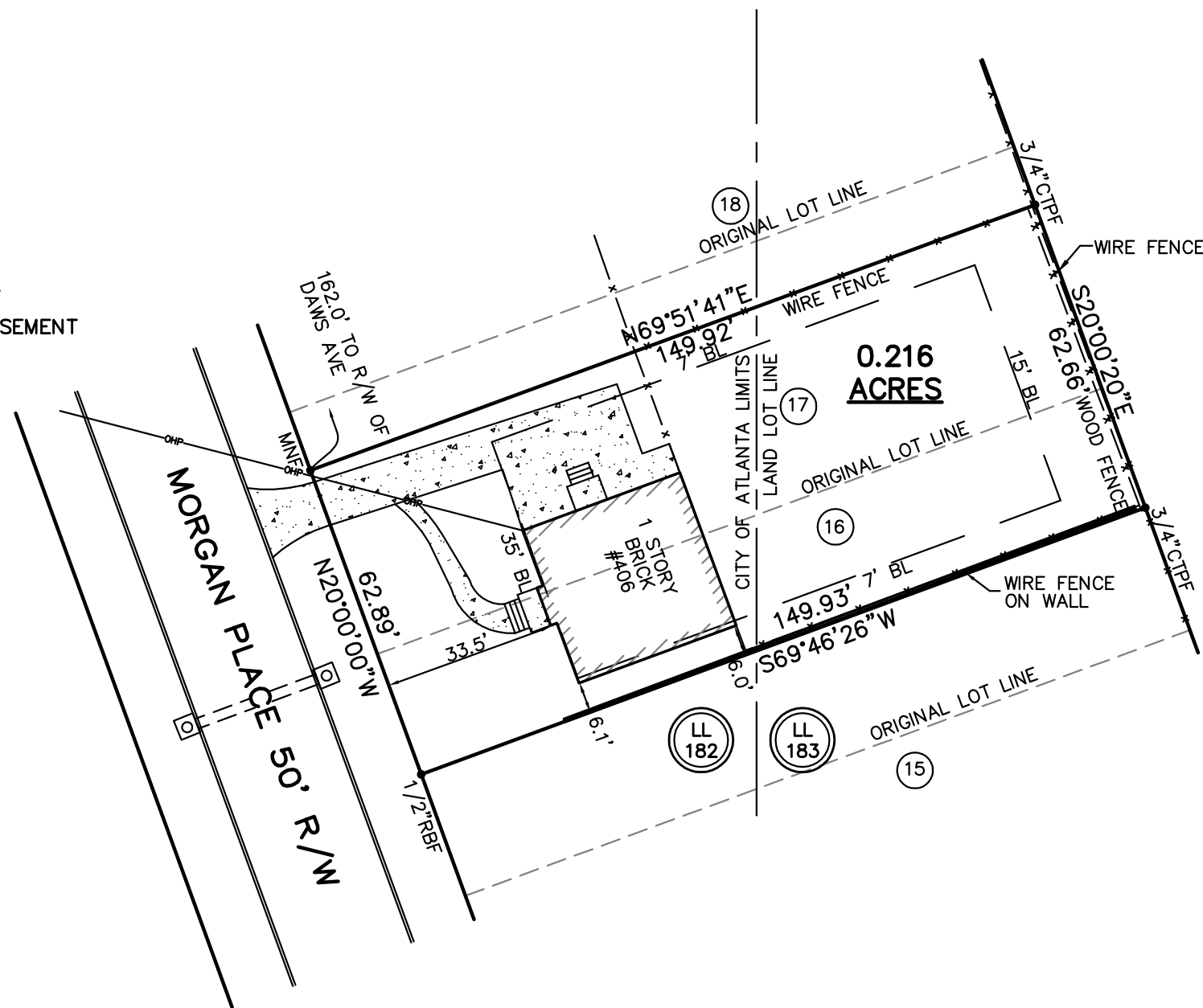


**LEGEND**

- RBF REBAR FOUND (1/2" REBAR)
- CRS CAPPED REBAR SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- PKF PK NAIL FOUND
- LP LIGHT POLE
- BL BUILDING LINE
- C.L.F CHAIN LINK FENCE
- R/W RIGHT-OF-WAY
- TPED PHONE PEDASTAL
- CATV CABLE BOX
- WM WATER METER
- WV WATER VALVE
- PP POWER POLE
- OHP OVERHEAD POWER
- TPED PHONE PEDASTAL
- CATV CABLE TV
- ⊠PB TRANSFORMER
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- AGL- GAS LINE
- W- WATER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- WI WEIR INLET
- HW HEADWALL



BASE BEARING PER STATE PLANE COORDS.

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.

**GENERAL NOTES**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 126,937 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 F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0129J DATED 5/16/13

**ZONING: R-4**

MIN. LOT AREA: 7,000  
MIN LOT FRONTAGE: 70'

**SETBACKS:**

FRONT-35 FEET  
SIDE -7 FEET  
REAR -15 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM LOT COVERAGE: 50%  
MAXIMUM F.A.R.: 50%

**EXISTING LOT COVERAGE:**

HOUSE-1,038 SF  
STOOP/WALK-170 SF  
DRIVEWAY-904 SF  
TOTAL-2,115 SF

2,115/9,412=22.47%



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

2020 WESTSIDE COURT-STE E-SNELLVILLE GEORGIA 30078  
(770) 736-7666 FAX (770) 736-4623  
MAIL@SURVEYCONCEPTS.NET

PROJECT: 53031  
DWG BY: DCP  
CHKD BY: JAS  
DATE: 3/30/17  
SCALE: 1"=30'

SURVEY FOR:  
**PICTURE PERFECT**

PART OF LOTS 16 & 17 BLOCK "G"  
SUBDIVISION: EAST LAKE ESTATES  
CITY OF ATLANTA  
LAND LOTS 182 & 183 15th DISTRICT  
DEKALB COUNTY, GEORGIA  
REFERENCED IN PLAT BOOK 8, PG. 66