

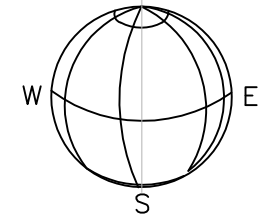
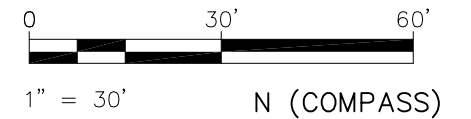
JN: 2102702

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.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



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
- EASEMENT AREA
- TMH TELEPHONE MANHOLE
- UMH UTILITY MANHOLE

REFERENCE: DEED BOOK 27241 PG 387
PLAT BOOK 12 PG 136

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0018K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 27241 PG 387
PROPERTY OWNER AT TIME OF SURVEY: MORRIE SERWITZ
PARCEL NUMBER: 18-271-16-013

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED; VERTICAL DATUM ASSUMED FROM DEKALB COUNTY GIS

TOTAL AREA: 13,884 SQ FT, 0.318 AC
PROPOSED RIGHT OF WAY AREA: 577 SQ. FT.
REMNANT AREA: 13,307 SQ FT, 0.30 AC
CALCULATED PLAT CLOSURE: 1:323,083

FIELD DATA:

DATE OF FIELD SURVEY 2-22-2021

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

EQUIPMENT:
ELECTRONIC TOTAL STATION

BOUNDARY & STORM EASEMENT EXHIBIT FOR:
ROMA FINE HOMES
P/O LOT 13, BLOCK C, SECTION ONE, GORDON ACRES
3960 CLAIREMONT ROAD

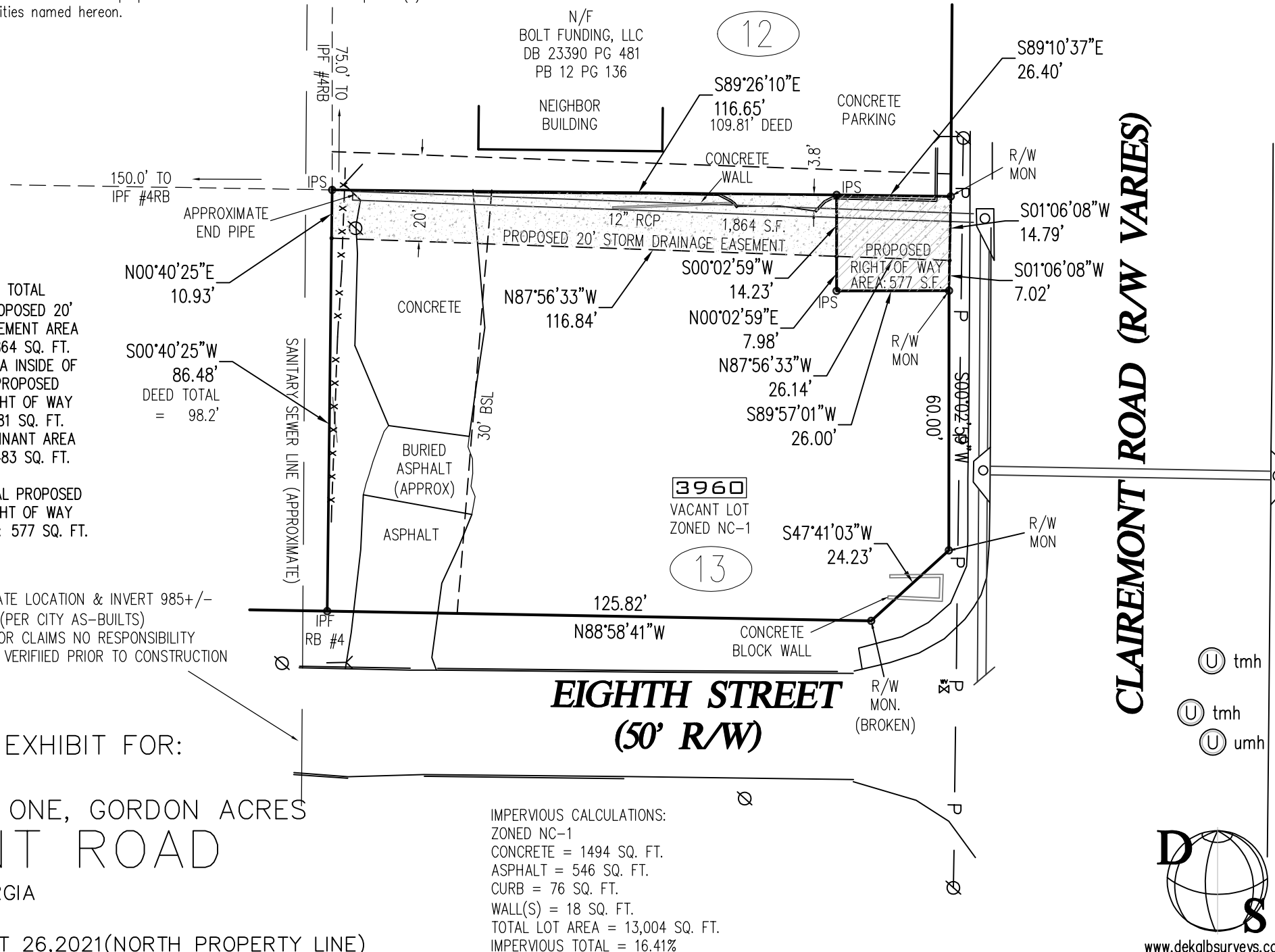
CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA
LAND LOT 271, DIST 18

DATE: FEBRUARY 24, 2021; REVISE AUGUST 26, 2021 (NORTH PROPERTY LINE)
REVISED: DECEMBER 4, 2021 (STORM EASEMENT)

TOTAL PROPOSED 20' EASEMENT AREA 1,864 SQ. FT.
AREA INSIDE OF PROPOSED RIGHT OF WAY 381 SQ. FT.
REMNANT AREA 1,483 SQ. FT.

TOTAL PROPOSED RIGHT OF WAY AREA: 577 SQ. FT.

APPROXIMATE LOCATION & INVERT 985+/- (PER CITY AS-BUILTS)
SURVEYOR CLAIMS NO RESPONSIBILITY TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION



IMPERVIOUS CALCULATIONS:
ZONED NC-1
CONCRETE = 1494 SQ. FT.
ASPHALT = 546 SQ. FT.
CURB = 76 SQ. FT.
WALL(S) = 18 SQ. FT.
TOTAL LOT AREA = 13,004 SQ. FT.
IMPERVIOUS TOTAL = 16.41%



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



www.dekalbsurveys.com
COA 1086

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