Notes: IPF = IRON PIN FOUND (1/2" REBAR)
IPS = IRON PIN SET (1/2" REBAR)
NS = NAIL SET
NF = NAIL FOUND
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
USCMF = U.S. CORP MONUMENT FOUND
CMF = CONCRETE MONUMENT FOUND
AXF = AXLE FOUND
RWM = RIGHT OF WAY MONUMENT
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
C/L = CENTER LINE
B/L = BUILDING LINE
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
G.M.D. = GEORGIA MILITIA DISTRICT
P.P. = POWER POLE
-TSF- = TREE SAVE FENCE
-W- = WATER LINE
-S- = SEWER LINE
-S- = SEWER LINE
-S- = SUER LINE
-X- = FENCE LINE
-SF- = SILT FENCE LINE
-SF- = SILT FENCE LINE
-O- = GUARD RAIL
XTW = CROSS TIE WALL
Rad. = RADIUS
Chd. = CHORD
Arc. = ARC LENGTH
N/F = NOW OR FORMERLY
P.B. = PLAT BOOK
D.B. = DEED BOOK
P.G. = PAGE
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
F.H. = FIRE HYDRANT
M.H. = MANHOLE
U.M.H. = UTILITY MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
D.I. = DROP INLET
N. = PROPOSED SPOT ELEVATION
999.0 P. = PROPOSED SPOT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
FLOW— = SURFACE DRAINAGE FLOW Distance Course Bearing L1 N 00°15'51" E 18.80' N/F ROUNDTREE S/D PB 82/PG 15 N/F DEKALB COUNTY, GEORGIA RAY C. COLLINS DB 21005/PG 211-214 **16TH DISTRICT** MONA GALE COLLINS PB 31/PG 151-152 APPROX. LAND LOT LINE ROCK FOUND ROCK N 88°41'26"E S 89°44'09"E 1780.23' N 89°51'41"E 400.19' FOUND 11TH DISTRICT RAY C. COLLINS MONA GALE COLLINS N/F BROWNS MILL ESTATES PB 31/PG 151-152 PHASE TWO PB 160/PG 1-2 COOPER LOOPOLD FLAT SHOALS ROAD (30' R/W)

PB 135/PG 60

DB 1950/PG 50-53

IPF (NOT COUNTY MAINTAINED) FUTURE ACCESS PARCCEL ID: 11 247 01 001 N/F PETER D. LAURITSEN MAUREEN S. LAURITSEN DB 4831/PG 52-54 N/F BROWNS MILL ESTATES (13) C/L DITCH PHASE ONE PB 159/PG 120-121 REV: DESCRIPTION: **REVISION NOTES** J.A. EVANS & ASSOCIATES, INC. 3,074,226 ft² (70.575 ACRES) J.A. EVANS SURVEYING CO., INC., GA L.S.F. # 1056 REFERENCE: SURVEY FOR ESTATE OF MARY MILNE SMITH WILLIAM TIMOTHY EDWARDS, EXECUTOR (09/30/2013)BY: MCCLUNG SURVEYING SERVICES, INC. TYPE OF SURVEY: 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, COMPILANCE 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. JOB NUMBER:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPER SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OR REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

FLOOD NOTE: THIS PROPERTY <u>IS NOT</u> IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089<u>C0188</u> J, DATED MAY 16TH 2013, ZONE "X".

3279 POWDER SPRINGS ROAD POWDER SPRINGS, GA 30127 770.943.0000 FAX: 770.943.9003 EVANSASSOC@ATT.NET

LEGAL: LAND LOT 247, 11th DISTRICT DEKALB COUNTY, GEORGIA LAND LOT 247, 11th DISTRICT ROCKDALE COUNTY, GEORGIA

NGANO TAKAWIRA

JAMES ALVIN EVANS, GA P.L.S. # 2167

SITE ADDRESS: 7201 BROWNS MILL ROAD LITHONIA, GA 30038

BOUNDARY SURVEY

1 INCH = 100 FEET 10/12/21 RB/RD/NB 09/22/21 21-0241