

### LEGEND

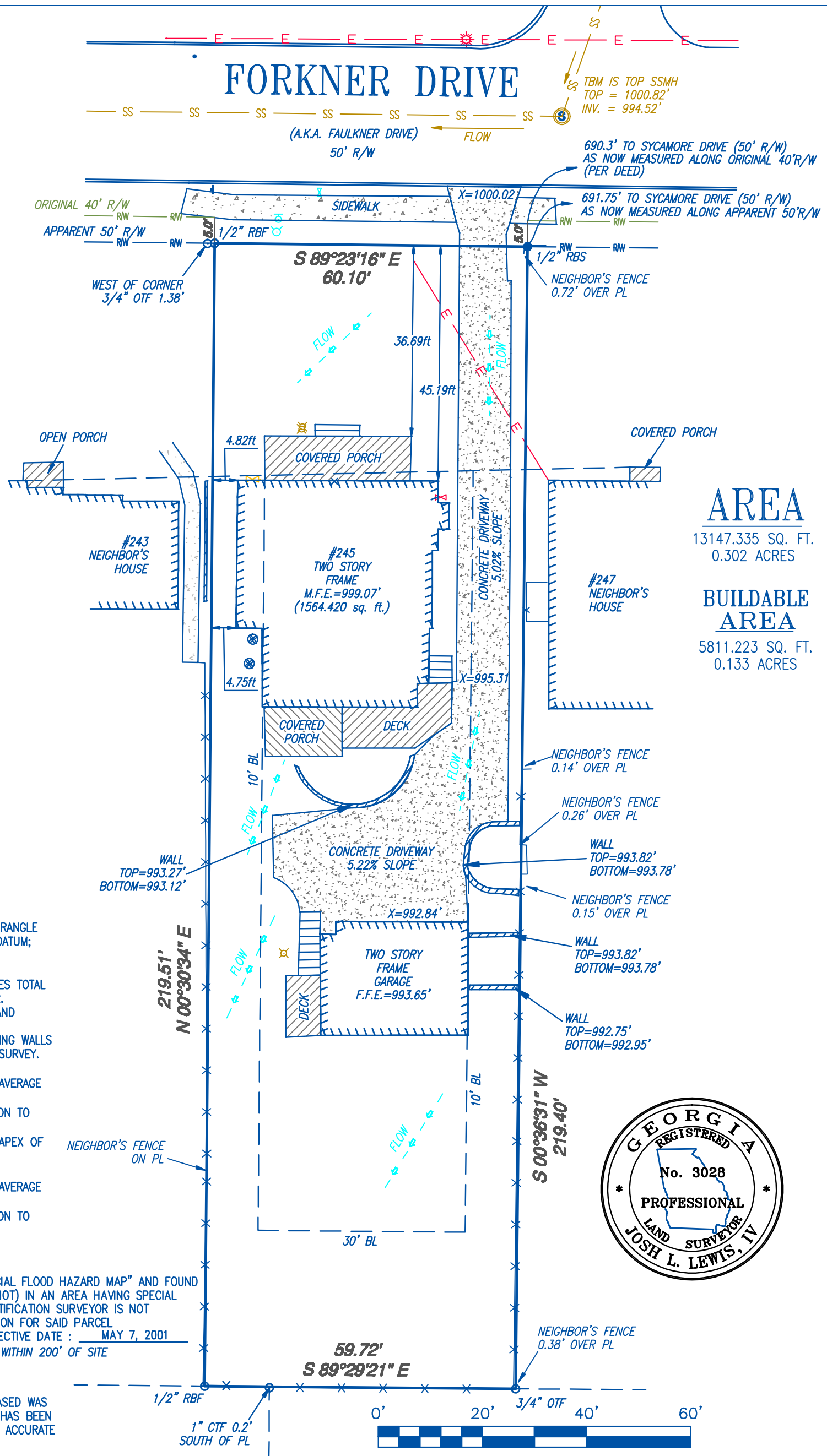
These standard symbols may be found in the drawing.

- 1/2" REBAR SET
- IRON PIN FOUND
- ▭ CATCH BASIN
- ▭ DRAIN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ AC UNIT
- ⊕ GAS METER
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ POWER METER
- ⊕ MANHOLE
- ⊕ CLEANOUT
- SS — SS — SEWER
- E — E — ELECTRIC
- X — X — FENCE
- — — UNDERGROUND PIPELINE

4' 35" MAGNETIC NORTH

4' 35" DECLINATION

MAGNETIC



#### LOT COVERAGE

DRIVEWAY	2017.983 sq. ft.
HOUSE	1564.420 sq. ft.
GARAGE	610.634 sq. ft.
FRONT PORCH	239.683 sq. ft.
DECKS	256.941 sq. ft.
REAR PORCH	140.962 sq. ft.
STAIRS	91.577 sq. ft.
WALLS	59.986 sq. ft.
TOTAL COVERAGE	4982.186 sq. ft.
LOT AREA	13147.335 sq. ft.
LOT COVERAGE	37.90%

#### ZONING

-R60  
 FRONT SETBACK-30'  
 REAR SETBACK-30'  
 SIDE SETBACK-10'

- #### NOTES
- ELEVATIONS ARE SCALED FROM USGS QUADRANGLE 7.5 MINUTE SERIES MAP NAVD 88 DATUM DATUM; MEAN SEA LEVEL
  - CONTOUR LINES ARE AT 2ft INTERVALS.
  - EQUIPMENT USED; TOPCON GTS 3/3B SERIES TOTAL STATION AND ALLEGRO CX DATA COLLECTOR.
  - SOFTWARE USED: CARLSON SURVEY 2007 AND CARLSON SURVCE.
  - NO SAFETY RESTRAINT SYSTEMS ON RETAINING WALLS WERE CONSTRUCTED AT THE TIME OF THE SURVEY.
  - BUILDING HEIGHT (HOUSE):
    - MEASURED FROM AVERAGE GRADE TO AVERAGE ROOF LINE IS 18.93'.
    - MEASURED FROM MAIN FLOOR ELEVATION TO APEX OF ROOF LINE IS 25.72'.
    - MEASURED FROM AVERAGE GRADE TO APEX OF ROOF LINE IS 27.12'
  - BUILDING HEIGHT (GARAGE):
    - MEASURED FROM AVERAGE GRADE TO AVERAGE ROOF LINE IS 21.54'.
    - MEASURED FROM MAIN FLOOR ELEVATION TO APEX OF ROOF LINE IS 22.16'.

#### FLOOD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL  
 MAP ID 13089C0066 H EFFECTIVE DATE : MAY 7, 2001  
 NO WATERS OF THE STATE EXIST WITHIN 200' OF SITE

#### CLOSURE STATEMENT

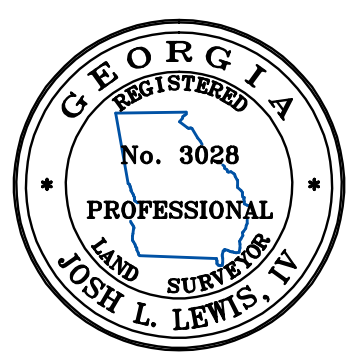
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 140,669 FEET.

### AREA

13147.335 SQ. FT.  
0.302 ACRES

### BUILDABLE AREA

5811.223 SQ. FT.  
0.133 ACRES



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 190669	DRAWING NUMBER F31-115	SURVEY PLAT FOR: #245 FORKNER DRIVE		DATE: 3/14/11	SCALE: 20'	
		<h1>JOHN DOE</h1>				
		LAND LOT: 7	18th DISTRICT	SECTION	DeKALB COUNTY, GA	
		LOT: PART OF 32	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION: THE EXTENSION OF GLENWOOD ESTATES				
DEED BOOK 11306 , PAGE 516	SURVEYED: 3/15/11	PARTY CHIEF: D.R.	SHEET 1 OF 1			
PLAT BOOK 11 , PAGE 127	DRAFTED: 3/16/11	DRAFTER: S.L.				

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED