

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FLOOD STATEMENT

BY FIELD LOCATION, THE SUBJECT PROPERTY DOESN'T FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0261G - EFFECTIVE DATE 9/18/2013.

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
F	FIELD	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)
(M)	MEASURED		

GENERAL NOTES

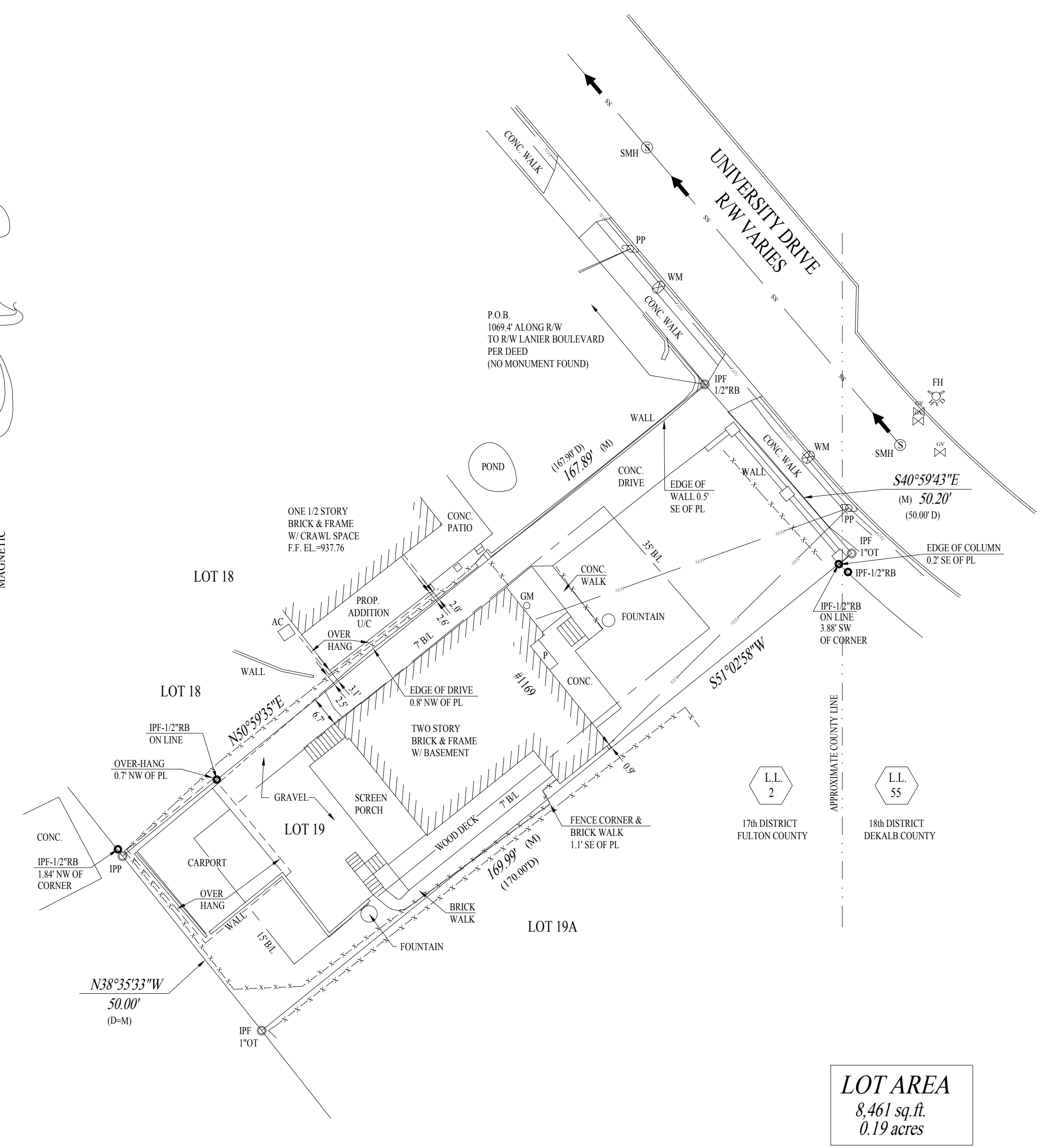
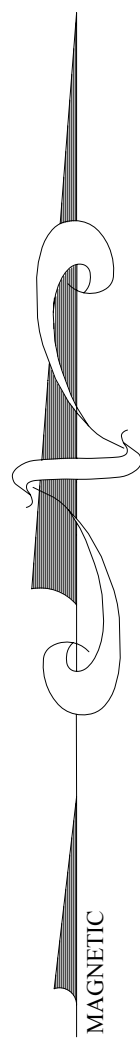
- FIELD CLOSURE: AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THE FIELD TRAVERSE WAS CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND FOUND TO HAVE UNADJUSTED FIELD CLOSURE PRECISION THAT EXCEEDS 1' IN 10,000' AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
- PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A PRECISION OF CLOSURE IN EXCESS OF 1' IN 100,000'.
- NO STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500' OF THIS PROPERTY.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- CURRENT ZONING: R-4
SETBACKS: FRONT- 35'
SIDE- 7'
REAR- 15'
- MINIMUM STREET FRONTAGE: 70'
MINIMUM LOT AREA: 9,000 sq. ft.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
- WATERS OF THE STATE REQUIRING BUFFER PROTECTION DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE.
- BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

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 THE LAW OF THE STATE OF GEORGIA.

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 THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.



LOT AREA
8,461 sq. ft.
0.19 acres

GRAPHIC SCALE



(IN FEET)
1 inch = ft. 20

FIELD DATE: 10/18/15

DRAWING DATE: 10/19/2015

SCALE: 1" = 20'

SURVEY PREPARED FOR: **TIM ETHERINGTON**

LAND LOT: 2 & 55

DISTRICT: 17th/18th

BLOCK: E

LOT: 19

SUBDIVISION: DRUID HILL HEIGHTS

SURVEYED: SLS

PLOTTED: SLS

APPROVED: JWS

DRAFTED: PAH

DISC #: 1504554.dwg

JOB #: 15-4554

PLAT BOOK 9 PAGE 91A, FULTON CO RECORDS

PLAT BOOK 8 PAGE 12, DEKALB CO RECORDS

DEED BOOK 5 PAGE 1

REVISION

DATE:

BY:

UNIT

COUNTY: GEORGIA

CITY: ATLANTA

FULTON/DEKALB

TO TITLE ARE EXCEPTED

ALL MATTERS PERTAINING

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS OR ENTITIES UNLESS SPECIFICALLY RECOMMENDED BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

SOLAR LAND SURVEYING COMPANY

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