

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0052K, DATED 08/15/19

LOT AREA:

13,513 sf.
0.310 ACRES

ZONING INFORMATION:

CLASSIFICATION: RS75
 MINIMUM LOT AREA - 10,000 sf.
 MINIMUM LOT WIDTH - 75 FEET
 MAXIMUM LOT COVERAGE - 35%
 SETBACKS: FRONT - 30 FEET
 SIDE STREET - 20 FEET
 SIDE INTERIOR - 7.5 FEET
 REAR - 40 FEET
 MAXIMUM BUILDING HEIGHT - 40 FEET



- LEGEND**
- IPF = 1/2" REBAR FOUND
 - IPS = 1/2" REBAR PIN SET
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.L. = PROPERTY LINE
 - CL = CENTERLINE
 - B.L. = BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - MH = MANHOLE
 - C.B. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - HW = HEADWALL
 - D.I. = DROP INLET
 - PP = POWER/UTILITY POLE
 - F.H. = FIRE HYDRANT
 - I.E. = INVERT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - F.F.B. = FINISHED FLOOR BASEMENT
 - F.F.G. = FINISHED FLOOR GARAGE
 - BOC = BACK OF CURB
 - EP = EDGE OF PAVEMENT
 - N/F = NOW OR FORMERLY
 - P.O.B. = POINT OF BEGINNING
 - SS = SANITARY SEWER LINE/PIPE
 - X-X-X = FENCE LINE
 - O = FLOOD HAZARD ZONE LINE
 - = STORM SEWER LINE/PIPE
 - W = WATER LINE
 - G = GAS LINE
 - FW = FLOW WELL
 - C.E. = CONSTRUCTION EASEMENT
 - C&G = CURB AND GUTTER
 - LS = LIGHT STANDARD
 - OTP = OPEN TOP PIPE FOUND
 - CTP = CRIMP TOP PIPE FOUND
 - WD = WOOD DECK
 - CO = CLEAN OUT

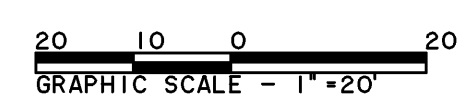


AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

Signature of Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

11/21/22
DATE



ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 CONTACT: ROBERT RICHARDSON OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: 2764 GREEN MEADOWS LN TAX PARCEL: 18 241 17 005	
REVISION: _____ DISTRICT: 18TH _____ DEKALB COUNTY GEORGIA FIELD DATE: 11/16/22 PLAT DATE: 11/21/22	LOT: 5 BLOCK: B SUB: ASHFORD PARK AREA = 0.310 ACRES JOB No. 22-11-661	LAND LOT: 241 DISTRICT: 18TH DEKALB COUNTY FIELD DATE: 11/16/22 PLAT DATE: 11/21/22	LOT: 5 BLOCK: B SUB: ASHFORD PARK AREA = 0.310 ACRES JOB No. 22-11-661