



BROCKETT ROAD ~ VARIABLE R/W  
32'± BC/BC

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFORDED IN ANY MANNER.

RECEIVED  
City of Tucker  
  
FEB 26 2018  
  
Community Development  
Department  
  
SLUP-18-001

Flood Zone "X" as per Georgia Flood M.A.P. (DFIRM)  
Disclaimer  
The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for NFIP (National Flood Insurance Program) purposes. For NFIP insurance and regulation purposes please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern.

**\* L E G E N D \***  
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS	N	NEIGHBOR'S
APD AS PER DEED	N/F	NOW OR FORMERLY
APP AS PER PLAT	NAIL	NAIL FOUND
BSL BUILDING (SETBACK) LINE	P	PLAT (BOOK/PAGE)
CP COMPUTED POINT	POB	POINT OF BEGINNING
CTP CRIMP TOP PIPE FOUND	POC	POINT OF COMMENCEMENT
D DEED (BOOK/PAGE)	R	RADIUS LENGTH
DW DRIVEWAY	R/W	RIGHT-OF-WAY
EP EDGE OF PAVEMENT	RBF	REINFORCING BAR FOUND (1/2" UNO)
FFE FINISH FLOOR ELEVATION	RBS	1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS	SW	SIDEWALK
IPF IRON PIN FOUND	SSE	SANITARY SEWER EASEMENT
L ARC LENGTH	SSCO	SANITARY SEWER CLEANOUT
LL LAND LOT	-X-	FENCE LINE
LLL LAND LOT LINE		



PROPERTY ADDRESS:  
2298 Brockett Rd  
Tucker, GA 30084

LAND AREA:  
22039 SF  
0.506 AC

ZONING: OI

0 30  
SCALE 1" = 30'

PLAT PREPARED FOR:  
**Aaliya Bashir**

Neighborhood 6169	
LAND LOT 212	18th DISTRICT
DeKALB COUNTY, GEORGIA	BY:
FIELD DATE: 2-15-2018	MF
DRAWN DATE: 2-19-2018	SS
REFERENCE: DEED BOOK 8213, PAGE 431	ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 387,797 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.

**SURVEY SYSTEMS & ASSOC., INC.**  
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