

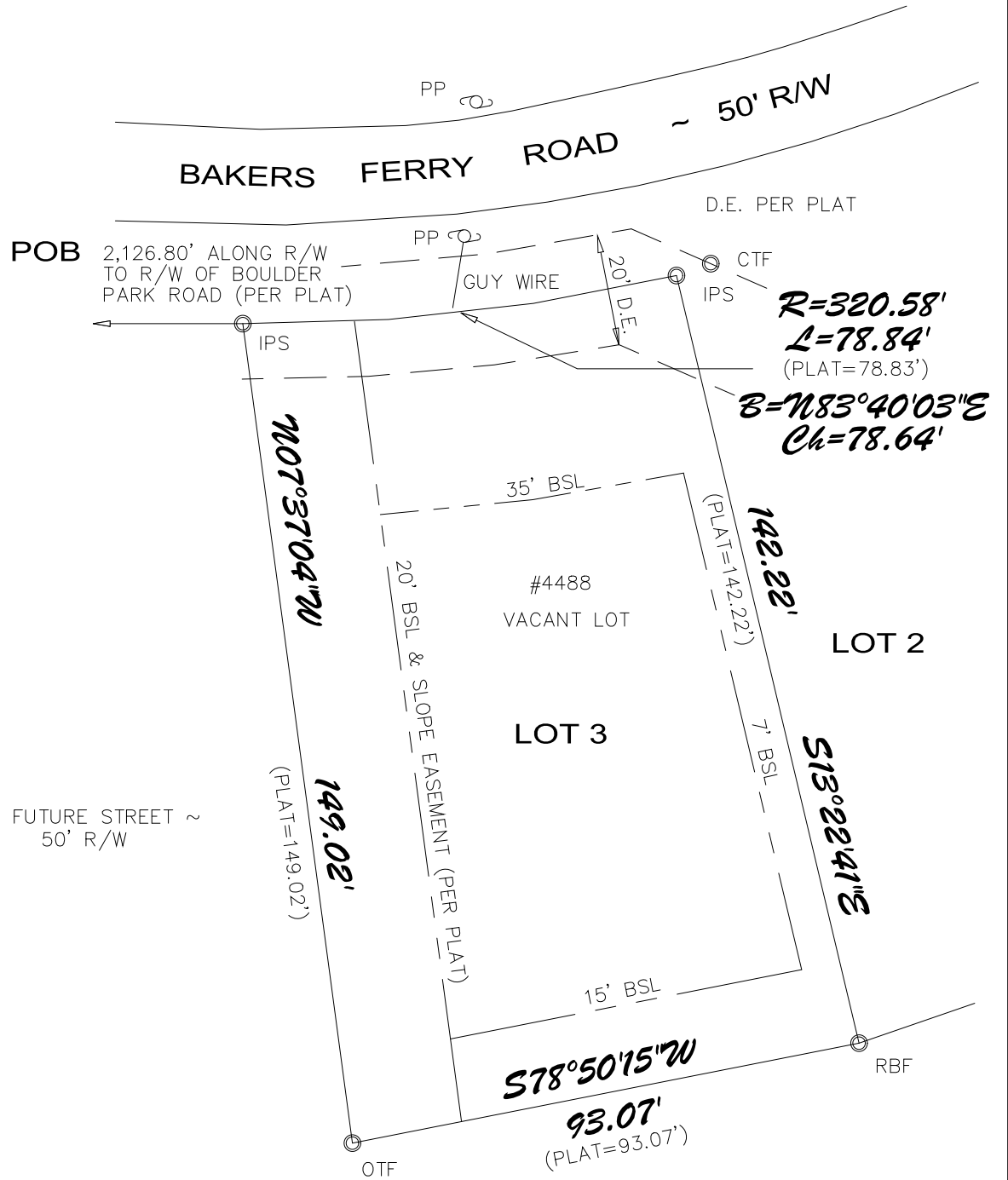
LEGEND:

- B. BEARING
- BSL. BUILDING SETBACK LINE
- CH. CHORD
- C/L. CENTERLINE
- C.M.F. CONCRETE MONUMENT FOUND
- C.T.P. CRIMPED TOP PIPE
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- E.O.P. EDGE OF PAVEMENT
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET
- L. LENGTH OF ARC
- L.L.L. LAND LOT LINE
- OTF. OPEN TOP PIPE FOUND
- P.B. PLAT BOOK
- PP. POWER POLE
- PL. PROPERTY LINE
- R. RADIUS
- RBF. REBAR FOUND
- R/W. RIGHT OF WAY
- R.C.P. REINFORCED CONCRETE PIPE
- U.G.E. UNDERGROUND ELECTRIC
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.M.H. SEWER MANHOLE
- S.S.E. SANITARY SEWER EASEMENT
- WD. WOODEN



AREA
 12,344 sq.ft.
 0.28 acres

~ FUTURE STREET ~
 50' R/W



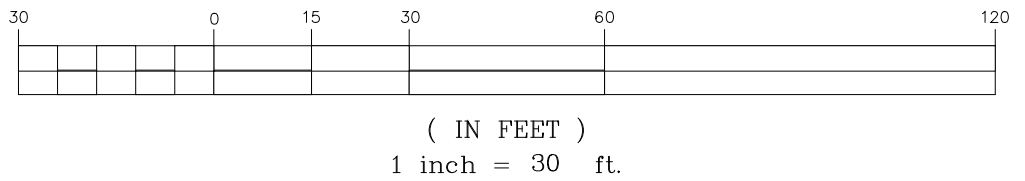
FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0220 E - EFFECTIVE DATE OF 6/22/1998. ZONE "X", AS DESCRIBED BY SAID MAP AS "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN".

CURRENT ZONING

SUBJECT PROPERTY CURRENTLY ZONED "R-4"
 ZONING DEPARTMENT - CITY OF ATLANTA ONLINE ZONING MAP
 BUILDING SETBACKS:
 FRONT: 35 FEET
 SIDE: 7 FEET
 REAR: 15 FEET

GRAPHIC SCALE



GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.



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 BY LAW.

BRENDAN R. BLAKE, P.L.S.
GEORGIA LAND SURVEYOR #2375

JOB NUMBER:	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:			DATE	8/15/2011
	GREAT WESTERN BANK			SCALE	1" = 30'
11-213	LAND LOT 50	14FF DISTRICT	SECTION	UNIT ONE-"B"	FULTON COUNTY, GEORGIA
	SUBDIVISION ANDREA RENEE BY ADELL				
	LOT 3	BLOCK			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED					
REFERENCE:		PLOTTED BY:			
PLAT BOOK 132, PAGE 19					
DEED BOOK 41027, PAGE 237					
BLAKE ENGINEERING & LAND SURVEYING, INC. P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547 TELEPHONE (678) 293-5505 FAX (678) 293-5655					