

1. THIS MAP OR PLAT IS CERTIFIED TO THE NAME BELOW AND/OR INSURER OR MORTGAGOR. NO LIABILITY IS ASSUMED TO THIRD PARTIES. NO ABSTRACT OF TITLE WAS PERFORMED.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 28,094 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,185,459 FEET.

3. EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 03 SECONDS. ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

4. THE UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS PERFORMED AND MAY NOT COMPRISE ALL UTILITIES ON OR ADJACENT TO THE PROPERTY, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION INDICATED, AS ASSUMPTIONS WERE MADE AS TO THE DIRECTION AND LOCATION. A DETAILED STUDY BY A COMPANY EQUIPPED AND QUALIFIED TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES MAY INDICATE A DIFFERENT DIRECTION, LOCATION OR TYPE.

5. THE EASEMENTS SHOWN HEREON WERE TAKEN FROM INFORMATION THAT WAS AVAILABLE AT THE TIME THE SURVEY WAS DONE AND MAY NOT BE ACCURATE AS TO THE EXTENT OR EXACT LOCATION OF ALL EASEMENTS ON SITE.

6. THIS PARCEL IS IN ZONE X AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064J PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED MAY 16, 2013.

7. THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY.

8. SETBACK INFORMATION AS PER CURRENT R-4A ZONING.

LEGEND

APR. APPROXIMATE
BC BACK OF CURB
B/L BUILDING SETBACK
BW BOTTOM WALL
CONC CONCRETE
C/L CHAIN LINK
DE DRAINAGE EASEMENT
X-X FENCE
C & G CURB AND GUTTER
CO CORNER FOUND
CLEANOUT
GM GAS METER
HW HEADWALL
OTF OPEN TOP FOUND
RBF REBAR FOUND
O CALC/SET CORNER
LAND LOT NUMBER
APR. L.L. LINE
XX LOT NUMBER
N/F NOW OR FORMERLY
CMP CORRUGATED METAL PIPE
PB PLAT BOOK
P/B POWER BOX
POB POINT OF BEGINNING
PM POWER METER
PS PARKING SPACE
R/W RIGHT OF WAY
SS SANITARY SEWER
SSE SS EASEMENT
S/D SUBDIVISION
STONE WALL
TAX PARCEL
TW TOP WALL
UG UNDERGROUND
W/D WOOD DECK
ZONE A NO BFE ESTABLISHED
ZONE X AREA OUTSIDE OF 0.2% CHANCE ANNUAL FLOOD OR NOT STUDIED

1585 PAXON STREET

PARCEL DESCRIPTION:
TAX ID: 15-207-03-007
DEED BOOK 4187 PAGE 404

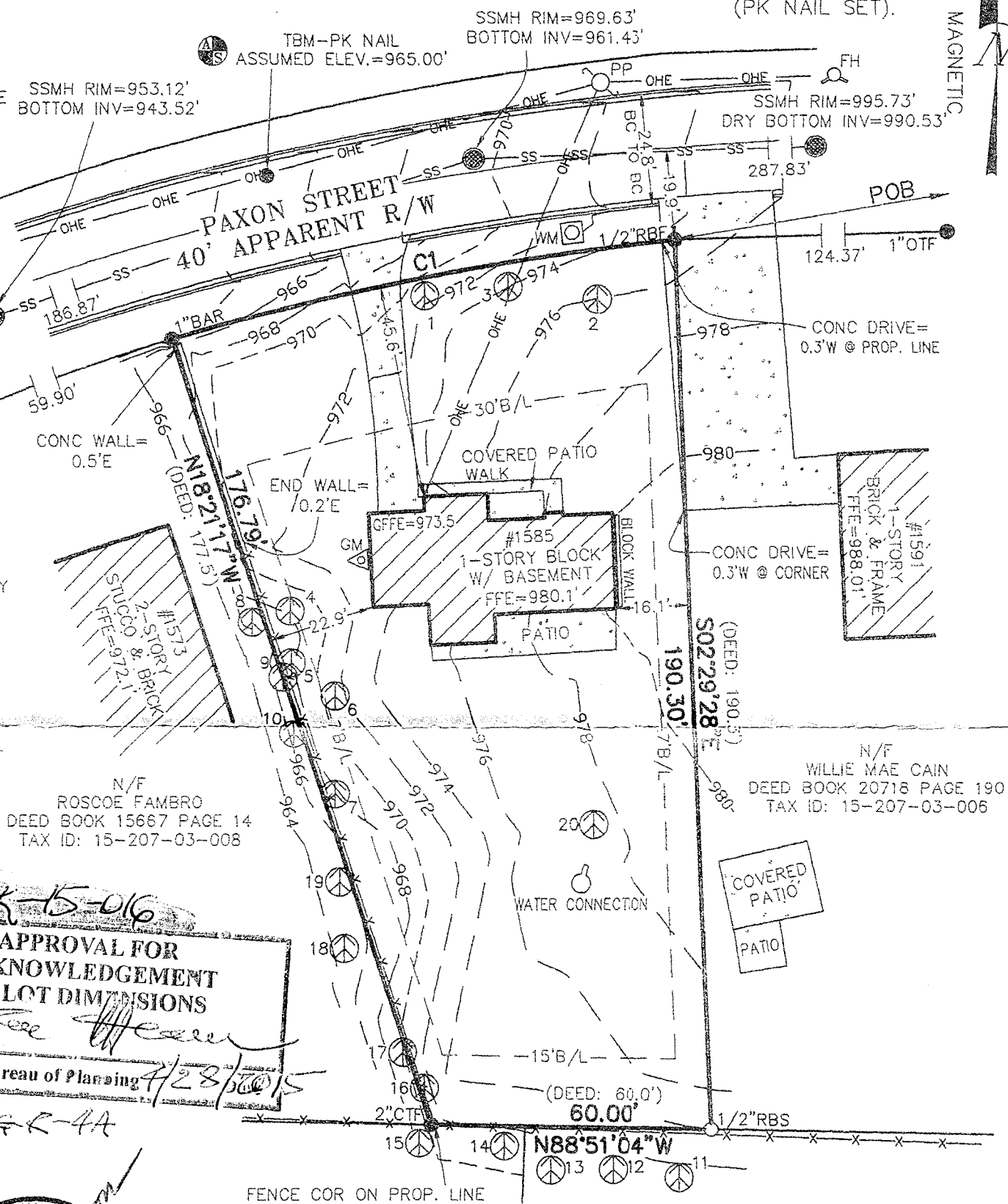
AREA- 0.355 ACRES
15,481 SQ. FT.

P.O.B.:

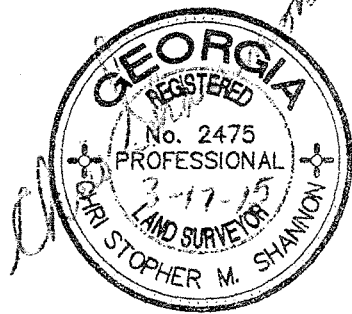
S86°41'53"E 743.67'
FROM THE CENTERLINE
INTERSECTION OF PAXON
STREET AND WYMAN STREET
(PK NAIL SET).

TREE CHART					
1	40" HARDWOOD	8	20" HARDWOOD	15	17" HARDWOOD
2	8"X2 DOGWOOD	9	7" HARDWOOD	16	30" HARDWOOD
3	35" PINE	10	28" HARDWOOD	17	27" HARDWOOD
4	21" PINE	11	42" HARDWOOD	18	16" HARDWOOD
5	20" PINE	12	17" HARDWOOD	19	17" HARDWOOD
6	18" PINE	13	38" HARDWOOD	20	9" HARDWOOD
7	24" PINE	14	26" HARDWOOD		

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD B&D	DEED
C1	109.6'	589.08'	N78°52'13"E 109.44"	110.0'



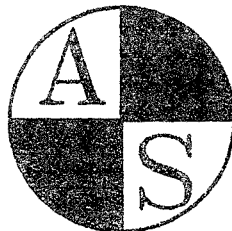
ACK 15-016
APPROVAL FOR
ACKNOWLEDGEMENT
OF LOT DIMENSIONS
Director, Bureau of Planning 7/28/2015



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Advance Survey, Inc.

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ALL MATTERS OF TITLE EXCEPTED.
GA. REGISTERED LAND SURVEY FIRM
NO. LSF000455

BOUNDARY, TOPO, AND TREE SURVEY FOR:

CRAFTBUILT

LAND LOT:	207	SCALE:	1"=30'
DISTRICT:	15TH	DATE:	03/17/2015
SECTION:	----	DRAWN BY:	CCK
COUNTY:	DEKALB	CHK BY:	GSO PC: GSO
STATE:	GEORGIA	JOB NO:	150056