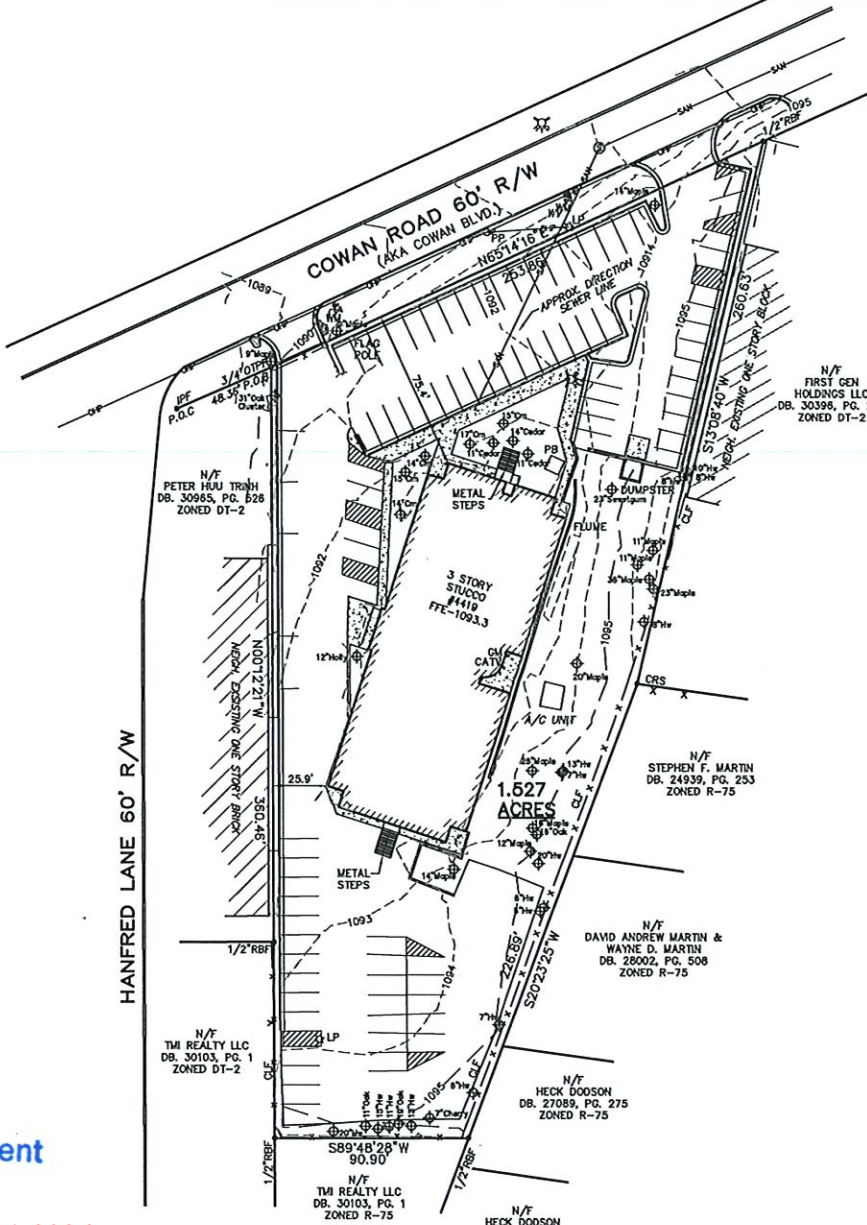




**LEGEND**

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRAMP TOP FOUND
- RFB REBAR FOUND
- JB JUNCTION BOX
- LL LAND LOT LINE
- LP LIGHT POLE
- WH WARDHOLE
- R PROPERTY LINE
- BC BACK OF CURB
- B/L BUILDING LINE
- EP EDGE OF PAVEMENT
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- DE DRAINAGE EASEMENT
- DI DROP INLET
- SF SQUARE FEET
- FP FOOTPRINT
- PP POWER POLE
- R/W RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- SBM SOUTHERN BELL MANHOLE
- SM SANITARY SEWER MANHOLE
- UE UTILITY EASEMENT
- FH FIRE HYDRANT
- SW SINGLE WING CATCHBASIN
- DC DOUBLE WING CATCHBASIN
- CO CLEAN OUT
- WV WATER VALVE
- GV GAS VALVE
- HW HEADWALL
- WM WATER METER
- F/P FLAG POLE
- P.O.B POINT OF BEGINNING
- P.O.C POINT OF COMMENCEMENT



**GENERAL NOTES**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 124,500 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 0.2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIXON - 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.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

**FLOOD NOTE:**  
 BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0077L DATED 8/15/19

**REFERENCE**  
 1) DEED BOOK 27320, PAGE 637



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.

**SCI Development Services**  
 ENGINEERS - SURVEYORS - LAND PLANNERS  
 2330 HEWATT ROAD - BELLVILLE, GEORGIA 30039  
 (770) 750-7666 FAX: (770) 750-4025  
 MAIL@SURVEYCONCEPTS.NET



SURVEY FOR  
**STANDARD BUILDING COMPANY**  
 4419 COWAN ROAD  
 LAND LOT 214  
 18TH DISTRICT  
 CITY OF TUCKER  
 DEKALB COUNTY, GEORGIA

DRAWN BY	CHECKED BY
DATE	1/15/24
SCALE	1" = 40'
PROJECT NUMBER	42695

RECEIVED  
 City of Tucker  
 AUG 07 2024

Community Development  
 Department

SLUP-24-0004 & CV-24-0006