

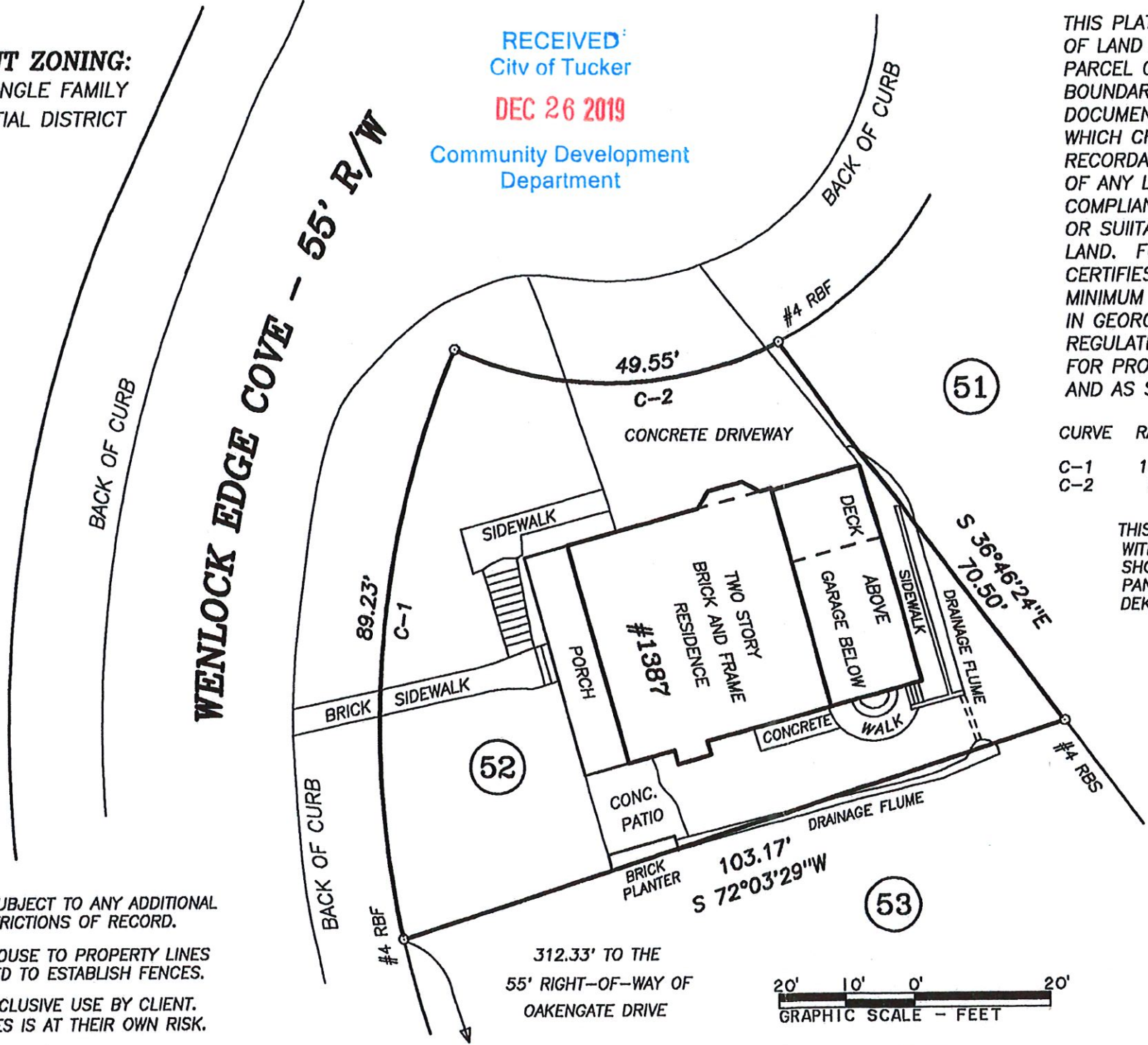
SLUP-20-0001

PRESENT ZONING:
RA8 - SINGLE FAMILY
RESIDENTIAL DISTRICT

RECEIVED
City of Tucker
DEC 26 2019
Community Development
Department

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL 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 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 AND AS SET FORTH IN O.C.G.A. SECTION 16-6-67.

JAMES H. CARTER
LAND SURVEYING COMPANY
P.O. Box 957982 Duluth, GA 30095
Telephone (404) 213-5706



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	144.52'	89.23'	87.82'	N 05°16'15"E
C-2	55.00'	49.55'	47.89'	N 89°02'16"E

THIS IS TO CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. OF THE CITY OF TUCKER, GEORGIA, PANEL NO. 13089C0079L, DATED AUGUST 15, 2019, DEKALB COUNTY, GEORGIA,

AREA: 5,757 SF ~ 0.132 ACRES
PLAT BOOK 75 ~ PAGE 13
DEED BOOK 27059 ~ PAGE 227

THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.

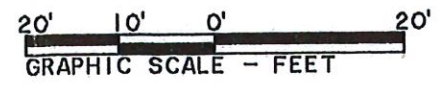
DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.

THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.



LEGEND

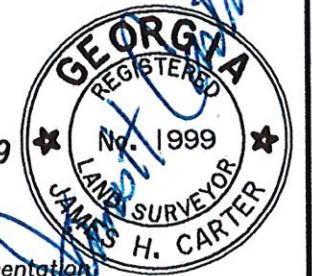
RBS	REBAR SET	SSE	SANITARY ESMT.
RBF	REBAR FOUND	R-W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FND.	CONC	CONCRETE
CTPF	CRIMPED TOP PIPE FND.	DK	DECK
BL	BUILDING LINE	PAT	PATIO
DE	DRAINAGE EASEMENT	S	STOOP
UE	UTILITY EASEMENT	-X-	FENCE

SURVEY FOR: **JOHN E. CARNEY, JR.**
1387 WENLOCK EDGE COVE
STONE MOUNTAIN, GEORGIA 30083

LOT 52, PHASE II (TWO), OAKENGATE SUBDIVISION
CITY OF TUCKER, GEORGIA

LAND LOT 141, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SCALE: 1" = 20'
FIELD WORK DATE: 12/16/2019
DRAWING DATE: 12/17/2019



In my opinion, this plat is a correct representation of the land platted and has been prepared within the minimum standards and requirements of law.