

RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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.

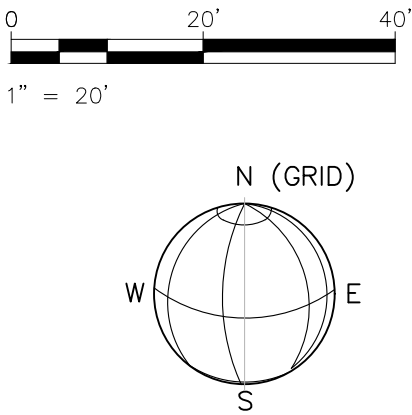
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical 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.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

STREAM BUFFER & ACCOMPANYING LIMITATIONS/RESTRICTIONS SHOULD BE CONFIRMED THROUGH GOVERNING BODIES



THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE GPS NETWORK

FLOOD NOTE: ENTIRE PARCEL ELEVATION IS BELOW THE 100 YR BASE FLOOD ELEVATION 864.4' PER F.I.R.M. MAP 13089C0062K DEKALB COUNTY 8-15-2019

REFERENCE: DEED BOOK 28397 PG 421
PLAT BOOK 8 PG 36

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 28397 PG 421
PROPERTY OWNER AT TIME OF SURVEY: JESSICA RICE MANN & STEPHEN STAFFORD MANN, IV
PARCEL NUMBER: 18-053-02-015

TOTAL AREA: 10,013.73 SQ FT, 0.230 AC

CALCULATED PLAT CLOSURE: 1:59,033

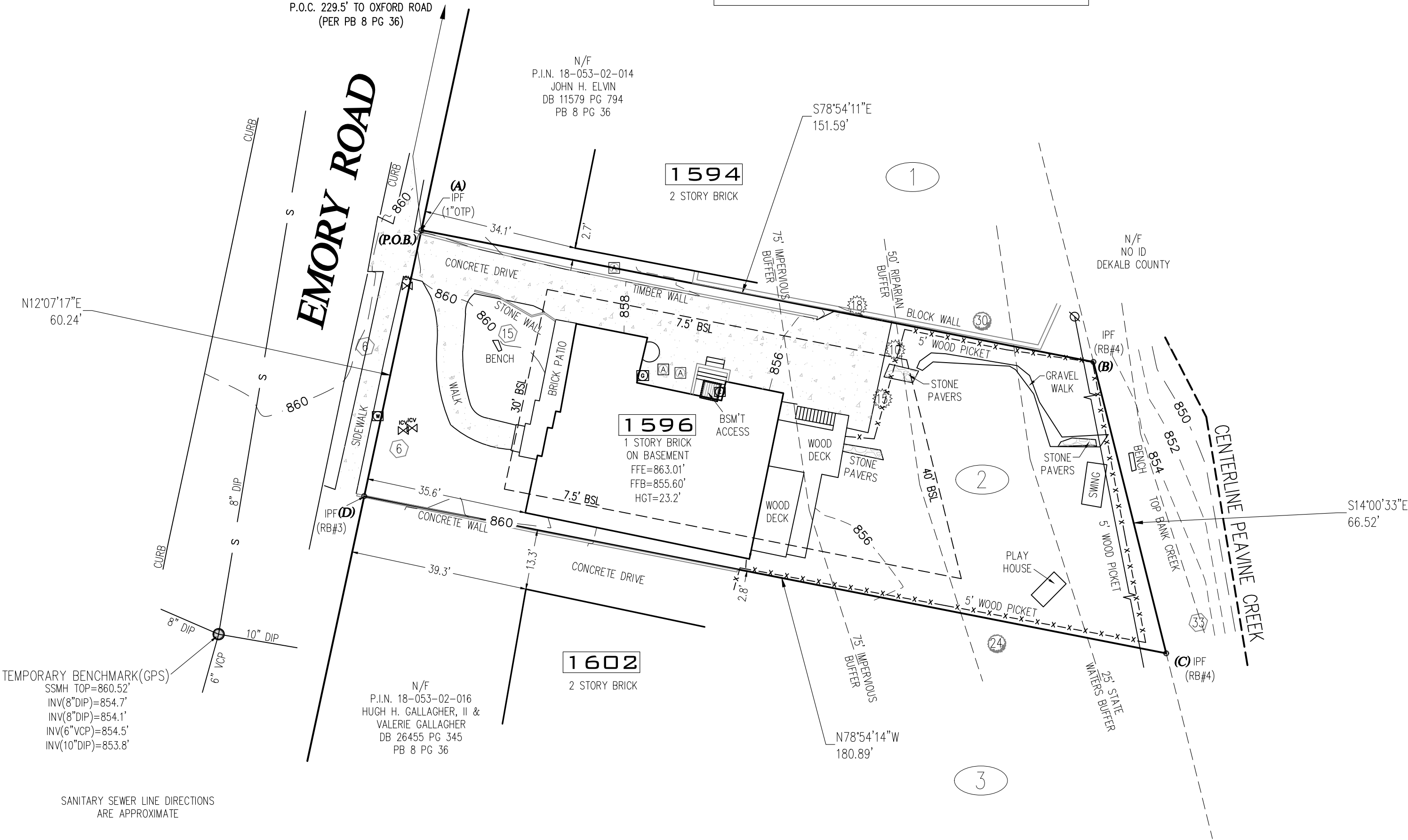
FIELD DATA:

DATE OF FIELD SURVEY 4-7-2023

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT USED:
TRIMBLE S5 ROBOTIC TOTAL STATION
TRIMBLE R2 GPS RECEIVER

1596 EMORY ROAD
ZONING: R-75 (DEKALB COUNTY)
HOUSE = 1,850 S.F.
FRONT BRICK PATIO = 165 S.F.
CONCRETE DRIVE / FRONT WALK = 1,851 S.F.
BASEMENT STEPS / WALL = 58 S.F.
REAR WOOD DECK / STAIRS = 421 S.F.
GRAVEL / STONE PAVER WALK(S) = 119 S.F.
SWING = 41 S.F.
PLAYHOUSE = 27 S.F.
WALL(S) = 58 S.F.
IMPERVIOUS TOTAL = 4,590 S.F.
LOT AREA = 10,014 S.F.
LOT COVERAGE (%) = 45.8

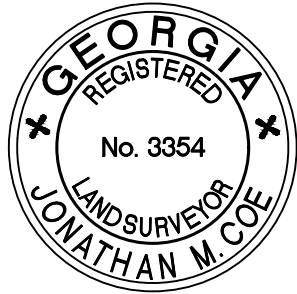


LEGEND

- EOP EDGE OF PAVEMENT
- CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- LLL LAND LOT LINE
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- P- UNDERGROUND POWER
- GAS- GAS UNDERGROUND GAS
- W- UNDERGROUND WATER
- UT- UNDERGROUND TELEPHONE
- S- UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- JB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- LP LIGHT POLE
- CONCRETE PAD

TREE SYMBOLS
X = DIAMETER IN INCHES

- (X) HARDWOOD
- (X) PINE
- (X) CREPE MYRTLE



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



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BOUNDARY & TOPOGRAPHIC SURVEY FOR
STEPHEN MANN
LOT 2, BLOCK C, LULLWATER SUBDIVISION

1596 EMORY ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 53, DIST 18
DATE: APRIL 14, 2023

MONUMENT TABLE (GA STATE PLANE WEST, 1002)			
LABEL	DESCRIPTION	NORTHING	EASTING
(A)	IPF(1"OTP)	1,378,707.36'	2,247,316.74'
(B)	IPF(RB#4)	1,378,678.19'	2,247,465.50'
(C)	IPF(RB#4)	1,378,613.65'	2,247,481.60'
(D)	IPF(RB#3)	1,378,648.46'	2,247,304.09'

Building Height shown is measured from the mean finished ground level at the front of the building to the highest point of the roof.