

**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: PB 233 PG 19  
 EAST PROPERTY LINE OF 3115 KELLY STREET IS BEARING BASIS FROM AVERAGE SET BACK SURVEY FOR MARILYN HOLDINGS, LLLP BY MCCLUNG SURVEYING SERVICES, INC. DATED 8/18/2014  
 TOTAL AREA: 29,182 SQ. FT, 0.67 AC  
 CALCULATED PLAT CLOSURE: 1:309,671

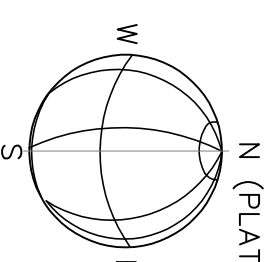
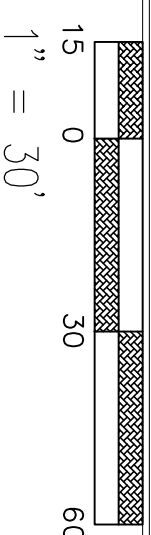
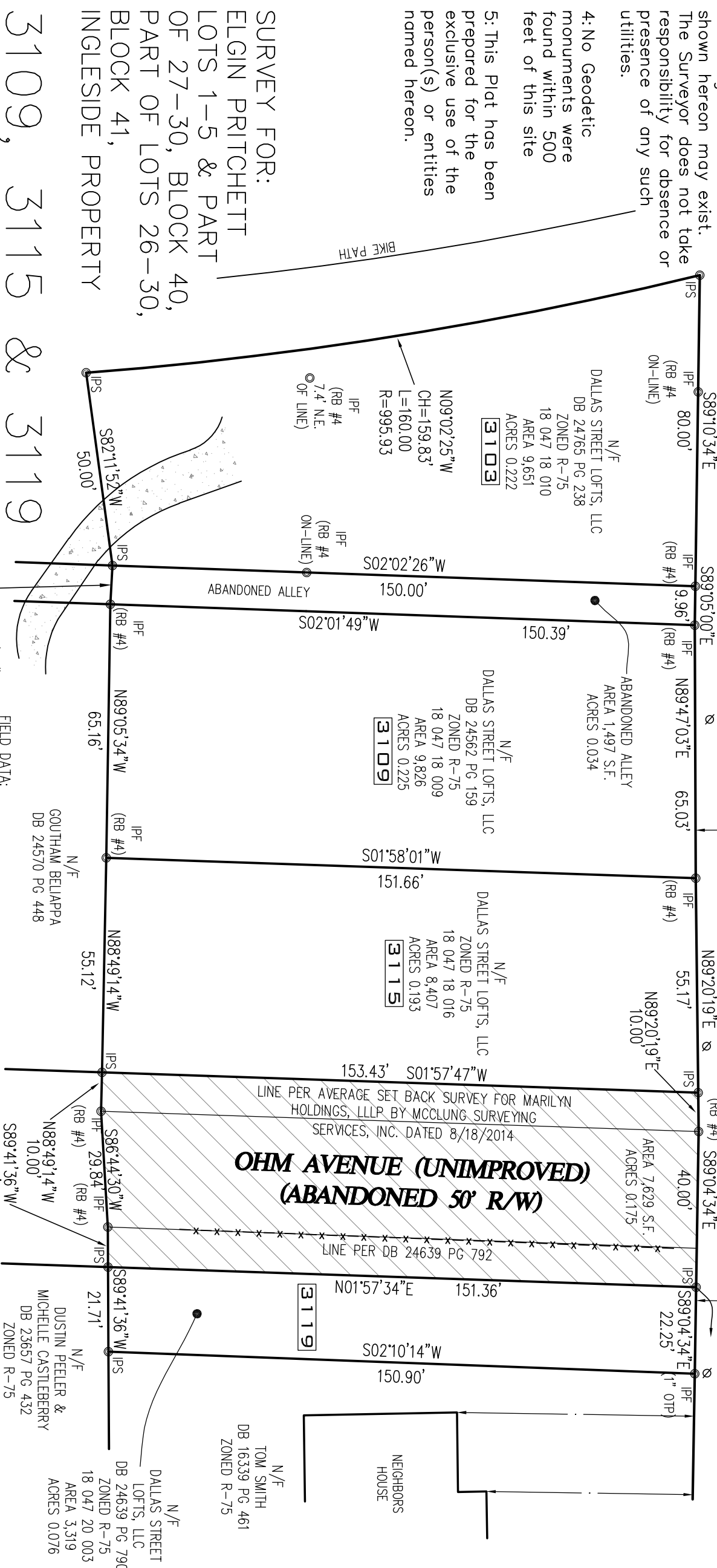
**PROCTOR AVENUE**

**REFERENCE:**  
 DB EE PG 527  
 PB 233 PG 19  
 DB 24562 PG 151  
 DB 24639 PG 790  
 AVERAGE SET BACK SURVEY FOR MARILYN HOLDINGS, LLLP BY MCCLUNG SURVEYING SERVICES, INC. DATED 8/18/2014  
 AFFIDAVIT OF POSSESSION SIGNED BY S.G. PETERSON DATED 1/15/2016

**FLOOD HAZARD NOTE:** THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0067J EFFECTIVE DATE MAY 16, 2013

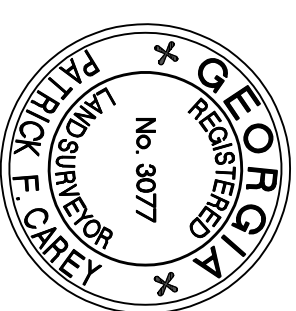
**KELLY STREET (50' R/W)**

369.95' ALONG THE RIGHT OF WAY TO A ONE INCH OPEN TOP PIPE FOUND AT THE INTERSECTION OF KELLY STREET & THIRD AVENUE



**LEGEND**

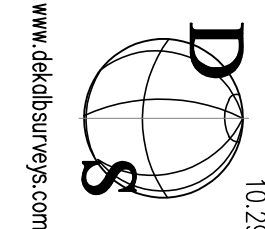
- ⊗ EOP EDGE OF PAVEMENT (CURB)
- ⊙ PP POWER POLE
- ⊙ R/W RIGHT OF WAY
- ⊙ IPF IRON PIN FOUND
- ⊙ IPS 1/2" REBAR SET
- ⊙ SW SIDE WALK
- BOLLARD
- ⊖ OHP OVERHEAD POWER
- ⊖ FH FIRE HYDRANT
- ⊖ CB CATCH BASIN
- ⊖ MH MANHOLE
- ⊖ WM WATER METER
- ⊖ WV WATER VALVE
- ⊖ GV GAS VALVE
- ⊖ GM GAS METER
- ⊖ LP LIGHT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



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

**SURVEY FOR:**  
 ELGIN PRITCHETT  
 LOTS 1-5 & PART  
 OF 27-30, BLOCK 40,  
 PART OF LOTS 26-30,  
 BLOCK 41,  
 INGLESIDE PROPERTY  
 3109, 3115 & 3119  
 KELLY STREET  
 DEKALB COUNTY, GEORGIA  
 LAND LOT 47, DIST 18  
 DATE: DECEMBER 2, 2016 REVISE 3103 KELLY STREET 3/29/2017  
 Revised February 22, 2019 (show abandoned alley & road)

**FIELD DATA:**  
 DATE OF FIELD SURVEY 1-6-2016  
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.  
 EQUIPMENT:  
 ELECTRONIC TOTAL STATION



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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