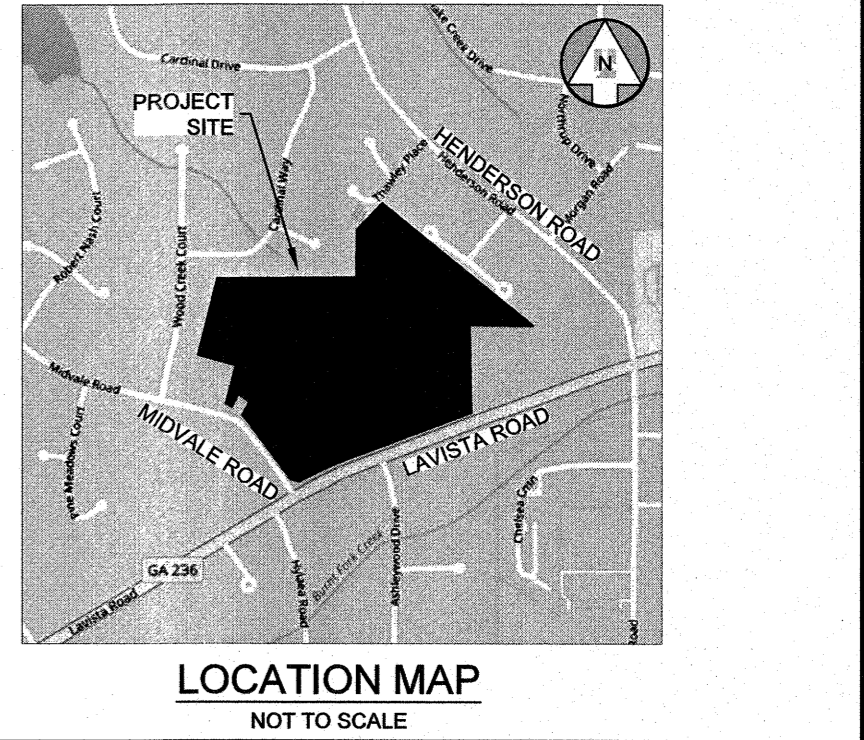


GENERAL NOTES

1) THE FIELD SURVEY WAS PERFORMED ON JULY 1, 2019. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THE TIME... 2) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER-GPS RECEIVER... 3) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 28,594 FEET... 4) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE RATIOS SHOWN HEREON... 5) TOPOGRAPHY AND ELEVATIONS SHOWN ARE REFERENCED TO NAD 83 DATUM... 6) THE BEARING BASIS IS GRID NORTH, NAD 83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE... 7) THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA... 8) ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP... 9) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS... 10) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER X13089C0076L, DEKALB COUNTY... 11) THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES... 12) THE CREEK SHOWS WAS NOT MARKED BY A CERTIFIED WETLANDS/STREAM DELINEATOR AND NO WETLANDS INFORMATION WAS PROVIDED... 13) THE BUILDING DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE BASED ON THE MAIN EXTERIOR WALLS AT GROUND LEVEL... 14) THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION... 15) CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY... 16) THE BOUNDARY LINES AROUND THE APPARENT ENCROACHMENT AREA ARE MADE LINES BASED ON ESTIMATED EXTENTS OF ENCROACHMENTS AND/OR CORNER MONUMENTS FOUND...

TREE SUMMARY

Table with columns: POINT #, DIA, DESC, NOTE. Multiple tables of tree data across the page, listing tree IDs, diameters, species, and descriptions.



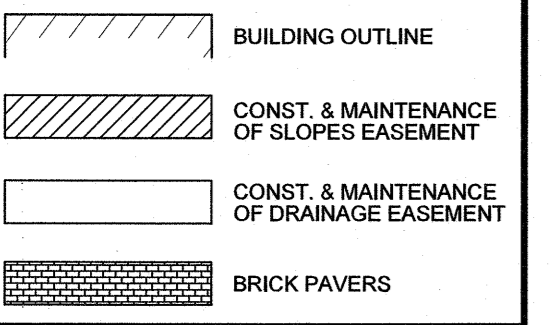
SYMBOL LEGEND

- CMS - CORNER MONUMENT SET (SEE NOTE #8)
○ IRON PIN FOUND (TYPE NOTED)
△ CCMF - CONCRETE MONUMENT FOUND
▽ INTERSECTION POINT
▽ SINGLE WING CATCH BASIN
▽ DOUBLE WING CATCH BASIN
▽ FLARED END SECTION
▽ DROP INLET
▽ HEADWALL
▽ CURB INLET
▽ STORM MANHOLE
▽ STORM JUNCTION BOX
▽ PEDESTAL INLET
▽ FIRE HYDRANT
▽ WATER VALVE
▽ WATER METER
▽ IRRIGATION CONTROL VALVE
▽ FIRE DEPARTMENT CONNECTION
▽ WATER SPIGOT
▽ GAS VALVE
▽ GAS METER
▽ TELEPHONE BOX
▽ TELEPHONE MANHOLE
▽ CABLE PEDESTAL
▽ GUY WIRE
▽ LIGHT POLE
▽ POWER POLE
▽ POWER MANHOLE
▽ ELECTRIC METER
▽ TRANSFORMER
▽ SANITARY SEWER MANHOLE
▽ SANITARY SEWER GREASE TRAP
▽ CLEANOUT
▽ CROSS WALK SIGNAL POLE
▽ TRAFFIC SIGNAL HAND HOLE
▽ TRAFFIC SIGNAL POLE
▽ TRAFFIC CONTROL BOX
▽ MAILBOX
▽ MONITORING WELL
▽ FUEL TANK CAP
▽ STREET SIGN
▽ BOLLARD
▽ LANDSCAPE LIGHT
AIR CONDITIONING UNIT
PARKING COUNT
PAINTED TRAFFIC ARROW
HANDICAPPED SPACE
EVERGREEN TREE
UNDERSTORY TREE
DECIDUOUS TREE (HARDWOOD)
BENCHMARK
TEST HOLE
REBAR FOUND
OPEN TOP PIPE FOUND
CRIMP TOP PIPE FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
RIGHT-OF-WAY
CHAIN LINK FENCE
SANITARY SEWER EASEMENT
VITRIFIED CLAY PIPE
DRAINAGE EASEMENT
ACCESS EASEMENT
BROKEN LINE (NOT TO SCALE)
END NOT LOCATED
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
HIGH DENSITY POLYETHYLENE PIPE
POLYVINYL CHLORIDE PIPE
FINISHED FLOOR ELEVATION
MEASURED DISTANCE
RECORD DISTANCE
MEASURED ANGLE
RECORD ANGLE
NOW OR FORMERLY
PER DESIGN PLAN
TITLE EXPLANATION NUMBER
CURB AND GUTTER
CURB INLET
DROP INLET
INVERT ELEVATION
EXISTING SPOT ELEVATION
TOP OF WALL
BOTTOM OF WALL

LINE LEGEND

- SITE BOUNDARY LINE
--- ADJACENT BOUNDARY LINE
--- TAX PARCEL LINE
--- RIGHT-OF-WAY LINE
--- SETBACK LINE
--- EASEMENT LINE
--- DITCH LINE
--- CENTER LINE CREEK
--- APPROX. FLOOD LIMITS
--- ROAD CENTERLINE
--- CURB & GUTTER
--- FENCE
--- STORM SEWER
--- CONTOURS
--- WATER LINE
--- SANITARY SEWER
--- GAS LINE
--- TELEVISION CABLE
--- FIBER OPTIC LINE
--- TELEPHONE LINE
--- OVERHEAD POWER
--- UNDERGROUND POWER
--- GUARDRAIL
--- PAINT STRIPING
--- TREE LINE
--- CREEK BANK

HATCH LEGEND

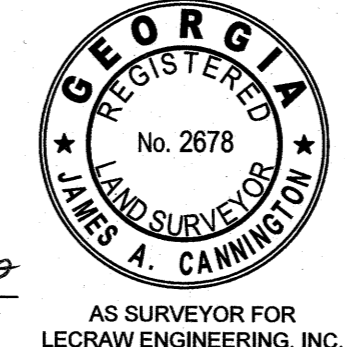


PARCEL SUMMARY

Table with columns: PARCEL #, AREA, TAX ID #, OWNER, DEED REFERENCE, PLAT CLOSURE. Summary of land parcels and ownership details.

SURVEYOR'S CERTIFICATION

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... JAMES A. CANNINGTON, GEORGIA REGISTERED LAND SURVEYOR NO. 2678, DATE: 7-3-2019.



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2019 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
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WWW.LECRAWENGINEERING.COM
LSF001180

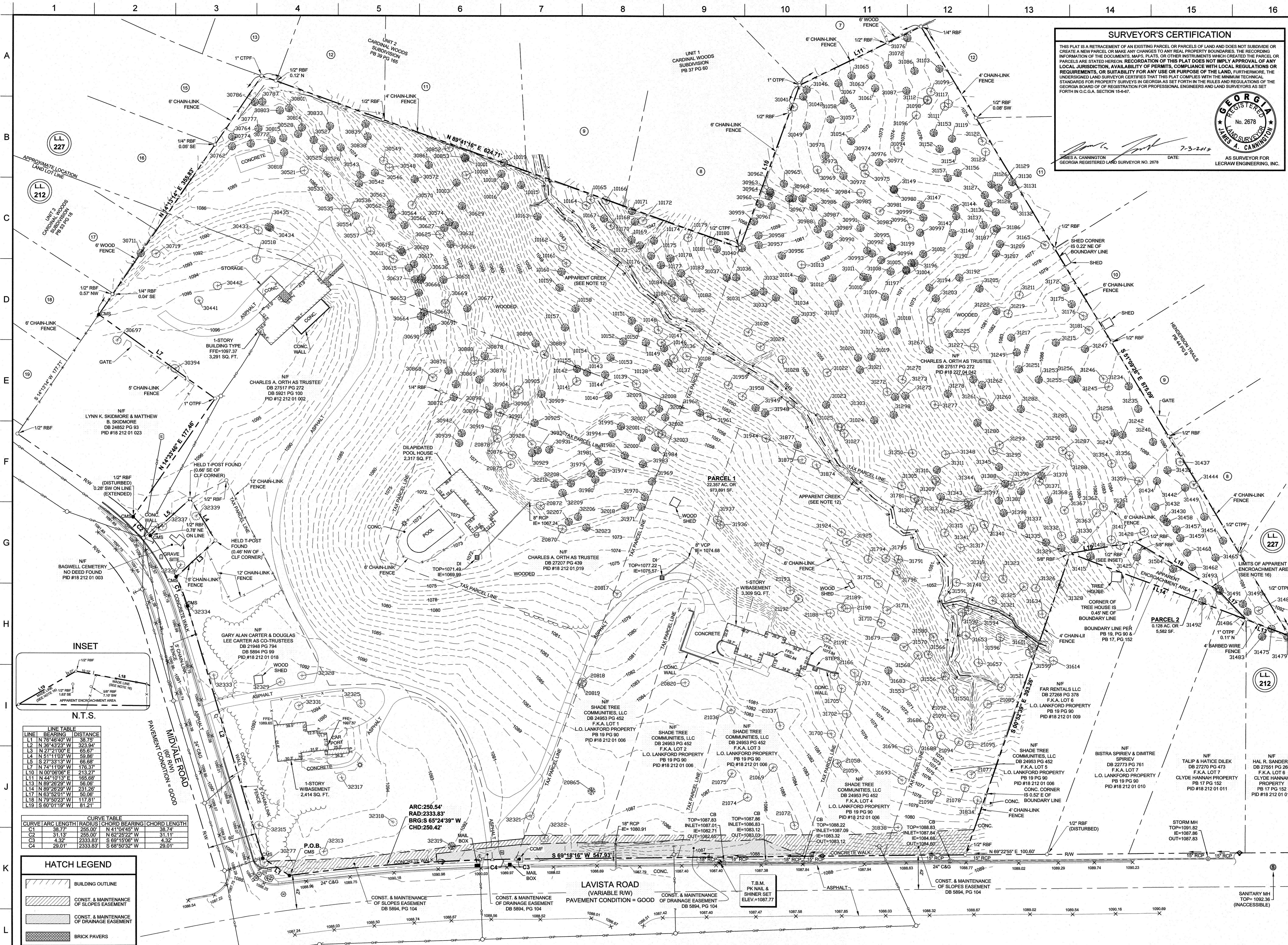
BETANCOURT CONSTRUCTION, LLC
CLIENT
4355 COBB PARKWAY
SUITE J460
ATLANTA, GEORGIA 30339
PROJECT
BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN LAND LOT 212 & 227, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SURVEY TEAM:
DRAWN BY: AU
FIELD WORK BY: JRB
REVIEWED BY: JAC



SCALE & NORTH ARROW:

JOB #: 026007
SHEET: 1 OF 2



SURVEYOR'S CERTIFICATION

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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature] DATE: 7-3-2019 AS SURVEYOR FOR LECRAW ENGINEERING, INC.

JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

LECRAW ENGINEERING

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REGISTERED LAND SURVEYOR
No. 2678
JAMES A. CANNINGTON

REV.#	DATE	DESCRIPTION	BY	CHECKED BY
0	07/03/2019	INITIAL ISSUE	JAC	JAC
1			AU	JAC

BETANCOURT CONSTRUCTION, LLC
CLIENT

BOUNDARY AND TOPOGRAPHIC SURVEY
PROJECT

4355 COBB PARKWAY
SUITE J460
ATLANTA, GEORGIA 30339

LOCATED IN LAND LOT 212 & 227, 18TH DISTRICT
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SURVEY TEAM:

DRAWN BY: AU
FIELD WORK BY: JRB
VIEWED BY: JAC

GEORGIA811
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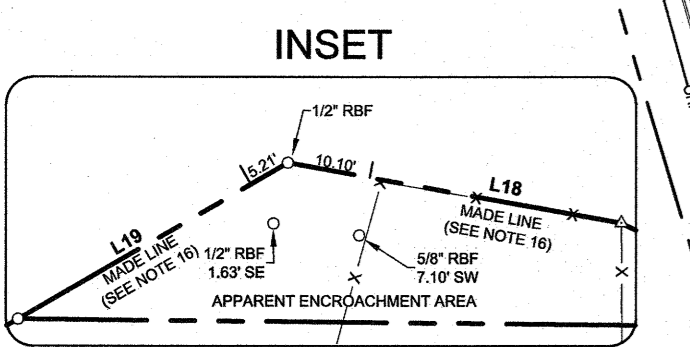
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW (SEE NOTE #8)

GRAPHIC SCALE: 1"=50'

JOB #: 026007
SHEET: 2 OF 2



N.T.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 76°46'07" W	38.75
L2	N 36°43'23" W	323.94
L3	N 27°21'00" E	65.67
L4	N 51°11'00" W	59.96
L5	S 27°33'13" W	89.89
L6	N 74°11'09" W	176.37
L7	N 00°06'06" E	213.27
L8	N 44°10'13" E	165.88
L9	N 89°26'29" W	56.06
L10	N 89°26'29" W	231.26
L11	N 63°52'01" W	50.96
L12	N 73°50'23" W	117.81
L13	S 60°01'19" W	81.21

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	38.77	255.00	N 41°04'45" W	38.74
C2	31.13	255.00	N 62°25'22" W	31.11
C3	4.32	2333.83	S 69°15'08" W	4.32
C4	29.01	2333.83	S 69°50'32" W	29.01

HATCH LEGEND

- BUILDING OUTLINE
- CONST. & MAINTENANCE OF SLOPES EASEMENT
- CONST. & MAINTENANCE OF DRAINAGE EASEMENT
- BRICK PAVERS