

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.

1585 PAXON STREET

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 COMPRIZE ALL UTILITIES ON OR ADJACENT TO THE PROPERTY, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE UNDERGROUND UTILITIES SHOWN MAY NOT 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
•	CORNER FOUND
CO	CLEANOUT
GM	GAS METER
HW	HEADWALL
OTF	OPEN TOP FOUND
RBF	REBAR FOUND
O	CALC/SET CORNER
⑧	LAND LOT NUMBER
—LL—	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
TP	TAX PARCEL
XX	TOP WALL
TW	UNDERGROUND
UG	WOOD DECK
W/D	NO BFE ESTABLISHED
ZONE A	AREA OUTSIDE OF 0.2
ZONE X	CHANCE ANNUAL FLO OR NOT STUDIED

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
634 N. CLAYTON STREET
LAWRENCEVILLE, GA. 30046
OFFICE: (770) 995-0938

FAX: (770) 554-7539

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

AREA- 0.355 ACRES
15,481 SQ. FT.

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'

P.O.B.:
S86°41'53"E 743.67'
FROM THE CENTERLINE
INTERSECTION OF PAXON
STREET AND WYMAN STREET
(PK NAIL SET). 7

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