

SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
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SURVEY FOR:
HEATHER H. HALE
LAND LOT 226 18th DISTRICT
DEKALB COUNTY, GEORGIA
REFERENCED IN DEED BOOK 18825, PAGE 784

PROJECT: 53537
DWG BY: DCP
CHKD BY: JAS
DATE: 3/21/18
SCALE: 1"=30'

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 108,503 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

FLOOD NOTE:
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0076J DATED 5/16/13

ZONING: R-85
MIN. LOT AREA: 12,000 SF
MIN. LOT FRONTAGE: 85'

SETBACKS:
FRONT-35 FEET
SIDE -8.5 FEET
REAR -40 FEET

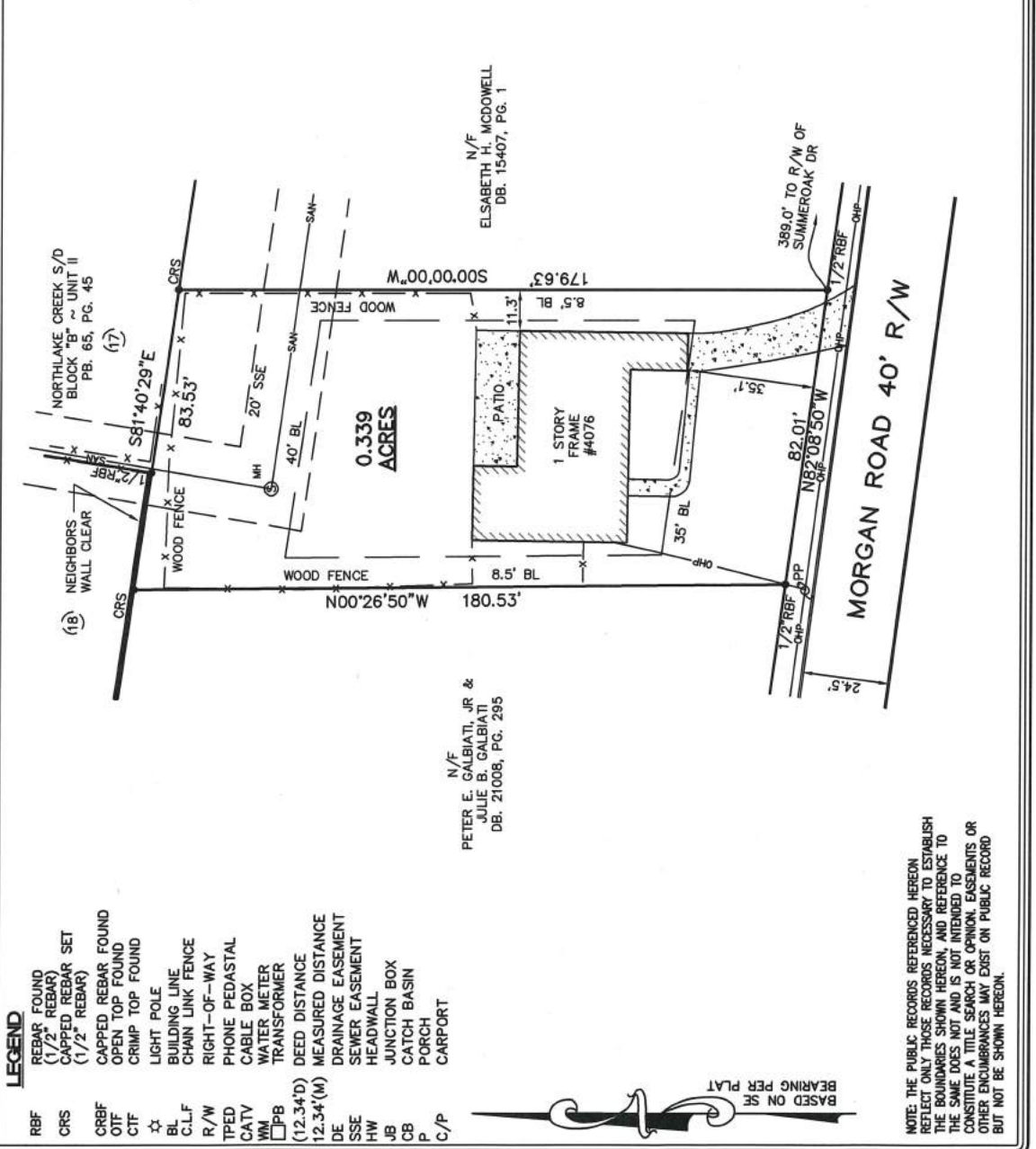
MAXIMUM LOT COVERAGE: 35%
MAXIMUM BUILDING HT: 35 FEET

EXISTING LOT COVERAGE:
HOUSE-2,194 SF
PATIO-453 SF
WALK-167 SF
DRIVEWAY-401 SF SE
TOTAL-3,215 SF

3,215/14,748=21.8%



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



- LEGEND**
- RBF REBAR FOUND (1/2" REBAR)
 - CRS CAPPED REBAR SET (1/2" REBAR)
 - CRBF CAPPED REBAR FOUND
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - ☆ LIGHT POLE
 - BL BUILDING LINE
 - C.L.F. CHAIN LINK FENCE
 - R/W RIGHT-OF-WAY
 - TPED PHONE PEDASTAL
 - CATV CABLE BOX
 - MNI WATER METER
 - TPB TRANSFORMER
 - (12.34'D) DEED DISTANCE
 - 12.34'(M) MEASURED DISTANCE
 - DE DRAINAGE EASEMENT
 - SSE SEWER EASEMENT
 - HW HEADWALL
 - JB JUNCTION BOX
 - CB CATCH BASIN
 - P PORCH
 - C/P CARPORT

N/F
PETER E. GALBIATI, JR. &
JULIE B. GALBIATI
DB. 21008, PG. 295

N/F
ELSABETH H. MCGDOWELL
DB. 15407, PG. 1

BASED ON SE
BEARING PER PLAT

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.