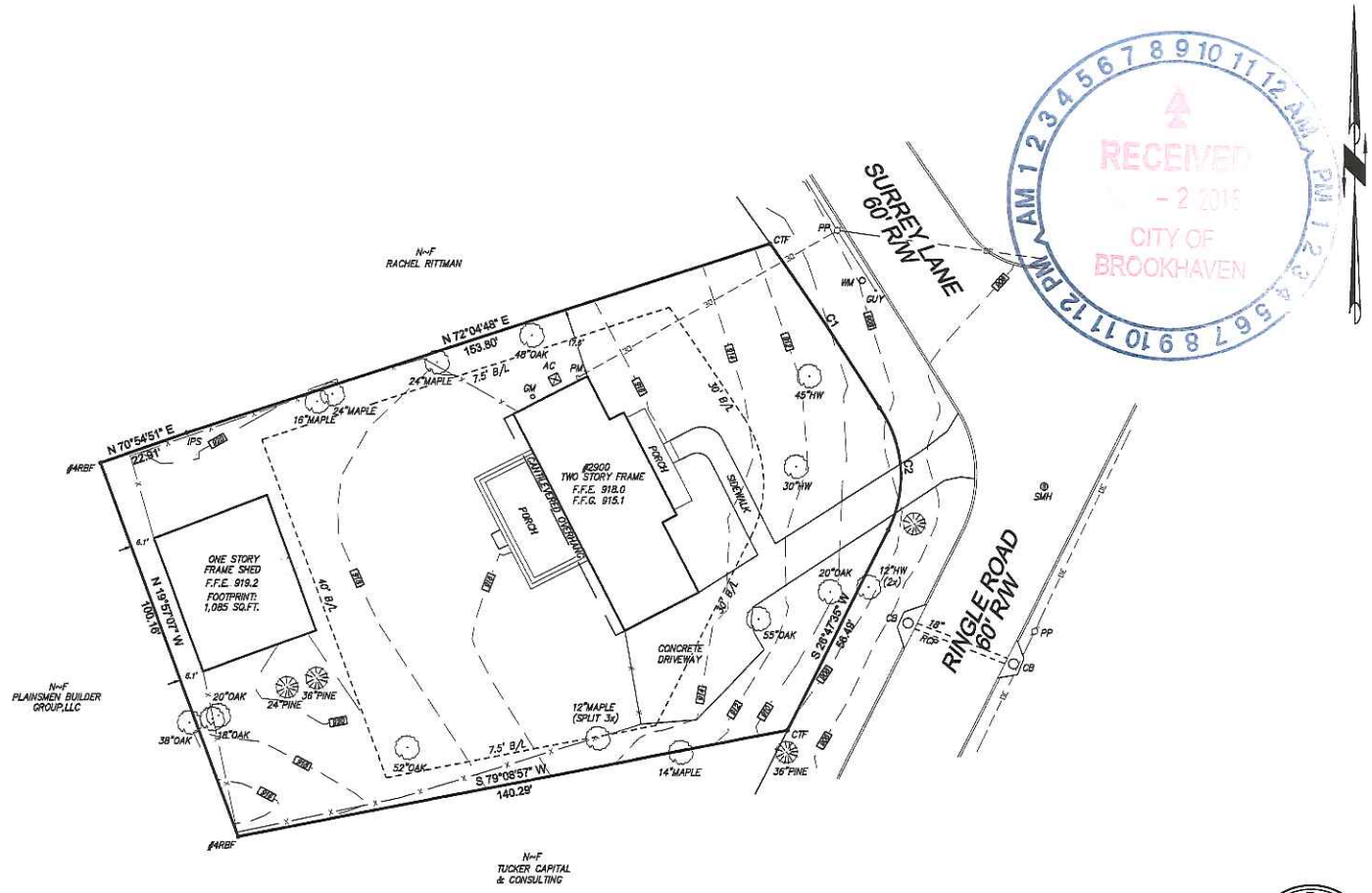
LEGEND

IPF - Iron Pin Found
IPS - Iron Pin Set (1/2" Capped Rebar)
RBF - Rebar Found
OTF - Open Top Pipe Found
CTF - Crimped Top Pipe Found
MON - Monument Found
CMF - Concrete Monument Found
L.L.L. - Land Lot Line
CP - Calculated Point
PP - Power Pole
LP - Light Pole
TP - Telephone Pole
PED - Utility Pedestal
FH - Fire Hydrant
CMP - Corrugated Metal Pipe
RCP - Reinforced Concrete Pipe
WM - Water Meter
WV - Water Valve
GV - Gas Valve
SMH - Sewer Manhole
CB - Catch Basin
DI - Drop Inlet
C/O - Cleanout
R/W - Right of Way
N/F - Now or Formerly
DB, PG - Deed Book and Page
PB, PG - Plat Book and Page
POB - Point of Beginning



AREA
19,508 SQ.FT.
0.45 ACRES

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	49.70'	1010.73'	S 33°20'07" E	49.69'
C2	32.22'	30.00'	S 03°58'31" E	30.69'

0 20 40 60

SURVEYOR'S NOTES:

1. The field data upon which this plat is based has a closure of 1: 20,000+ feet, an angular error of 2" per point, and was adjusted using the Least Squares Method.

2. This plat has been calculated for closure and has a mathematical error of 1: 200,000+.

3. Field angles and measurements acquired for the production of this plat were obtained on 10/27/2016 using a Leica TCRP 1203 Total Station.

4. The bearings shown hereon are based upon PB 90, PG 45.

5. This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.

6. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.

7. 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 installations.

FLOOD NOTE:

By graphically plotting only, the subject property does not fall within a 100-year federally designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Community Panel No. 13089C0052J, effective date of 5/13/2013.

ZONING STATEMENT

Any graphic depiction of setback lines and other matters of zoning classification are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned R75 per City of Brookhaven GIS
Building Setbacks:
Front - 30'
Side - 7.5'
Rear - 40'

Maximum Lot Coverage - 35%
Existing coverage - 4840 sq.ft. (24%)

SURVEYOR'S CERTIFICATION

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

GEORGIA
No. 3237
PROFESSIONAL
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BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR
ASHLEY SMITH

LOT 6, PART OF LOT 7, BLOCK B, SECTION THREE &
PART OF AN ACERAGE TRACT TO THE REAR
ASHFORD VILLAGE
LOCATED IN LAND LOT 271, 18TH DISTRICT,
DEKALB COUNTY, GEORGIA

DATE:	11/1/2016
SCALE:	1"=20'
DRAWING:	16-464
COORD:	
REVISIONS:	
SHEET #:	1 of 1

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- 2 2016
CITY OF
BROOKHAVEN