

NOTES

- The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.
- I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Dekalb County, Georgia and Incorporated Areas, Community Panel Number 13089C0018J, Panel 18 of 201, effective date May 16, 2013 and found NO portion of the property shown hereon to fall within a designated Flood Zone "A" (areas of 100 Year flood).
- The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in June 2013. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.
- The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This survey has been prepared without the benefit of a current title inspection report. Easements or other encumbrances may exist on public record but not be shown hereon.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 297 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the northwesterly right-of-way line of Buford Hwy (RW Varies) and the southwesterly right-of-way line of Chamblee Dunwoody Rd (RW Varies), said point being the POINT OF BEGINNING; thence along the westerly right-of-way line of Buford Hwy South 24 degrees 23 minutes 28 seconds West a distance of 204.58 feet to a nail found; thence leaving said right-of-way line North 64 degrees 36 minutes 18 seconds West a distance of 211.44 feet to a point; thence South 30 degrees 03 minutes 41 seconds West a distance of 82.95 feet to an iron pin found; thence North 89 degrees 50 minutes 34 seconds West a distance of 149.45 feet to an iron pin found; thence North 30 degrees 13 minutes 31 seconds East a distance of 380.14 feet to a point on the southwesterly right-of-way line of Chamblee Dunwoody Rd; thence along said right-of-way line South 59 degrees 35 minutes 51 seconds East a distance of 319.00 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.996 acres.

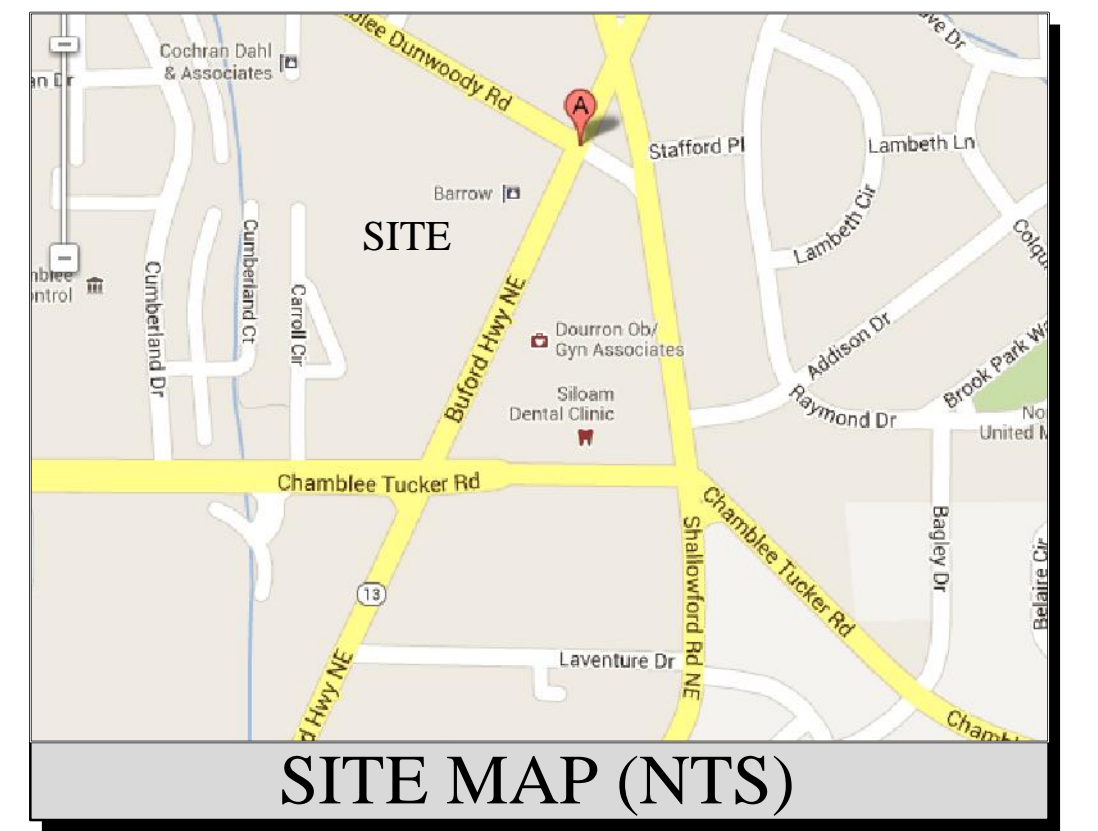
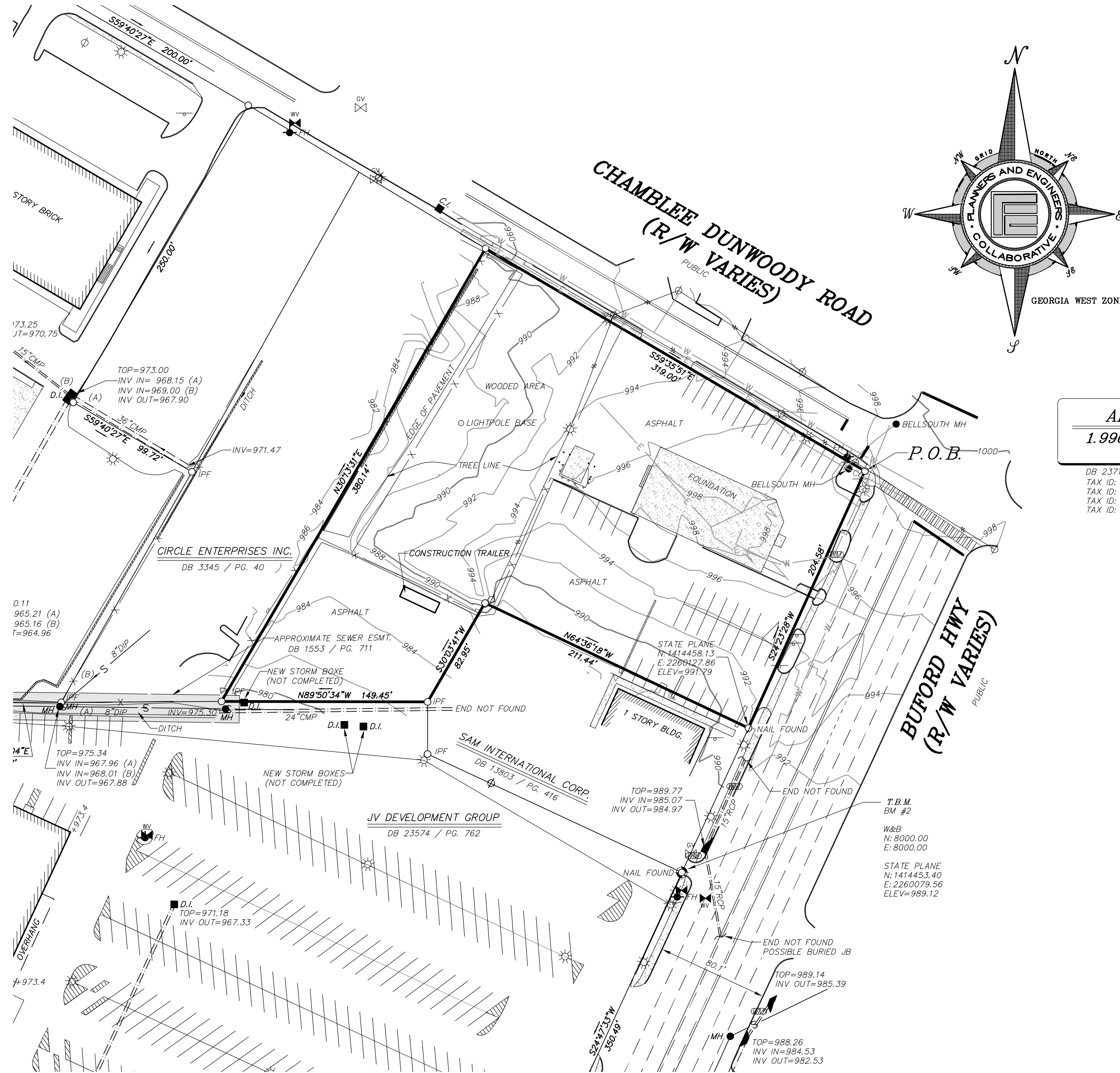
The field data upon which this map or plat is based has a closure precision of one foot in _____ feet and an angular error of 00' 00" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in _____ feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION



LEGEND

- IRF IRON PIN FOUND (#1 Re-Rod unless noted otherwise)
- PS IRON PIN SET (#1 Re-Rod unless noted otherwise)
- OI PIPE IRON PIN FOUND (open top pipe)
- CT PIPE IRON PIN SET (crimp top pipe)
- POINT
- CMF CONCRETE MONUMENT FOUND
- MH SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- CS— COMER STORM & SAN. SEWER LINE
- CB CATCH BASIN
- J.B. JUNCTION BOX
- D.I. DROP INLET
- W.I. WER INLET
- C.I. CURB INLET
- POWER POLE
- P.P.W. POWER POLE W/ GUY WIRE
- O.P. OVERHEAD POWER / TELEPHONE LINE
- V. WATER VALVE
- G.V. GAS VALVE
- F.H. FIRE HYDRANT
- W. WATER LINE
- G. UNDERGROUND GAS LINE
- E. UNDERGROUND ELECTRIC LINE
- T. UNDERGROUND TELEPHONE LINE
- C. UNDERGROUND CABLE LINE
- L.P. LIGHT POLE
- E.T. EXISTING TREE
- C.P.D. CALLS PER DEED
- T.W. TOP OF WALL
- B.W. BOTTOM OF WALL
- W. WALL (TYP)
- T. TRANSFORMER
- B. BOREHOLE
- R.C.P. REINFORCED CONCRETE PIPE
- B.S.L. BUILDING SETBACK LINE
- S. SIGN
- B.O.C. BACK OF CURB



REV	DATE	DESCRIPTION	BY