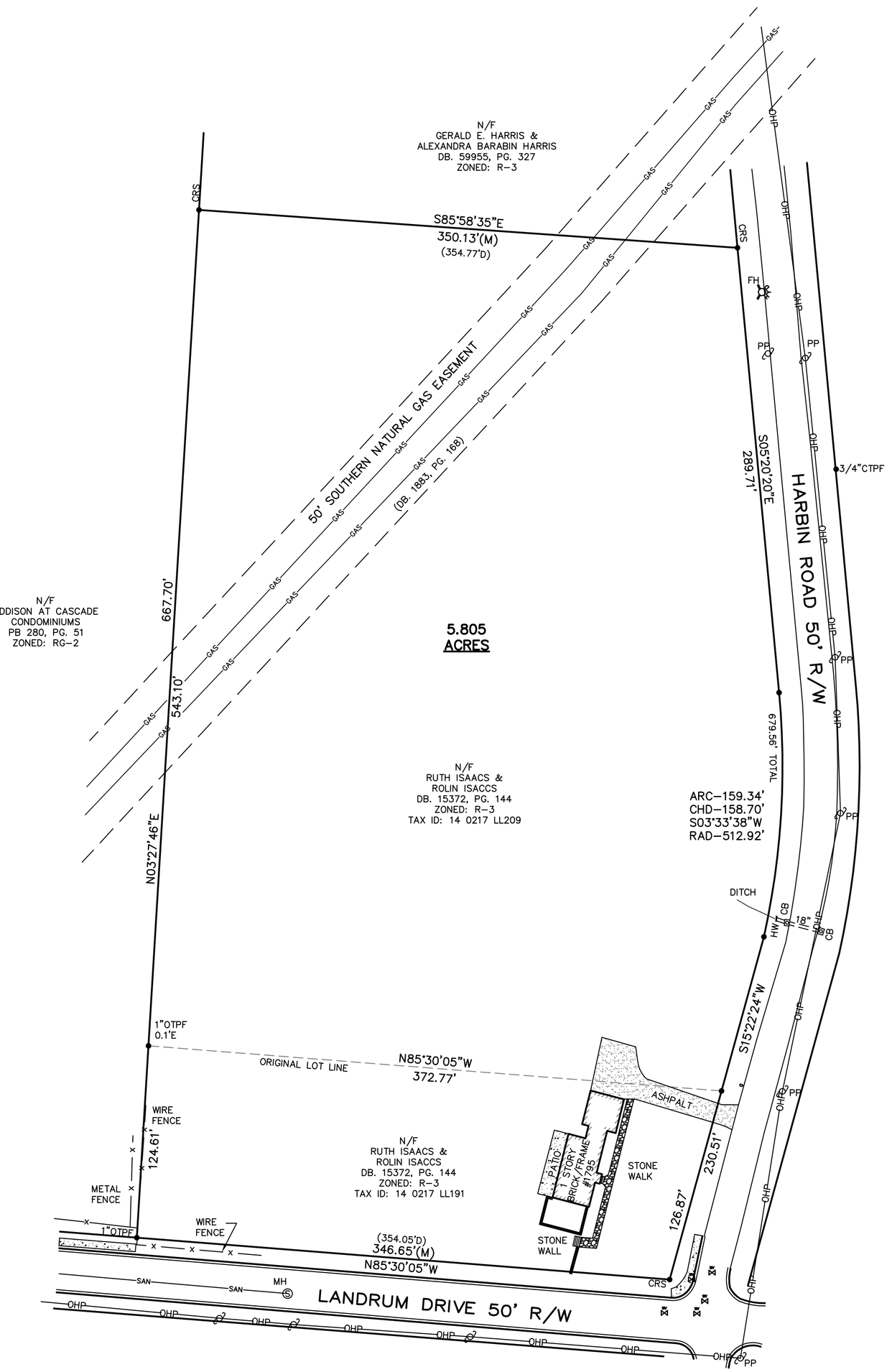
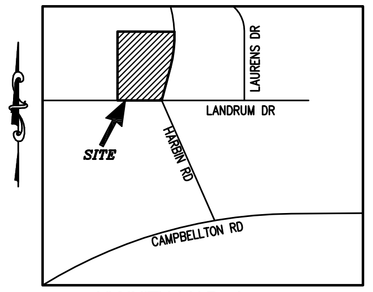
LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
☆	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
□PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER

BASED ON WEST LINE PER DEED





VICINITY MAP nts

SURVEY NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 257,349 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILTY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0353F DATED 9/18/13

ZONING: R-3

MIN. LOT AREA: 18,000 SF
MIN LOT FRONTAGE: 100'

SETBACKS:
FRONT-50 FEET
SIDE-10 FEET
REAR-20 FEET

MAXIMUM IMPERVIOUS COVERAGE: 40%

Know what's below
Call before you dig
1-800-282-7411

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS-BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEORGIA REGISTERED No. 3537 LAND SURVEYOR JOHN A. STEERMAN 8/5/24

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS
1.
2.
3.
4.
5.

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

BOUNDARY SURVEY FOR:
SHEA EMBRY
1795 HARBON ROAD
LAND LOT 217 14th DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA REF. IN DB. 15372, PG. 144

DATE	DRAWN	CHECKED
8/2/24	DCP	JAS

SCALE 1"=50'

SHEET TITLE
BOUNDARY SURVEY

PROJECT NUMBER
56455