

LEGEND

1. BC = BACK OF CURB
2. BSL = BUILDING SETBACK LINE
3. C.L. = CENTER LINE
4. CMF = CONC. MONUMENT FOUND
5. CMP = CORRUGATED METAL PIPE
6. CT = CRIMP TOP
7. EL = ELEVATION (FT)
8. EP = EDGE OF PAVEMENT
9. FFEL = FINISHED FLOOR ELEV.
10. FH = FIRE HYDRANT
11. IPF = IRON PIN FOUND
12. IPS = IRON PIN SET
13. LL = LAND LOT
14. LLL = LAND LOT LINE
15. N/F = NOW OR FORMERLY
16. NTS = NOT TO SCALE
17. OT = OPEN TOP
18. P.L. = PROPERTY LINE
19. POB = POINT OF BEGINNING
20. PP = POWER POLE
21. R/B = REBAR
22. RCP = REINFORCED CONC. PIPE
23. R/W = RIGHT OF WAY
24. G = GAS LINE
25. P = POWER LINE
26. S = SEWER LINE
27. T = TELEPHONE LINE
28. W = WATER LINE
29. F = FENCE
30. S.A. = STREET ADDRESS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,178 FEET AND AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,079,896 FEET. 4/6/99

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS TOPCON GTS-303

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0050 D

N/F PATTERSON

S 88°06'17" E 584.18'

TRACT 2
1.228 ACRES

N 88°06'17" W 251.89'

TRACT 1
2.268 ACRES

S 02°16'46" W 197.42'

IPS #4 R/B

N 58°52'29" W 205.77'

MAYFIELD DRIVE
(60' R/W) (20' ASPH.)

CHICKEN HSE

N 80°50'46" W 285.41'

N/F CAIN

3.496 ACRES TOTAL

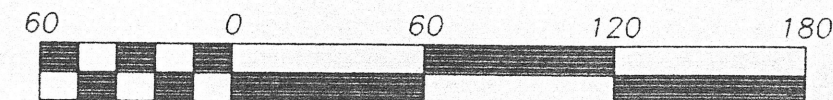
S 57°28'42" W
530.29' (NTS)

COMP. PT.

S 04°02'56" E 143.36'

IPS #4 R/B

- NOTES & REFERENCES
- 1) PLAT FOR MICHAEL PATTERSON BY RICHARD WEBB & ASSOC. DATED 11/12/97.
 - 2) PLAT FOR ROYCE CAINE & SANDRA CAINE BY DAVID BEALLE SURVEYORS, LTD. DATED 9/7/95.



Scale 1" = 60'

PLAT FOR

JOHN MORRISON

LAND LOT 756
14TH DISTRICT 1ST SECTION
FORSYTH COUNTY, GEORGIA
APRIL 26, 1999

99096

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12. IPS = IRON PIN SET NO. 4 REBAR
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27. —T— = TELEPHONE LINE
28. —W— = WATER LINE
29. —X— = FENCE
30. = STREET ADDRESS

Surveyor's Certificate

"It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and engineering requirements of the Unified Development Code of Forsyth County, Georgia have been fully complied with."

G.W. Bagwell
Registered Georgia Land Surveyor No: 2885

SEPTIC NOTE:

APPROVAL OF MINOR PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT. PROPERTY OWNER ACKNOWLEDGES THAT ANY EXISTING SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS.

Owner's Certificate

"The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and local taxes or other assessments now due on this land have been paid."

Owner _____
Signed, sealed and delivered
in the presence of:

Witness _____

Notary Public" _____

WAYLON D. & MELANIE SHADBURN
Parcel 279 061
DB 5654 Pg 634
PB 79 PG 241
ZONED A1

TRACT 2
0.139 ACRE
6067 S.F.

TRACT 1
0.077 ACRE
3357 S.F.

JOHN H. & LORNA A. MORRISON
Parcel 279 054
DB 1520 Pg 144
PB 57 PG 78
ZONED A1

WAYLON D. & MELANIE SHADBURN
Parcel 279 061
DB 5654 Pg 634
PB 79 PG 241 (* RECORD)
ZONED A1

PURSUANT TO THE PROVISIONS OF SECTION 15-6-67(4) OF THE OFFICIAL CODE OF GEORGIA, THIS PLAT DOES NOT REQUIRE APPROVAL OF THE FORSYTH COUNTY PLANNING COMMISSION.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.

NO STATE WATERS ON THIS SITE.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY BAGWELL & ASSOC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. AS WITH ANY LAND TRANSACTION A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, FOR YOU MUST CONSULT WITH A COMPETENT TITLE ATTORNEY.

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Fee Amt: \$8.00 Page 1 of 1
Forsyth County, GA
Area G. Allen Clerk Superior Ct
BK 144 Pg 120

60 0 60 120 180
GRAPHIC SCALE - FEET

REVISIONS

REV1	
REV2	
REV3	
REV4	
REV5	
REV6	

GWB
& ASSOCIATES, INC.
g.bagwell@gwbassoc.com
FAX NO. 706-216-4723

The Drawings, Specifications and other documents prepared by G.W. Bagwell & Associates, Inc. (GWB) for this Project are instruments of GWS for use solely with respect to this Project and, unless otherwise provided, GWB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

LAND EXCHANGE SURVEY FOR
Waylon & Melanie Shadburn
and
John H. & Lorna A. Morrison
Lying in Land Lot 756
14th District - 1st Section
Forsyth County, Georgia
June 14, 2014 ~ Scale: 1"=60'



PROPERTY ADDRESS

6136 & 6160 MAYFIELD DRIVE
CUMMING, GEORGIA 30041
ZONED A1

SURVEY AUTHORIZED BY
WAYLON SHADBURN
& JOHN H. MORRISON

TRACT 1 - 0.077 ACRE & TRACT 2 - 0.139 ACRE

LAND SURVEYING CONSULTANTS

G.W. BAGWELL
& ASSOCIATES, INC.

12 HIGHLAND POINTE CIRCLE WEST
DAWSONVILLE GA 30534 - PHONE: (404)-886-1380

SHEET

1
OF
1