

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 21832 PG 741
PROPERTY OWNER AT TIME OF SURVEY: GAYLE P. ONEIL & DENNIS R. ONEIL
PARCEL NUMBER: 18-236-12-026

BEARINGS BASED ON A SINGLE COMPASS BEARING AND ANGLES TURNED.

DATUM BASED ON DEKALB COUNTY GIS.

TOTAL AREA: 14,999 SQ FT, 0.34 AC

CALCULATED PLAT CLOSURE: 1:144,728

FIELD DATA:

DATE OF FIELD SURVEY 6-21-2017

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR
LAUREN KNISH
LOT 10, BLOCK D, UNIT ONE
WAWONA FOREST SUBDIVISION

2453 WAWONA DRIVE

CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

LAND LOT 236, DIST 18
DATE: JUNE 23, 2017

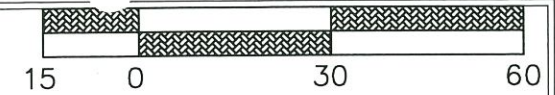
REFERENCE: PLAT BOOK 23 PG 10
PLAT BOOK 23 PG 75

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0052J EFFECTIVE DATE MAY 16, 2013

ZONING: R-75

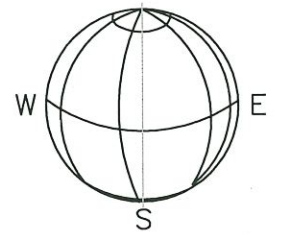
IMPERVIOUS SURFACES:
DRIVE = 869 SQ. FT.
HOUSE = 1,830 SQ. FT.
DECK = 137 SQ. FT.
WALLS = 31 SQ. FT.
GARAGE = 380 SQ. FT.
TOTAL IMPERVIOUS = 3,247 SQ. FT. (21.7%)
TOTAL LOT = 14,999 SQ. FT.

- TREE SYMBOLS
X = DIAMETER IN INCHES
- (X) OAK
 - (X) HARDWOOD
 - (X) PINE
 - (X) MAPLE
 - (X) POPLAR
 - (X) MAGNOLIA
 - (X) CHERRY



1" = 30'

N (COMPASS)

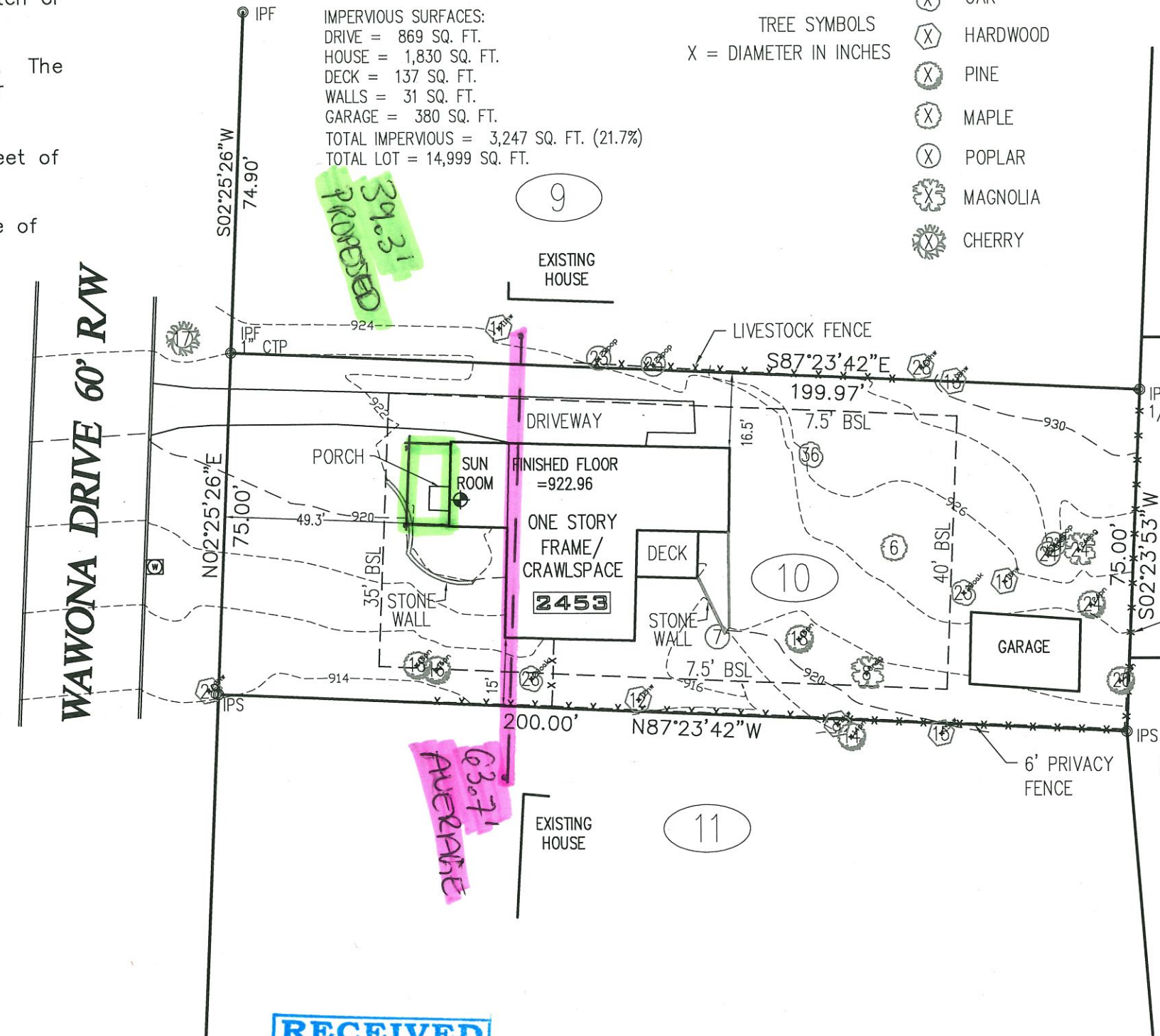


LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



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, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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