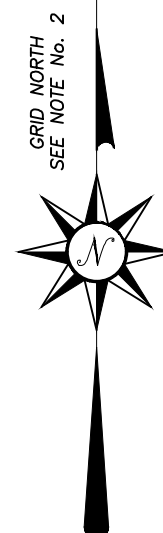


SURVEY REFERENCES

1. DEED BOOK 29443 PAGE 570, DEED BOOK 27239 PAGE 607 AND DEED BOOK 5663 PAGE 234.
DEED BOOK 30089 PG 282
DEED BOOK 157 PAGE 1.



RESERVED FOR CLERK OF COURT

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED 02-21-2023 THRU 02-27-2023. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 67,422 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAVD83 (GEOID2012A) VERTICAL. COORDINATES WERE DERIVED FROM NETWORK GPS MEASUREMENTS USING A LEICA VIVA GS15 GPS RECEIVER, COMBINED (GRID) FACTOR IS 0.9999710733 AT NATIONAL GEODETIC SURVEY (NGS).
3. THIS PROPERTY IS LOCATED WITHIN A ZONE "X" FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13089C0067K, HAVING AN EFFECTIVE DATE OF AUGUST 15, 2019, ZONE "X": 0.2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTH OF ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
4. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
5. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
6. THIS PLAT IS A RETRACTION 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 COMPLES 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.G.C.A. SECTION 15-6-67.

ABBREVIATIONS

BLA	Begin Limited Access	IPF	Iron Pin Found
B/W	Bottom of well	IPS	Iron Pin Set
C&G	Curb and Gutter	L/W	Low Wire Elevation
CE	Construction Easement	MW	Monitoring Well
CMP	Corrugated Metal Pipe	N/F	Now or Formerly
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plot Book
DB	Deed Book	PG	Page
DE	Ductile Iron Pipe	POB	Point of Beginning
DE	Drainage Easement	POC	Point of Commencement
ELA	End Limited Access	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RCP	Reinforced Concrete Pipe
FM	Forcemain	SSE	Sanitary Sewer Easement
GI	Grate Inlet	T/W	Top of Wall
HW	Headwall	VCP	Vitrified Clay Pipe
I.E.	Invert Elevation	Y	Yard Inlet
		PTP	Plastic Truss Pipe

LINETYPES

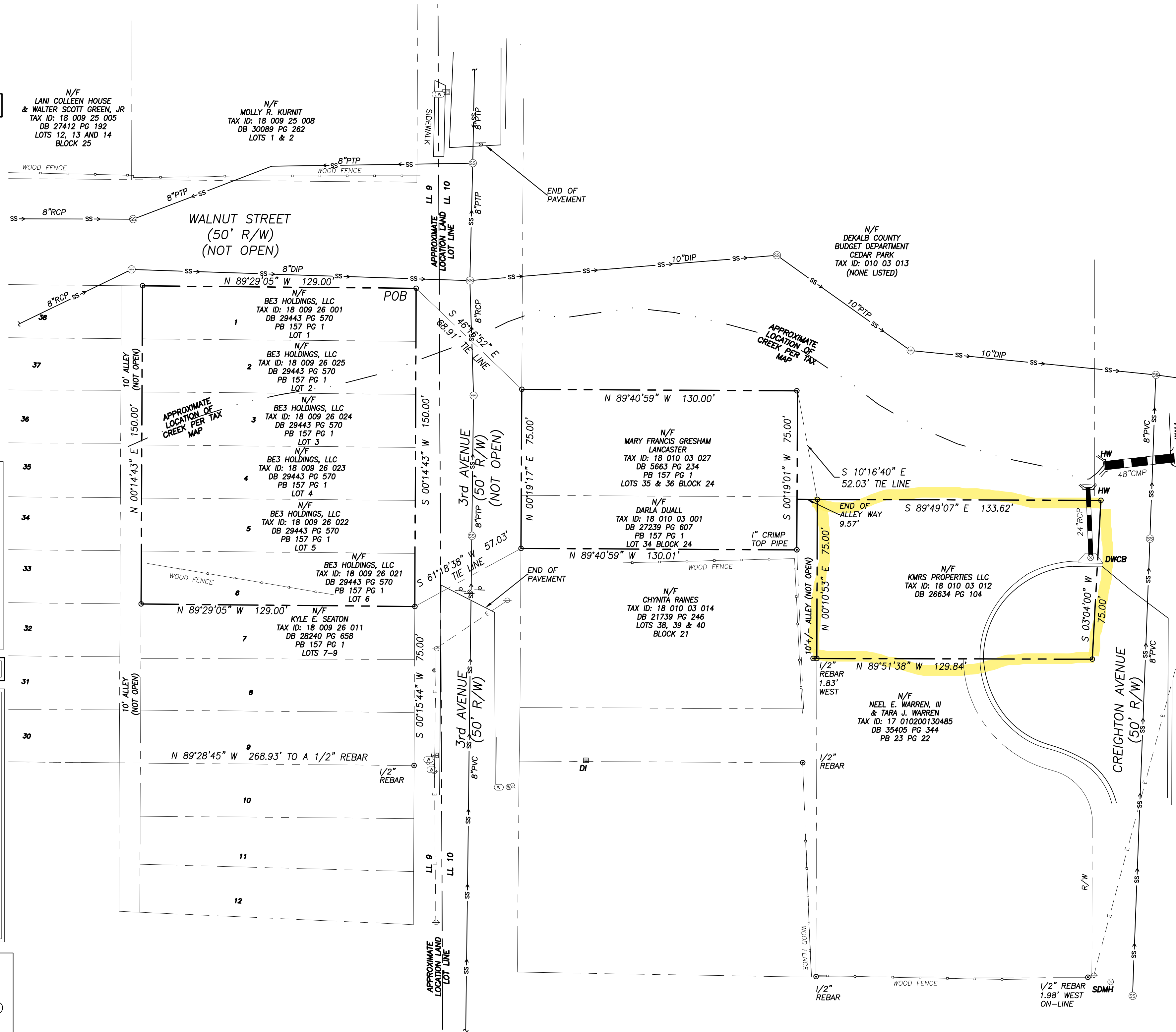
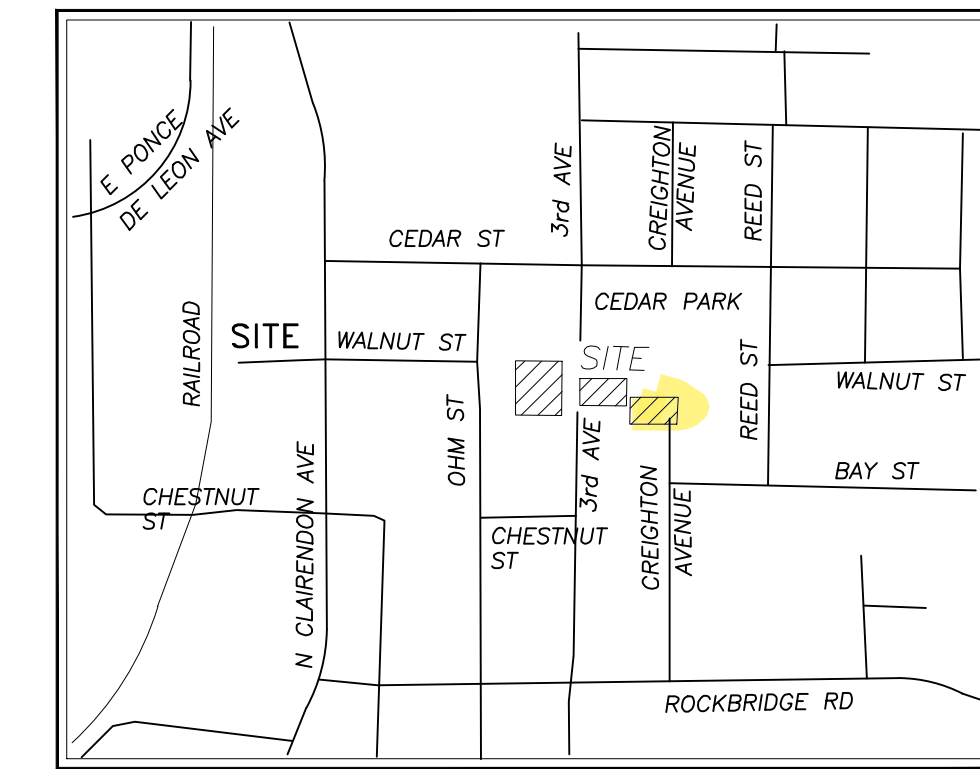
EXISTING OVERHEAD	EXISTING UNDERGROUND
- - - E - - - Electric Line	- - - E - - - Electric
- - - E-T - - - Electric/Telecommunications	- - - T - - - Telecommunications
- - - E-TV - - - Electric/Cable TV	- - - TV - - - Cable TV
- - - E-TC - - - Electric/Traffic Control	- - - W - - - Water
- - - E-T-W - - - Electric/Telecommunications/Water	- - - SS - - - Sanitary Sewer
- - - E-T-TV-TC - - - Electric/Telecommunications/Cable TV/Traffic Control	- - - G - - - Gas
- - - E-T-TV-TC - - - Electric/Telecommunications/Cable TV/Traffic Control	- - - P - - - Petroleum
- - - E-T-TV-TC - - - Electric/Telecommunications/Cable TV/Traffic Control	- - - TC - - - Traffic Control
- - - T - - - Telecommunications	APPROX. UNDERGROUND
- - - T-TC - - - Telecommunications/Traffic Control	- - - G(APP) - - - Gas Line (approximate)
- - - T-TV-TC - - - Telecommunications/Cable TV/Traffic Control	- - - P(APP) - - - Underground power (approximate)
- - - TV - - - Cable TV	- - - T(APP) - - - Underground Telephone (approximate)
- - - TV-TC - - - Cable TV/Traffic Control	- - - W(APP) - - - Water Line (approximate)
- - - TC - - - Traffic Control	
PROPERTY	FENCE LINES
- - - City Limits Line	- - - X - - - Barb Wire Fence
- - - Limited Access	- - - O - - - Chain link fence
- - - Center of Creek	- - - W - - - Wood Fence
	- - - # - - - Woven Wire Fence

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UTILITY NOTE

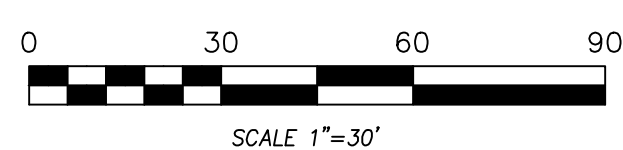
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING BUT NOT LIMITED TO MANHOLES AND LETS, VALVES) AND ARE SPECULATIVE IN NATURE AND MAY NOT BE COMPLETE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE [OR] FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED.

VICINITY MAP - NOT TO SCALE



LEGEND

SURVEY CONTROL	DRAINAGE
BM Benchmark	CB Catch Basin Double-wing
CP Control Point	CS Catch Basin Single-wing
TOPOGRAPHIC FEATURES	CI Curb Inlet
RM Right-of-Way Monument Found	DI Drop Inlet
BH Borehole	SDM Storm Drain Manhole
MP Mile Post	SEWER
SS Street Sign	GT Grease Trap
WL Woods Line	SSM Sanitary Sewer Manhole
AU Air Condition Unit	CL Cleanout
BOL Bollard	ARV Air Release Valve
CAM Camera	SSFM Sanitary Sewer Force Main Valve
COL Column	VENT Vent
DS Downspout	
MB Mailbox	
WATER	TELEPHONE
FH Fire Hydrant	SH Signal Head
FDC Fire Department Connection	TP Telephone Pole
ICV Irrigation Control Valve	TM Telephone Manhole
PIV Post Indicator Valve	TT Telephone Terminal Box
SH Sprinkler Head	TS Traffic Signal Box
WM Water Meter	TTT Traffic Signal Pole
WV Water Valve	UC Undergroud Cable TV
WVM Water Valve Marker	UCB Undergroud Telephone Box
W Well	SB Splice Box
WM Water Manhole	SLC Subscriber Loop Carrier
BP Backflow Preventer	C Cabinet
PIV Pressure Indicator Valve	PB Phone Booth
ARV Air Release Valve	CTV Cable TV Pedestal
WV Water Vault	GAS
SP Stand Pipe	GM Gas Manhole
ELECTRIC/POWER	GR Gas Pressure Regulator
UB Undergroud Power Box	GS Gas Vent Station
EB Electric Box	GV Gas Test Station
TR Transformer	GV Gas Valve
UEM Undergroud Electric Manhole	GM Gas Meter
HO Hand Hole	GV Gas Valve
GW Guy Wire	MISC. UTILITY
EM Electric Meter	UG Utility Grate
PP Power Pole/Utility Pole	UT Utility Marker
SP Spotlight	
SL Street Light/Light Pole	



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BOUNDARY SURVEY PREPARED FOR:
DEKALB COUNTY UNINCORPORATED SCOTTDALE
LOCATED IN LAND LOTS 9 & 10 OF THE
18th DISTRICT OF DEKALB COUNTY,
GEORGIA

REVISIONS	BY

DRAWN BY **SMF**
CHECKED BY **AG**
DATE: **04/24/2023**
SCALE: **1"=30'**
JOB No. **20429**
SHEET NUMBER