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NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 130466 0050 B DATED NOVEMBER 2, 1983

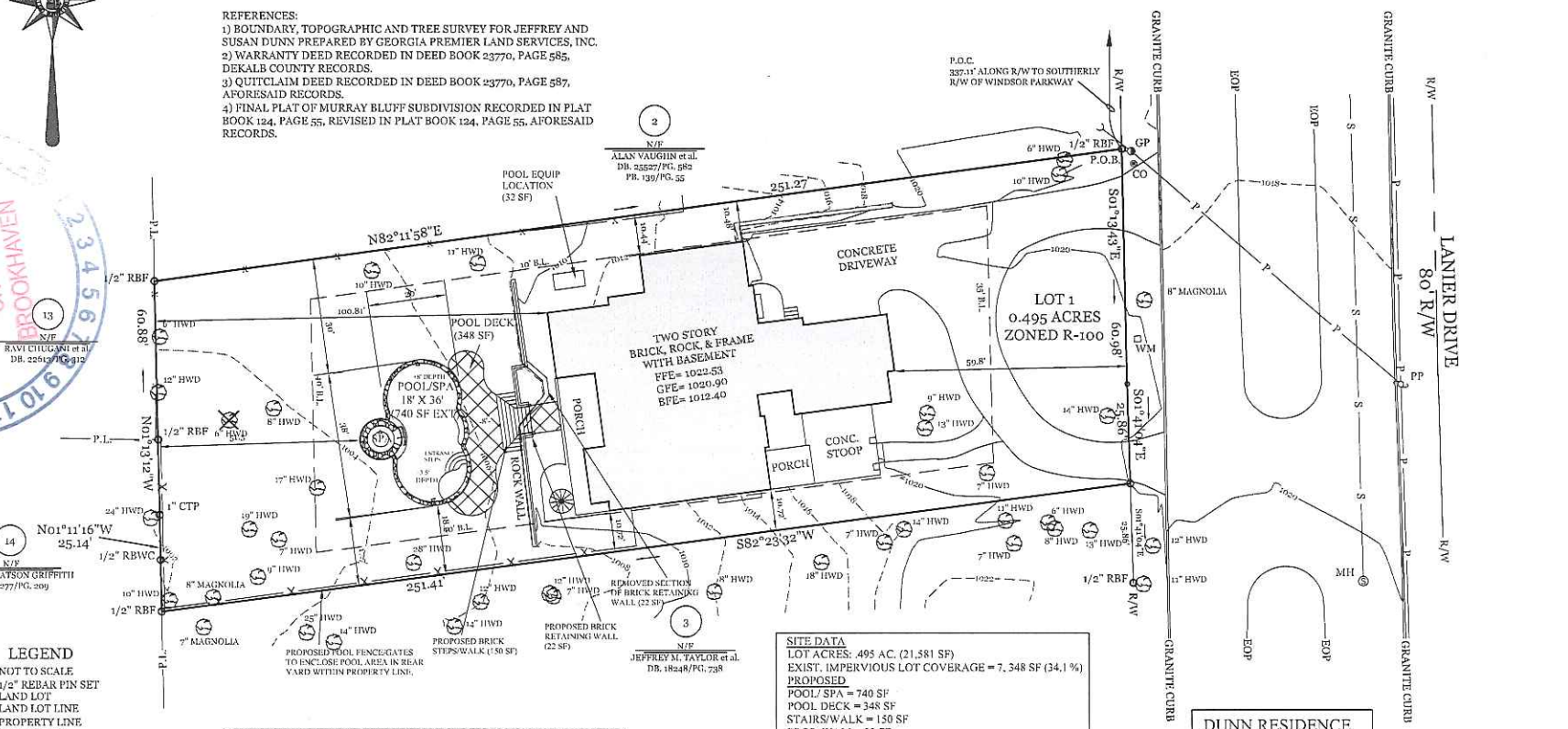
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,668 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121,786 FEET AND CONTAINS 0.495 ACRES.

REFERENCES:
1) BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR JEFFREY AND SUSAN DUNN PREPARED BY GEORGIA PREMIER LAND SERVICES, INC.
2) WARRANTY DEED RECORDED IN DEED BOOK 23770, PAGE 585, DEKALB COUNTY RECORDS.
3) QUITCLAIM DEED RECORDED IN DEED BOOK 23770, PAGE 587, AFORESAID RECORDS.
4) FINAL PLAT OF MURRAY BLUFF SUBDIVISION RECORDED IN PLAT BOOK 124, PAGE 55, REVISED IN PLAT BOOK 124, PAGE 55, AFORESAID RECORDS.



LEGEND

NTS = NOT TO SCALE
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
LLL = LAND LOT LINE
P.L. = PROPERTY LINE
C.L. = CENTERLINE
IPF = IRON PIN FOUND
RBF = REBAR FOUND
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
BSL = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
MH = MANHOLE
CB = CATCH BASIN
JB = JUNCTION BOX
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SITE DATA
LOT ACRES: .495 AC. (21,581 SF)
EXIST. IMPERVIOUS LOT COVERAGE = 7, 348 SF (34.1 %)
PROPOSED
POOL/ SPA = 740 SF
POOL DECK = 348 SF
STAIRS/WALK = 150 SF
PROP. WALL - 22 SF
PROP. WALL REMOVED - LESS 28 SF
EQUIPMENT PAD = 32 SF
TOTAL PROPOSED SF = 1264 SF = 5.9%
7348 + 1264 = 8612 SF OR 39.9%
VARIANCE REQUEST OF 4.9%

DUNN RESIDENCE
3096 LANIER DRIVE,
BROOKHAVEN, GA.

CITY OF BROOKHAVEN

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.

BRIAN R. SUTHERLAND, R.L.S.

GEORGIA REGISTERED NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VARIANCE PLAN FOR:

JEFFREY and SUSAN DUNN

3096 LANIER DRIVE

GEORGIA PREMIER LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177

No.	By	Date	Revision
1	BS	9/7/16	REVISE PATIO TO MEET 39.9% REQUIRED

Date: 9/06/16 Land Lot: 276 District: 18th
County: DEKALB, GEORGIA Scale: 1" = 20'
Project: 16245 Drawn By: BS
ACAD FILE: 16\16245\245VARIANCE.DWG

Sheet No. 1 of 1

RECEIVED SEP - 7 2016 CITY OF BROOKHAVEN

PROPOSED

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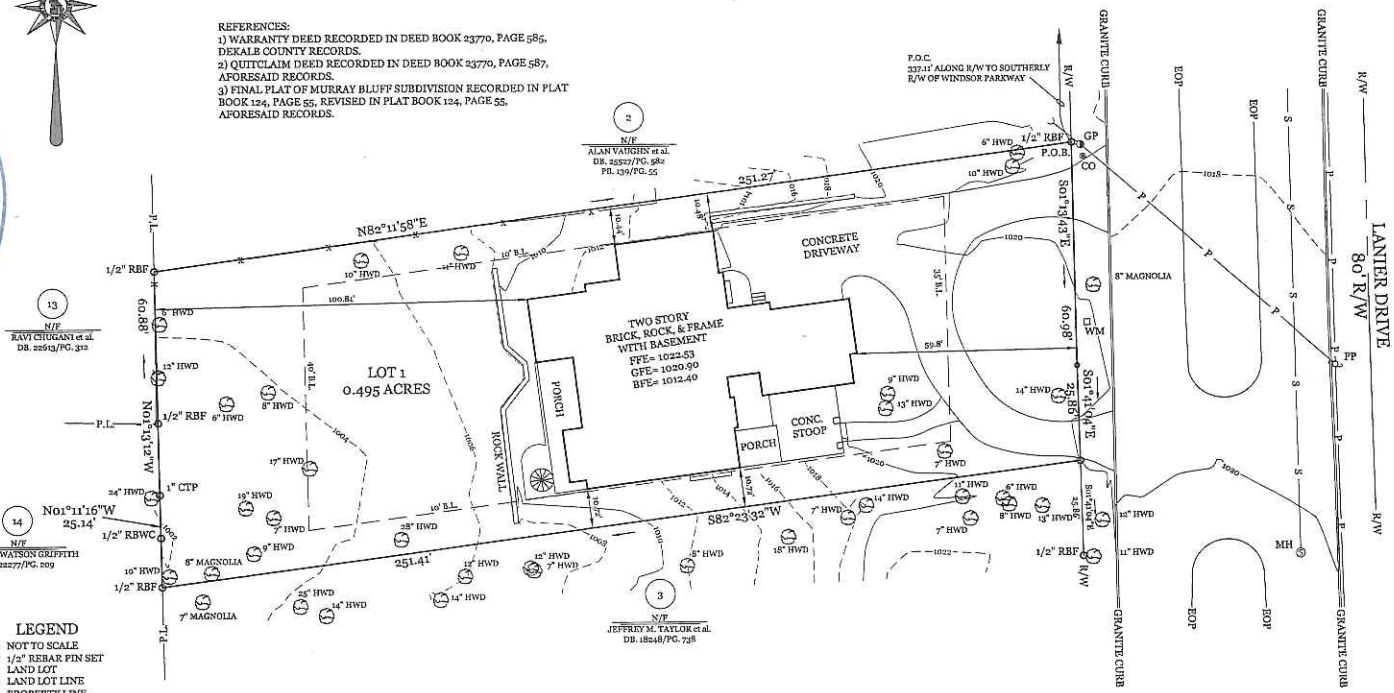

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1 inch = 20 ft.

No.	By	Date	Revision

ACAD FILE: 16\16245\245BTT.DWG 16245.CRD

CITY OF BROOKHAVEN

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:

JEFFREY and SUSAN DUNN

3096 LANIER DRIVE

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PROFESSIONAL LAND SURVEYING
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LAND SURVEY FIRM COA #1177

Date: 07.22.2016	Land Lot: 276	District: 18th	Sheet No.
County: DEKALB, GEORGIA		Scale: 1" = 20'	1 of 1
Project: 16245		Drawn By: AS	

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SEP 7 2016
CITY OF BROOKHAVEN

EXISTING.