1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP DEKALB COUNTY, GA. COMMUNITY PANEL NO. 130065 0154 J AND 130065 0162 J, EFFECTIVE DATE: MAY 16, 2013. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA. EQUIPMENT USED FOR MEASUREMENT: TRACT — 1 ALONG C/L OF CREEK: TOPCON G.T.S. 303. ALUNG C/L OF CREEK: LINE BEARING DISTANCE L1 N 03'41'31" W 38.70' L2 N 10'32'42" W 18.03' L3 N 22'01'26" W 12.35' L4 N 64'01'01" W 18.36' L5 N 30'20'01" W 28.78' L6 N 02'51'34" W 31.77' L7 N 19'55'10" W 29.83' L8 N 31'50'08" W 34.83' IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. AREA: TRACT -1 = 5.83 ACRES TRACT - 2 = 2.43 ACRESL8 N 31.50.08" W L9 N 10.40.53" E L10 N 31.42.20" W L11 N 12.35.33" W L12 N 02.39.50" E TRACT - 3 = 2.06 ACRESTRACT - 4 = 0.81 ACRESTRACT - 5 = 0.89 ACRESL12 N 02 39 30 E L13 N 24'23'40" W L14 N 20'52'09" W L15 N 50'22'29" W L16 N 01'42'57" W L17 N 60'19'45" E L18 N 83'40'14" E TRACT - 6 = 5.14 ACRESTRACT - 7 = 1.47 ACRESTRACT - 8 = 0.26 ACRESL19 N 32'08'37" E L20 N 44'11'51" W L21 N 80'23'01" W L22 N 46'40'01" W TOTAL AREA: 18.89 ACRES THE FIELD DATA UPON WHICH THIS PLAT IS L23 N 22*42'03" W 40.00' L24 N 03*15'32" W 29.89' BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,698 FEET AND AN ANGULAR L25 N 18'49'51" E L26 N 18'45'19" W L27 N 57'10'29" W L28 N 69'29'10" W L29 N 45'42'36" W ERROR OF 00'00'02"PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. PARTY: WW, AJ TRACT - 1: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,031 FEET. TRACT - 2: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,449 FEET. TRACT - 3: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,720 FEET. TRACT - 4: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,159 FEET. TRACT - 5: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT

	TRAC						
	ALONG PR	JPEF			,		
LINE	BEARING		DISTAN				
L39	N 80°15'22'		55.5				
L40	S 21°29'31"		38.9				
CURVE	RADIUS		C LENGTH		HORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1021.45		2.06'	_	2.05'	S 17°50′10″ E	03 ° 28 ' 52"
C4	1021.45	43	0.14	4:	26.97	S 04°01'54" E	24°07'40"
LINE	BEARING		DISTAN				
L41	S 07*52'28"		198.2				
L42	S 81°58'04" E		25.0	00'			
L43	S 08°32'25"	W	58.4				
L44	S 08°32'25"	W	208.2	25'			
CURVE		RADIUS ARC LENGTH		C	HORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	575.74' 117.53'		1	17.33'	S 00°38'00" E	11°41'48"	
C6	575.74	14	0.03'	1.	39.69'	S 13°26'58" E	13*56'08"
LINE	BEARING		DISTAN	CE			
L45	S 22°18'30"	Έ	10.00				
L46	S 23°20'48"	E	18.0	00'			
CURVE	RADIUS	AR	C LENGTH	C	HORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	536.40'	88	3.12'	88	8.02'	S 27'31'28" E	09*24'44"
LINE	BEARING	•	DISTAN				
L47	N 40°18'32"	' W	52.0	00'			
CURVE	RADIUS		C LENGTH	C	HORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	863.28'	37	'8.31'	3	75.29'	N 29°32'51" W	25 ° 06'30"
LINE	NE BEARING DISTANO		CE				
L35	N 71°56'21" E 37		37.	12'			
L34	N 08*32'25" E		260.0)6°			
L33			20.00'				
1.32			198.	14'			

L31	N 20°45′00	<u> </u>	48.4	6			
		CT – ROPE	- 4 ERTY LINES:				
CURVE	RADIUS	AF	C LENGTH	СН	ORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1021.45	62	2.06'	62.	.05'	N 17°50'10" W	03'28'52"
LINE	BEARING		DISTAN	CE			
L40	N 21°29'31	" W	38.9	99'			

	TRA	CT -	- 6									
ALONG PROPERTY LINES:												
CURVE	RADIUS	AR	C LENGTH	CHORD LENGTH		DELTA ANGLE						
C5	575.74	11	7.53'	117.33'	N 00°38'00" W	11°41'48"						
LINE	BEARING		DISTAN									
L44	N 08'32'25" E 208.			25'								
L43	N 08'32'25"	Έ	58.4	47'								
L42	N 81°58'04"	' W	25.0	20'								
L41	N 07°52'28"	E	198.2	20'								
CURVE	RADIUS	AR	C LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE						
C4	1021.45	43	0.14	426.97'	N 04°01'54" W	24°07'40"						
	TRACT - 7											

CURVE	KADIUS	AR	C LENGIH	CHORD LENGTH	CHURD BEARING	DELIA ANGLE
C4	1021.45' 430.14		0.14	426.97'	N 04°01'54" W	24°07'40"
		_	_			
	TRAC					
	ALONG PRO	JPER	ATY LINES:			
LINE	BEARING		DISTAN	CE		
L48	S 59°42'39"	Έ	15.6	<i>57</i> ′		
L49	S 89°37'33"	E	31.2	25'		
L50	N 69°01'16'	Έ	34.7	79'		
L51	N 89°07'34'	Έ	13.	15'		
L52	S 75°27'31" E		13.8	39'		
L53	S 89*58'38" W		97.5	56'		
L54	S 71°55'20"	` W	100.6	65 '		
L55	S 66°48'25"	` W	90.4	14'		
L56	S 66°46'07"	` W	99.8	34'		
CURVE	RADIUS	AR	C LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	575.74	14	0.03'	139.69'	N 13°26'58" W	1 <i>3</i> ' 56'08"
	•					
	TRAC1		8			
	ALONG PRO	PER	TY LINES:			
LINE	BEARING		DISTAN	CF]		
157	N CC: 4C'07'	, _	00.0			

TRACT - 5 TRACT - 5 TRACT - 5 TRACT - 5 TRACT - 7 TRACT - 8
L = 35.03' A = 1*48'00" C BRG = \$ 27'08'44" E C DIST = 35.03' M.H. P/L EAST SIDE LAND HOLDINGS, LLC 5. D.B. 22500, PG. 26 D.B. 22500, PG. 26 TONED OLD TOTE D.B. 22500, PG. 26 TOTE TOTE

□C.M.F. - CONCRETE MONUMENT FOUND No. 2647 Mur M. Harr

LEGEND:

⊙ I.P.F. - IRON PIN FOUND

⊙R.B.S. – REBAR PIN SET

P/L - PROPERTY LINE R/W - RIGHT OF WAY

C/L - CENTER LINE

L.L.L. - LAND LOT LINE

◆F.H. – FIRE HYDRANT ⊗G.V. – GATE VALVE

⊠W.M. – WATER METER ─ W— — WATER MAIN D.I.P. - DUCTILE IRON PIPE

● P.P. - POWER POLE

• S.P. - SERVICE POLE

●T.P. - TELEPHONE POLE

■T.R. – TELEPHONE RISER

— E—— — ELECTRICAL LINE

- T-- TELEPHONE CABLE

−G— − GAS MAIN

C.B. - CATCH BASIN

■D.I. - DROP INLET E.P. - EDGE OF PAVEMENT

──── − CONTIGUOUS

⊗J.B. - JUNCTION BOX

B.C. - BACK OF CURB

©R.B.F. - REBAR PIN FOUND

OO.T.F. - OPEN TOP FOUND

△A.I.F. – ANGLE IRON FOUND

N/F - NOW OR FORMERLY

PVC - POLYVINYL CHLORIDE PIPE

□P.B. - POWER TRANSFORMER BOX

C.M.P. - CORRUGATED METAL PIPE

⊗M.H. - STORM DRAIN MANHOLE

GW. — GUY WIRE SWCB — SINGLE WING CATCH BASIN

DWCB - DOUBLE WING CATCH BASIN

R.C.P. - REINFORCED CONCRETE PIPE

B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE

⊙C.T.F. - CRIMPED TOP PIN FOUND

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE SURVEYOR AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE SURVEYOR.



RIC

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NUMBER OF SCALE 1" = 100' REVISED DATE: 12 - 22 - 2017

17-282

12 - 05 - 2006 300' ROJECT NO. GRAPHIC SCALE - FEET

	TRACT – ALONG PROPE		LINES:				
LINE	BEARING		DISTAN	CE			
L30	S 89°54'36"	Έ	26.9	8'			
L31	S 20°45'00"	E	48.4	16°			
CURVE	RADIUS	AR	C LENGTH	G	HORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	966.45	46	<i>5.70</i> '	4	51.21 [°]	S 05°46'20" E	27°36'32"
LINE	BEARING		DISTAN	CE			
L32	S 07°52'31"		198.1	14'			
L33	N 81°55'41"	' W	20.0	00'			
L34	S 08'32'25"	W	260.0	6'			
L35	S 71°56'21"	W	<i>37</i> . 1	2			
CURVE	RADIUS	AR	C LENGTH	CI	HORD LENGTH	CHORD BEARING	DELTA ANGLE
<u> </u>	967.00'	7.6	7.00'	7	24.06'	N 04°40'50" W	04.01,22,

L33	N 01 33 1 1	77	20.0				
L34	S 08°32'25" W 26		260.0	06'			
L35	S 71°56'21" W		<i>37</i> . 1	12'			
CURVE	RADIUS	AR	C LENGTH	CI	HORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	863.28' 367.02		7.02	364.26'		N 04°48'50" W	24°21'33"
LINE	BEARING		DISTAN	CE			_
L36	N 82°22'18"	' W	15.0	00'			
L37	N 07°22'47" E 533.3		33'				
L38	N 05*43'33" E		72.8	36 [']			

	TRAC ALONG PRO							
LINE	BEARING		DISTAN	CE]			
L39	N 80°15'22"	E	55.50'					
L40	S 21°29'31"	Ε	38.99'					
CURVE	RADIUS		C LENGTH	C	HORD LENGTH	CHORD BEARING	DELTA ANGLE	
C3	1021.45	62	.06°	6	2.05'	S 17°50'10" E	03*28'52"	
C4	1021.45	43	0.14'	4.	26.97'	S 04°01'54" E	24°07'40"	
LINE			DISTAN					
L41	41 S 07°52'28" W		198.2					
L42			25.0					
L43	L43 S 08*32'25" W		58.47					
L44	L44 S 08°32'25" W		208.2	25'				
CURVE	RADIUS				HORD LENGTH	CHORD BEARING	DELTA ANGLE	
C5	575.74				17.33'	S 00°38'00" E	11°41'48"	
C6	575.74	14	0.03' 1.		39.69'	S 13°26'58" E	13°56'08"	
LINE	BEARING		DISTAN					
L45	S 22°18'30"		10.0					
L46	S 23°20'48"	Ε	18.0	00'				
CURVE	RADIUS	AR	C LENGTH	C	HORD LENGTH	CHORD BEARING	DELTA ANGLE	
C7	536.40'	88	.12'	88	8.02'	S 27°31'28" E	09*24'44"	
LINE	BEARING		DISTAN					
L47	N 40°18'32"	W	52.0	00'				
CURVE	RADIUS		C LENGTH		HORD LENGTH	CHORD BEARING	DELTA ANGLE	
C8	863.28'	37	'8.31'	3	75.29	N 29°32'51" W	25 ° 06′30″	
LINE			DISTAN					
L35	L35 N 71°56'21" E		37.1	2'				

C	URVE	RADIUS	AR	C LENGTH	CHORD LE	NGTH	CHORD BEARING	DELTA ANGLE
C1	1	966.45'	46	5.70'	461.21		N 05°46'20" W	27 : 36'32"
LII	NE E	BEARING		DISTAN	CE	-		
L3	31 N	v 20°45'00"	W	48.4	<i>46</i> ′			

	ALONG PR		RTY LINES:				
CURVE RADIUS		ARC LENGTH		CI	HORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1021.45	62.	.06'	62	2.05'	N 17°50'10" W	03°28'52"
LINE	BEARING		DISTANO				
140	N 21°29'31"	· w	38 9	<u> 99'</u>			

	TRACT — 6 ALONG PROPERTY LINES:												
CURVE	RADIUS	RADIUS ARC LENGTH			HORD LENGTH	CHORD BEARING	DELTA ANGLE						
C5	575.74	11	7.53'	1	17.33'	N 00°38'00" W	11°41'48"						
LINE	BEARING		DISTAN	CE									
L44	N 08'32'25"	5" E 208.		25'									
L43	N 08°32'25"	Έ	58.4	17'									
L42	N 81°58'04"	W	25.0	00'									
L41	N 07°52'28"	Έ	198.2	20'									
CURVE	RADIUS	AR	C LENGTH	CI	HORD LENGTH	CHORD BEARING	DELTA ANGLE						
C4	1021.45	43	0.14	42	26.97'	N 04°01'54" W	24°07'40"						

			ALONG PRO	PER	TY LINES:				
Γ	LINE	Ε	BEARING		DISTANO				
	L57	٨	N 66°46'03"	Έ	99.9				
	L58	٨	√ 80°32'37"	Έ	36.6	88			
	L59	Ų,	5 41°10'32"	2" E 0		00'			
	L60	V)	60°11'04"	W	150.0)1'		_	
	CURVE		RADIUS	AR	C LENGTH	CF	HORD LENGTH	CHORD BEARING	DELTA ANGLE
	C7		536.40'	88	.12'	88	3.02 '	N 27°31'28" W	09°24'44"

IN 214,203 FEET. TRACT - 6: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT

IN 329,413 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT

IN 110,880 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT

IN 125,499 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT

TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

REFERENCES: 1. DEED BOOK 24361, PAGE 280-292 2. DEED BOOK 25076, PAGE 186

3. DEED BOOK 25076, PAGE 187 4. DEED BOOK 25076, PAGE 188 RIGHT OF WAY DEEDS: 5. DEED BOOK 20582, PAGES 547-554 6. DEED BOOK 22494, PAGE 490

7. DEED BOOK 24182, PAGES 793-799 8. DEED BOOK 20582, PAGES 555-561 9. DEED BOOK 20582, PAGES 562-569 10. RIGHT OF WAY PLANS FOR SNAPFINGER ROAD WIDENING

721820. SHEETS 13-01 THRU 13-06. DATED 09/11/2009 AND LAST REVISED 03/01/2010. EXISTING ZONING: (AS SHOWN) NEIGHBORHOOD SHOPPING DISTRICT - NSD

RESIDENTIAL - R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT)

GDOT PROJECT NUMBER STP-165-1 (060), P.I. NUMBER

STATE WATERS BUFFER: AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE

COMMERCIAL - C-1 (LOCAL COMMERCIAL DISTRICT)

MEASURED FROM THE TOP EDGE OF WATERS BANK. WETLANDS STATEMENT: TO THE BEST OF MY KNOWLEDGE, THIS SITE DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR:". ANY THIRD PARTY USE TO BE AT THEIR OWN

DELINEATION HAS PERFORMED ON THIS SITE.