

*** LEGEND ***

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CS SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- FW POWER LINE
- SSSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TOP OF BANK
- CMP CORRUGATED METAL PIPE
- APR AS PER PLAT
- AFD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR
- IP IRON PIN FOUND
- IP'S IRON PIN SET
- OTIP OPEN TOP PIPE FOUND
- CTIP CRIMP TOP PIPE FOUND
- RSB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING P
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X- FENCE
- CLF CHAIN LINK FENCE
- WOF WOOD FENCE
- WRF WIRE FENCE
- WW WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PCP PROPERTY CORNER
- CL CENTER LINE
- CSF CARSPORT
- SP SCREEN PORCH
- P PORCH
- FR FIRE HYDRANT
- BR BRICK
- FR FRAME
- WD WOOD
- SN SIGN
- SI PLAT
- D DEED
- R RECORD
- F FIELD
- N N'BORS.

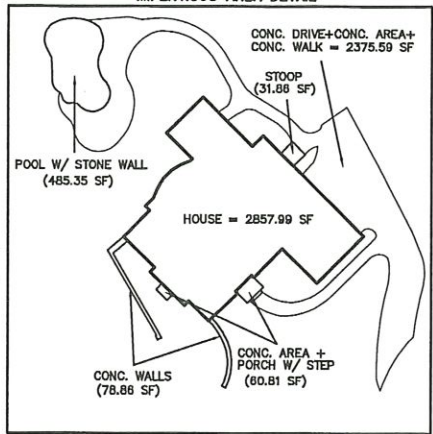
INDICATES STAIRS

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENTS, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Curve Radius Length Chord Chord Bear.
 C1 50.00' 53.39' 50.89' S 31°49'54" W

FRONT AVERAGE SETBACK CALCULATION
 # 1076 - 21.4'
 # 1093 - 29.4'
 # 1088 - (21.4' + 29.4')/2 = 25.4'



Increase lot coverage from 35% to 38.82%

TOTAL LAND AREA
 15603.95 SF / 0.358 AC

ALLOWABLE IMPERVIOUS AREA
 5461.38 SF / 0.125 AC / 35.00%

EXISTING IMPERVIOUS AREA
 5890.46 SF / 0.135 AC / 37.75%

PROPOSED IMPERVIOUS AREA WITH POOL PAVILION
 6058.46 SF / 0.139 AC / 38.82%

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-100
 BUILDING SETBACK:
 FRONT AVERAGE'
 SIDE 10'
 REAR 40'
 MAX BUILDING HEIGHT 40'
 MAX LOT COVERAGE 35%

HUNTERS BROOK COURT 55' R/W

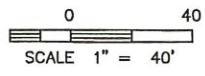
PROPERTY ADDRESS:
 1088 HUNTERS BROOK CT.
 BROOKHAVEN, GA 30319

PLAT PREPARED FOR:	
KATHY COUPER	
LOT 10	BLOCK
SUBDIVISION HUNTER'S BROOK	PHASE TWO UNIT
LAND LOT 274	18TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	
FIELD WORK DATE AUG 02, 2017	PRINTED/SIGNED AUG 07, 2017
PLAT BOOK 105 ,PAGE 76	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 23002 ,PAGE 763	



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 LAW.

LAND AREA:
 0.358 AC
 15603.95 SF



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
 COORD # 20161695
 DWG # 20161695

SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

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 PAPER FORMAT 11"x17"