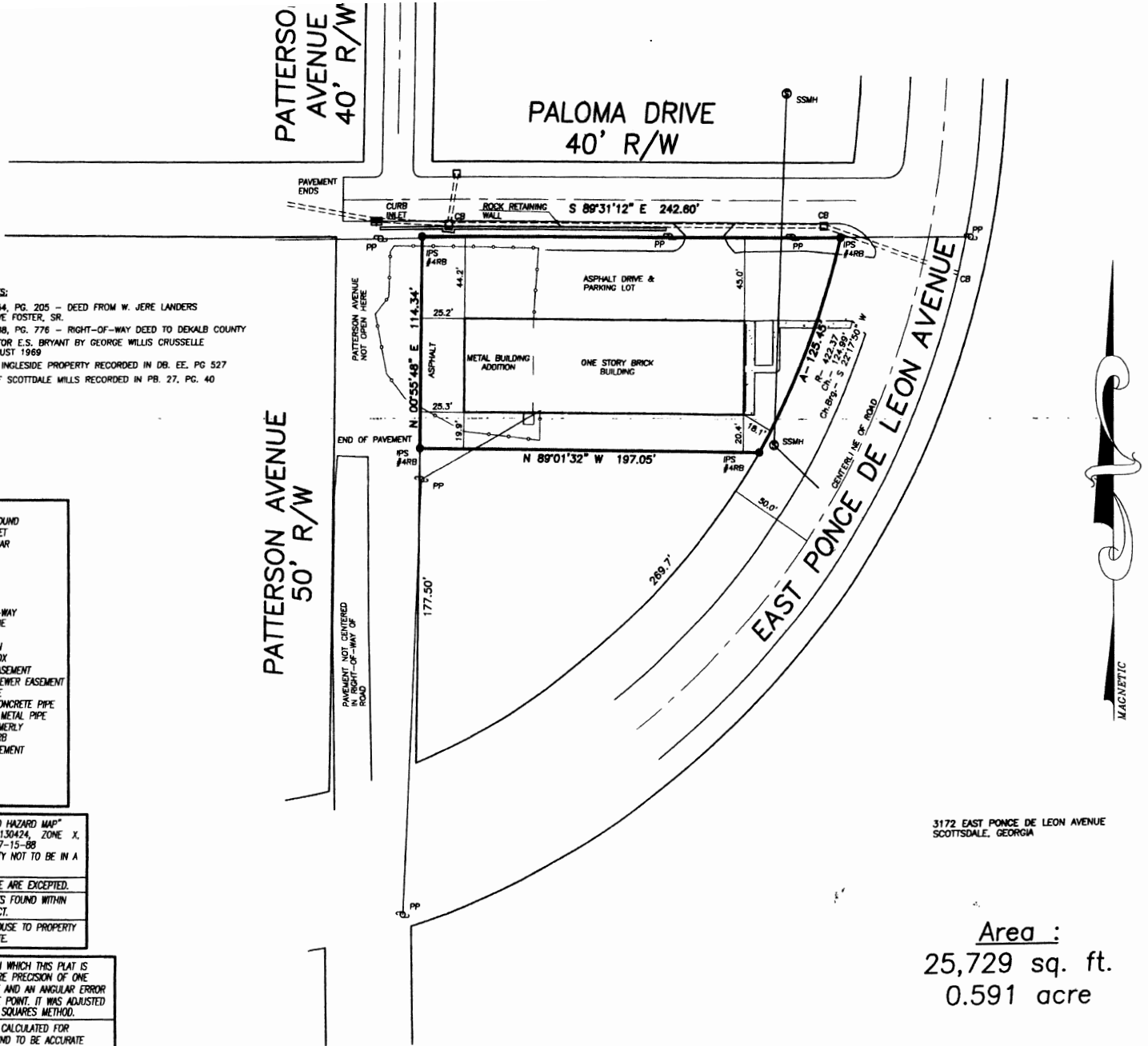


REFERENCES:

1. DB. 5454, PG. 205 – DEED FROM W. JERE LANDERS TO C. STEVE FOSTER, SR.
2. DB. 1888, PG. 776 – RIGHT-OF-WAY DEED TO DEKALB COUNTY
3. PLATS FOR E.S. BRYANT BY GEORGE WILLIS CRUSSELLE DATED AUGUST 1969
4. PLAT OF INGLESIDE PROPERTY RECORDED IN DB. EE, PG 527
5. PLAT OF SCOTTDALE MILLS RECORDED IN PB. 27, PG. 40

LEGEND:
IPF – IRON PIN FOUND
IPS – IRON PIN SET
#4RB – 1/2" REBAR
OT – OPEN TOP
CT – CRIMP TOP
A – ARC
R – RADIUS
CH – CHORD
R/W – RIGHT-OF-WAY
BL – BUILDING LINE
HW – HEADWALL
CB – CATCH BASIN
JB – JUNCTION BOX
DE – DRAINAGE EASEMENT
SSE – SANITARY SEWER EASEMENT
LLL – LAND LOT LINE
RCP –REINFORCED CONCRETE PIPE
CMP – CORRUGATED METAL PIPE
N/F – NOW OR FORMERLY
B/C – BACK OF CURB
E/P – EDGE OF PAVEMENT
EX – EXISTING
C.L. – CENTERLINE
PP – POWER POLE
LP – LIGHT POLE

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130424, ZONE X, PANEL 319, DATE 07-15-88 SHOWS THIS PROPERTY NOT TO BE IN A BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

NO N.G.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.

DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE APPROXIMATE.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,417 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT. IT WAS ADJUSTED BY USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 205,751 FEET.

EQUIPMENT UTILIZED:
ANGULAR – TOPCON 311
LINEAR– E.D.M.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN.THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

3172 EAST PONCE DE LEON AVENUE
SCOTTSDALE, GEORGIA

Area :
25,729 sq. ft.
0.591 acre

0' 20' 40' 80'
GRAPHIC SCALE


C&C
LAND SURVEYORS INCORPORATED
P.O. BOX 837
ACWORTH, GEORGIA 30101
(770) 975-3933


GEORGIA REGISTERED No. 2418 LAND SURVEYOR ANASTASIOS COSTARIDES

SURVEY FOR:

MOODSWING INVESTMENTS, L.L.C.
LAND LOT 9
18th DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN: WH
DESIGNED:
CHECKED: TC
SCALE: 1" = 40'
DATE: 2-13-03

REVISIONS

| NO. | DATE: | REMARKS |
|---|---|---|
| | | |

SHEET: 1 OF: 1

J:\03-0065_Chuck_Petropoulos_East_Ponce