Easement Agreement between Partners Two Investment Company, Inc., and Mitchell Weaver, Sr. and June S. Weaver filed August 15, 2017, in Deed Book 8295, Page 534 aforesaid Records. (AS SHOWN) (UTILITY EASEMENT)
31. All matters as shown on plat recorded in Plat Book 129, Page 8 aforesaid Records, including but not limited to 40' front building line, 10' side and rear building lines, 10' landscape buffer, 20' access easement, 10' landscape buffer and 20' sanitary sewer easement. (AS SHOWN) (EASEMENTS AS SHOWN)



GRAPHIC SCALE
0 10 20 40 60 80

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED AND ARE BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.

LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
FES	FLARED END SECTION
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
SMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
LP	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
PED	GEORGIA POWER MANHOLE LID
TCM	TELE COMM MANHOLE LID
GV	GAS VALVE
BM	BENCHMARK
○	IRON PIN FOUND

PROPERTY LINE
FENCE
TELEPHONE LINE
OVERHEAD UTILITY LINE
WATER LINE
SANITARY SEWER LINE
FIRE DEPT. LINE
POWER LINE
CURB & GUTTER
RBP REBAR
CTOP CRIMP TOP PIPE
SW SIDEWALK
LS LIGHTS
SMH SANITARY SEWER MANHOLE
CO CLEANOUT
WM WATER METER
WV WATER VALVE
EOC EDGE OF CONCRETE
N/F NOW OR FORMERLY
4x4 TRANSFORMER
D.E. DRAINAGE EASEMENT
A.E. ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER ESMT

SURVEYOR'S CERTIFICATE

To PARTNERS TWO INVESTMENTS CO., INC., IBERIA BANK, & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1 thru 4, 6(b), 7(a) and (b)(1), 8 thru 10, 11(a), 13, 16, 18 thru 20(a) of Table A of said requirements.

The field work was completed on _____.

This _____ day of _____, 2019.

X_____

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

FIELD DATA STATEMENT :

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 500,000+ FEET AND AN ANGULAR ERROR OF 2.23 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE

A TOPCON 2000 SERIES INSTRUMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS FOR THE PREPARATION OF THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO EXCEED 1 IN 250,000+

ALTA/NSPS LAND TITLE SURVEY for

PARTNERS TWO INVESTMENTS CO, INC., IBERIA BANK, & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

REVISIONS:

DEED BOOK 5499, PAGE 686
LAND LOT 411 of the 14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA
DATE: 12/27/2019 SCALE: 1"= 20'

MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commerical & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRWN BY
S.C.D.
JOB NO.
2019-277