

THIS AREA RESERVED FOR RECORDING

FLOOD HAZARD
 The Special Flood Hazard Areas (SFHA) shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Brookhaven does not, by approving this plat, warrant their accuracy, and does not imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, the City of Brookhaven does not by approving this plat nor accepting the public improvements therein, assumes maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist.
 The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to the City of Brookhaven prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the SFHA within the lot or parcel and the existing and proposed improvements.
 Approval of the site plan by the City of Brookhaven is required prior to the issuance of a building permit.

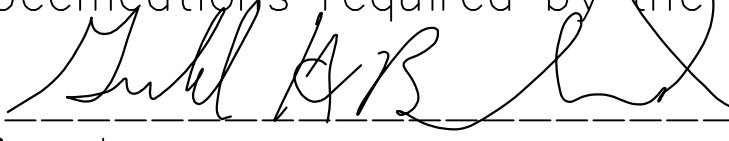
DRAINAGE
 The owner of record on behalf of himself (itself) and all successors in interest specifically releases the City of Brookhaven from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river, or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by city regulations. The City may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Brookhaven nor abrogation of the City of Brookhaven's right to seek reimbursement for expenses from the owner(s) of the property (ies) or the lands that generated the conditions.

PLAT APPROVAL
 This plat has been submitted to and accepted by the Community Development Department for the City of Brookhaven, GA and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit.

 Director, Date
 Department of Community Development

Surveyor's Acknowledgment

I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb County Development Standards.

 _____
 Signature Printed Name Date
 Registered Ga. Land Surveyor

PROJECT TITLE: BOUNDARY LINE ADJUSTMENT

PROPERTY ADDRESS:
 3519 SUNDERLAND WAY NE &
 1930 JOHNSON FERRY RD,
 ATLANTA, GA 30319

COVER SHEET PREPARED FOR:
 3519 SUNDERLAND WAY &
 1930 JOHNSON FERRY RD

LOT 40	BLOCK A	UNIT II	SUNDERLAND SUBDIVISION
LAND LOT 302 & 305	18th DISTRICT	PARCEL ID: 1830501059	BY:
DEKALB COUNTY, GEORGIA	FIELD DATE: 11-29-2023	NH	
CITY OF BROOKHAVEN	DRAWN DATE: 12-01-2023	AE	

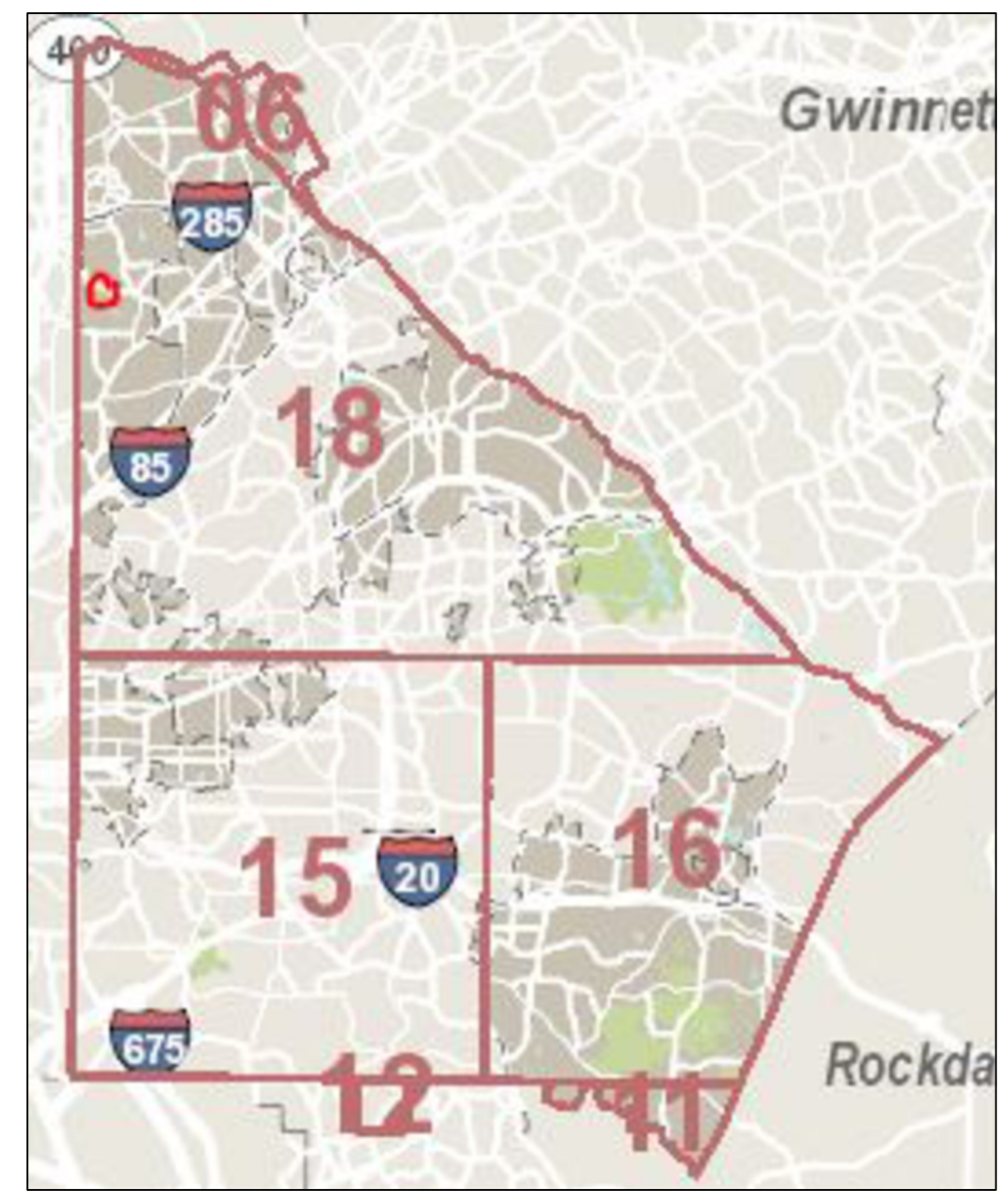
REFERENCE: PLAT BOOK 54, PAGE 87
 REFERENCE: DEED BOOK 25118, PAGE 729

ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND 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 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.

0 80
 SCALE 1" = 80'



DEKALB COUNTY MAP RED DOT INDICATES PROPERTY (NOT TO SCALE)

OWNER'S ACKNOWLEDGEMENT
 We, _____, the owners of the land shown on this plat and whose name is subscribed hereto, acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all rights-of-way abutting the roads to the City of Stonecrest, and further dedicate to the use of the public forever all streets and rights-of-way, alleys, parks, easements and publicplaces hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless City of Brookhaven from any and all claims, damages or demands arising on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross-drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection discharge of surface water, or the changing of courses of streams.

And further the owner warrants that he owns free simple title to the property sown hereon and agrees that City of Brookhaven shall not be liable to him, his heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of cross-drain extensions, drivers, structures, steets, culverts, curbs or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

All roads have been properly designed and dedicated to accommodate any required parking in the right of way.

In witness whereof, I have hereunto set my hand this _____ day of _____ 2022

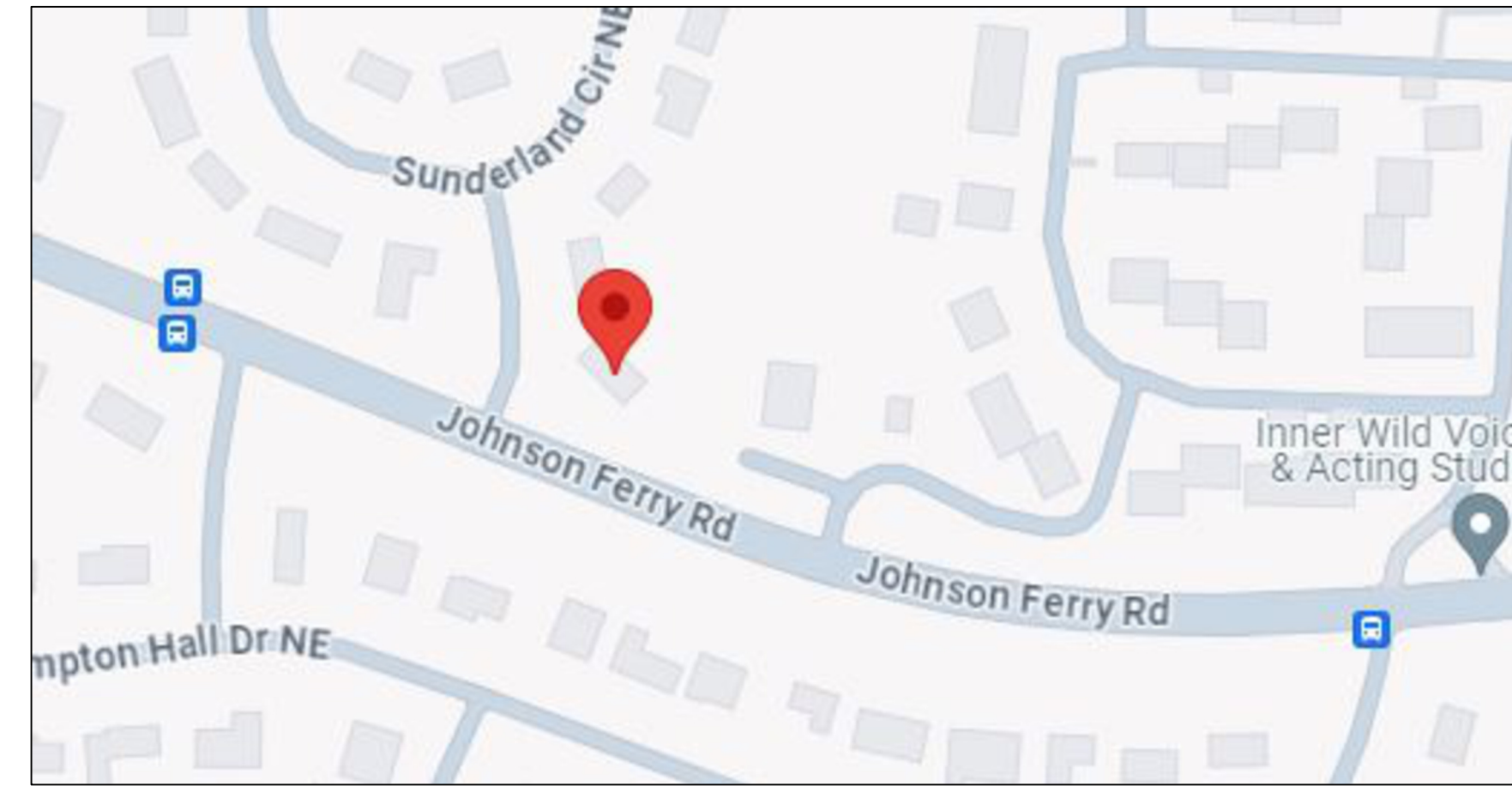
(Seal)

OWNER 1:
CHRISTOPHER ROBINSON AND JULIE E DUFFY

Witness:
Notary Public

OWNER 2:
RW ASHFORD LLC

Witness:
Notary Public



VICINITY MAP(NOT TO SCALE)

“City of Brookhaven and DeKalb County personnel and/or agents shall have free and total access to and across all easements.”

CERTIFICATE OF CONFORMITY

I, GERALD H. BERNHARD, the surveyor for the LOT COMBINATION known as 3519 SUNDERLAND WAY NE & 1930 JOHNSON FERRY RD located in Land Lot 302 & 305 of the 18th District, hereby certify that no lots platted within the subdivision are non-conforming or will result in any non-conforming lots

SIGNATURE



NAME(PLEASE PRINT)
660 LAKE DR, SNELLVILLE, GA 30039
 ADDRESS
SNELLVILLE, GA 30039
 CITY,STATE,ZIP

NOTE: DeKalb GIS requires that all tax parcels have the same exact zoning type & exact ownership as per DeKalb Tax Records for GIS approval.

1. 18 305 01 059 – 3519 SUNDERLAND WAY NE, ATLANTA, GA 30319, &
2. 18 305 01 115 – 1930 JOHNSON FERRY RD, ATLANTA, GA 30319.

FEMA
 National Flood Insurance Program
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 DEKALB COUNTY, GEORGIA
 and Incorporated Areas

PANEL 14 of 201

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BROOKHAVEN, CITY OF	135175	0014	K
CHAMBLEE, CITY OF	130066	0014	K

VERSION NUMBER
 2.3.3.2
 MAP NUMBER
 13089C0014K
 MAP REVISED
 AUGUST 15, 2019

FEMA FLOOD MAP

SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENT HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Gerald H. Bernhardt Date 7/22/2020

- RS-100
- Minimum Lot Area: 15,000 SF
- Minimum Lot Width: 100 feet
- Maximum Impervious Coverage: 35%
- Front Street: 35 feet
- Side street: 25 feet (Plus 15 feet if abutting arterial street)
- Interior Side: 10 feet
- Rear Setback: 40 feet
- RM-14
- Minimum Lot Area: 15,000 SF
- Minimum Lot Width: 100 SF
- Maximum Impervious coverage: 35%
- Maximum Density: 14 units per acre
- Minimum Outdoor Recreation/Play Area (%): 5%
- Front: Street: 30 feet
- Side Street: 15 feet
- Interior Side Street 7.5 feet
- Rear: 30 feet
- Minimum Transitional Buffer abutting RS: 50 feet

*** LEGEND ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APD AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S

N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 (1/2" UNO)
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 -X- FENCE LINE
 CB CATCH BASIN
 SWCB STORM WATER CATCH BASIN
 WALL

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	173.41'	118.80'	120.83'	N 03°30'08"E
C2	1716.18'	972.78'	936.30'	N 84°06'13"W

LINE	LENGTH	BEARING
L1	40.00'	S 03°07'49"W
L2	79.96'	S 23°06'40"E
L3	19.79'	S 21°27'56"E
L4	04.49'	S 67°17'55"W
L5	21.67'	S 22°09'13"E
L6	87.48'	N 67°50'47"E
L7	64.60'	S 56°29'06"E

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0014K

EFFECTIVE DATE: 08/15/2019

ZONE 'X'



LOCATION	AREA
BLDG 1934	5,380
BLDG 1938	11,292
9 BAY GARAGE	2,146
BLDG 3558	10,974
4 BAY GARAGE	926
BLDG 3546	2,249
BLDG 3548	4,526
BLDG 3554	3,858
BLDG 3556	2,228
5 BAY GARAGE	1,156
BLDG 1940	8,467
3 BAY GARAGE	697
BLDG 1936	10,727
4 BAY GARAGE	927
4 BAY GARAGE	927
BLDG	5,623
BLDG 1930	5,608
BLDG 1926	8,000
BLDG 1922	5,626
BLDG 1920	8,020
4 BAY GARAGE	927
4 BAY GARAGE	927
BLDG 1924	5,288
BLDG 1928	10,642
POOL HOUSE	676
BLDG	2,966
TOTAL	120,783
PARKING LOT	157,274
CONCRETE	34,875
TOTAL	312,932

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1948
CONC. DW	1515
CONC. SW	298
PORCH	19
PATIO	460
FIRE PIT	21
STEPS	43
WALL	14
TOTAL IMPERVIOUS	4318

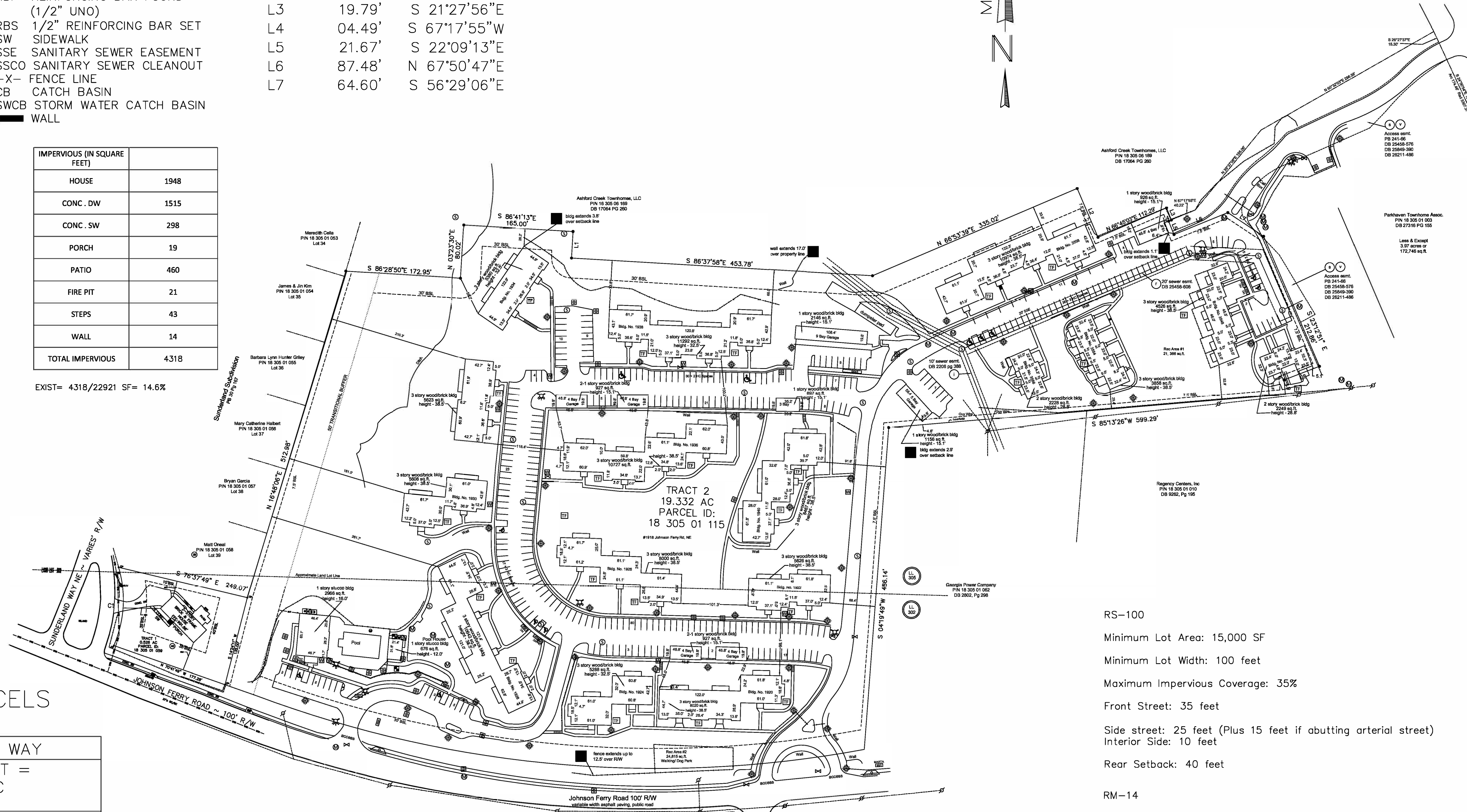
EXIST= 4318/22921 SF= 18.4%

EXIST= 312932/842111 SF= 37.1%

EXISTING PARCELS TABLE

3519 SUNDERLAND WAY	Lot Area: 22921 SQ FT = 0.526 AC
1930 JOHNSON FERRY RD	Lot Area: 842111 SQ FT = 19.332 AC
	PARCEL ID: 18 305 01 115

PROJECT TITLE: Lot Combination



- RS-100
 - Minimum Lot Area: 15,000 SF
 - Minimum Lot Width: 100 feet
 - Maximum Impervious Coverage: 35%
 - Front Street: 35 feet
 - Side street: 25 feet (Plus 15 feet if abutting arterial street)
 - Interior Side: 10 feet
 - Rear Setback: 40 feet
- RM-14
 - Minimum Lot Area: 15,000 SF
 - Minimum Lot Width: 100 SF
 - Maximum Impervious coverage: 35%
 - Maximum Density: 14 units per acre
 - Minimum Outdoor Recreation/Play Area (%): 5%
 - Front: Street: 30 feet
 - Side Street: 15 feet
 - Interior Side Street 7.5 feet
 - Rear: 30 feet
 - Minimum Transitional Buffer abutting RS: 50 feet

PROPERTY ADDRESS: 3519 SUNDERLAND WAY NE & 1930 JOHNSON FERRY RD, ATLANTA, GA 30319

EXISTING SHEET PREPARED FOR: 3519 SUNDERLAND WAY & 1930 JOHNSON FERRY RD

LOT 40 BLOCK A UNIT II SUNDERLAND SUBDIVISION

LAND LOT 302 & 305 18th DISTRICT PARCEL ID: 1830501059 BY: [Surveyor Signature]

DeKALB COUNTY, GEORGIA FIELD DATE: 11-29-2023 NH

CITY OF BROOKHAVEN DRAWN DATE: 12-01-2023 AE

REFERENCE: PLAT BOOK 54, PAGE 87 ALL MATTERS OF TITLE ARE DEEMED TO BE CORRECT UNLESS OTHERWISE NOTED TO THE CONTRARY.

REFERENCE: DEED BOOK 25118, PAGE 729

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND 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 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.

SCALE 1" = 80'

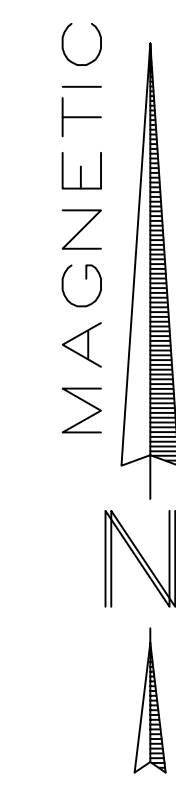
SCOPE OF WORK: ADDING A PORTION OF 1 LOT TO ANOTHER LOT

*** L E G E N D ***
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY RBF REINFORCING BAR FOUND
 EP EDGE OF PAVEMENT (1/2" UNO)
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
 FKA FORMERLY KNOWN AS SW SIDEWALK
 IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE CB CATCH BASIN
 N NEIGHBOR'S SWCB STORM WATER CATCH BASIN
 WALL

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	173.41'	118.80'	120.83'	N 03°30'08"E
C2	1716.18'	972.78'	936.30'	N 84°06'13"W

LINE	LENGTH	BEARING
L1	40.00'	S 03°07'49"W
L2	79.96'	S 23°06'40"E
L3	19.79'	S 21°27'56"E
L4	04.49'	S 67°17'55"W
L5	21.67'	S 22°09'13"E
L6	87.48'	N 67°50'47"E
L7	64.60'	S 56°29'06"E

FLOOD HAZARD STATEMENT
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 PANEL 13089C0014K EFFECTIVE DATE: 08/15/2019
 ZONE 'X'

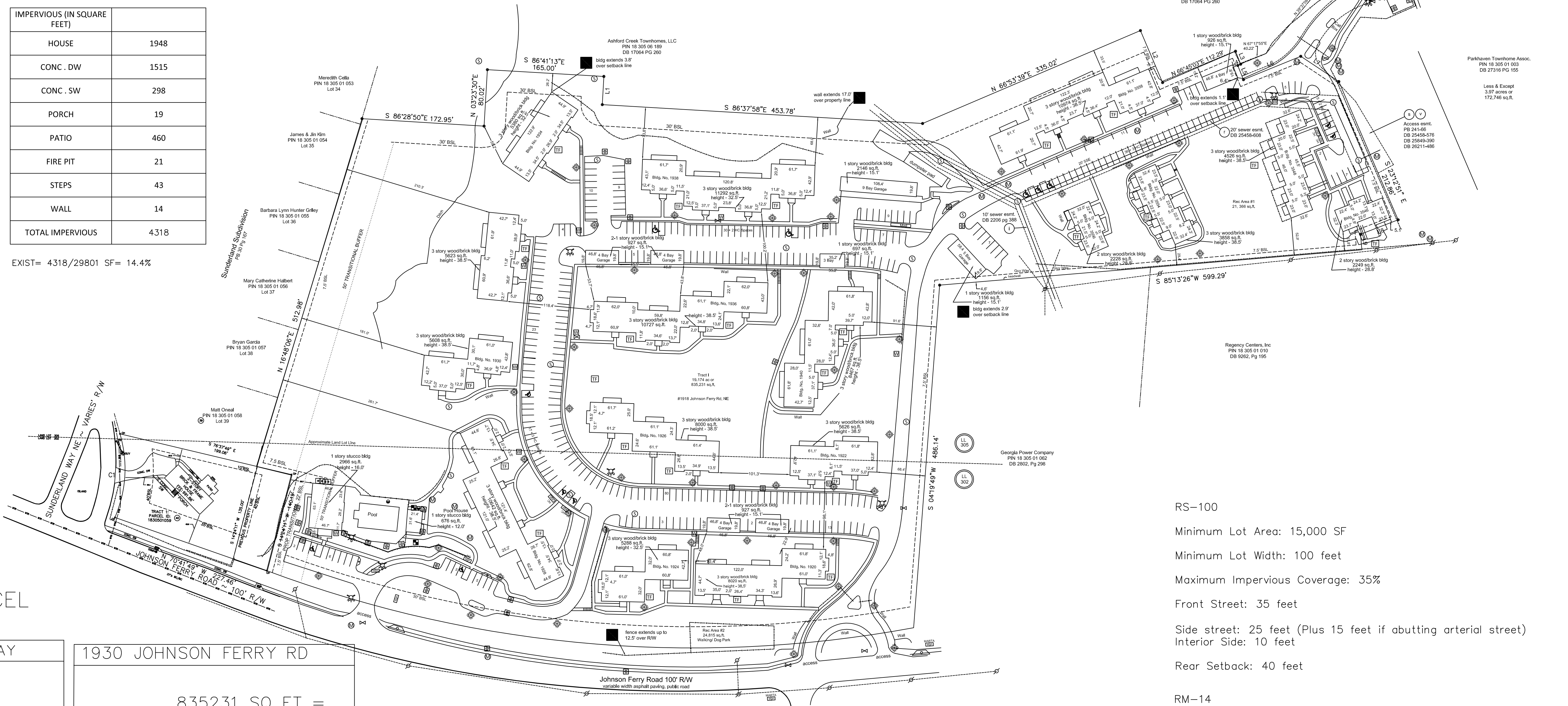


LOCATION	AREA
BLDG 1934	5,380
BLDG 1938	11,292
9 BAY GARAGE	2,146
BLDG 3558	10,974
4 BAY GARAGE	926
BLDG 3546	2,249
BLDG 3548	4,526
BLDG 3554	3,858
BLDG 3556	2,228
5 BAY GARAGE	1,156
BLDG 1940	8,467
3 BAY GARAGE	697
BLDG 1936	10,727
4 BAY GARAGE	927
4 BAY GARAGE	927
BLDG	5,623
BLDG 1930	5,608
BLDG 1926	8,000
BLDG 1922	5,626
BLDG 1920	8,020
4 BAY GARAGE	927
4 BAY GARAGE	927
BLDG 1924	5,288
BLDG 1928	10,642
POOL HOUSE	676
BLDG	2,966
TOTAL	120,783
PARKING LOT	157,274
CONCRETE	34,875
TOTAL	312,932

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1948
CONC. DW	1515
CONC. SW	298
PORCH	19
PATIO	460
FIRE PIT	21
STEPS	43
WALL	14
TOTAL IMPERVIOUS	4318

EXIST= 4318/29801 SF= 14.4%

EXIST= 312932/835231 SF= 37.4%



PROPOSED PARCEL TABLE

3519 SUNDERLAND WAY	1930 JOHNSON FERRY RD
Lot Area: 29801 SQ FT = 0.684 AC	Lot Area: 835231 SQ FT = 19.17 AC
PARCEL ID: 18 305 01 059	PARCEL ID: 18 305 01 115

- RS-100
- Minimum Lot Area: 15,000 SF
- Minimum Lot Width: 100 feet
- Maximum Impervious Coverage: 35%
- Front Street: 35 feet
- Side street: 25 feet (Plus 15 feet if abutting arterial street)
- Interior Side: 10 feet
- Rear Setback: 40 feet
- RM-14
- Minimum Lot Area: 15,000 SF
- Minimum Lot Width: 100 SF
- Maximum Impervious coverage: 35%
- Maximum Density: 14 units per acre
- Minimum Outdoor Recreation/Play Area (%): 5%
- Front: Street: 30 feet
- Side Street: 15 feet
- Interior Side Street 7.5 feet
- Rear: 30 feet
- Minimum Transitional Buffer abutting RS: 50 feet

PROJECT TITLE: Lot Combination

SCOPE OF WORK: ADDING A PORTION OF 1 LOT TO ANOTHER LOT

PROPERTY ADDRESS: 3519 SUNDERLAND WAY NE & 1930 JOHNSON FERRY RD, ATLANTA, GA 30319

SITE PLAN SHEET PREPARED FOR: 3519 SUNDERLAND WAY & 1930 JOHNSON FERRY RD

LOT 40 BLOCK A UNIT II SUNDERLAND SUBDIVISION

LAND LOT 302 & 305 18th DISTRICT PARCEL ID: 1830501059 BY:

DeKALB COUNTY, GEORGIA FIELD DATE: 11-29-2023 NH

CITY OF BROOKHAVEN DRAWN DATE: 12-01-2023 AE

REFERENCE: PLAT BOOK 54, PAGE 87 ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

REFERENCE: DEED BOOK 25118, PAGE 729

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND 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 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.