

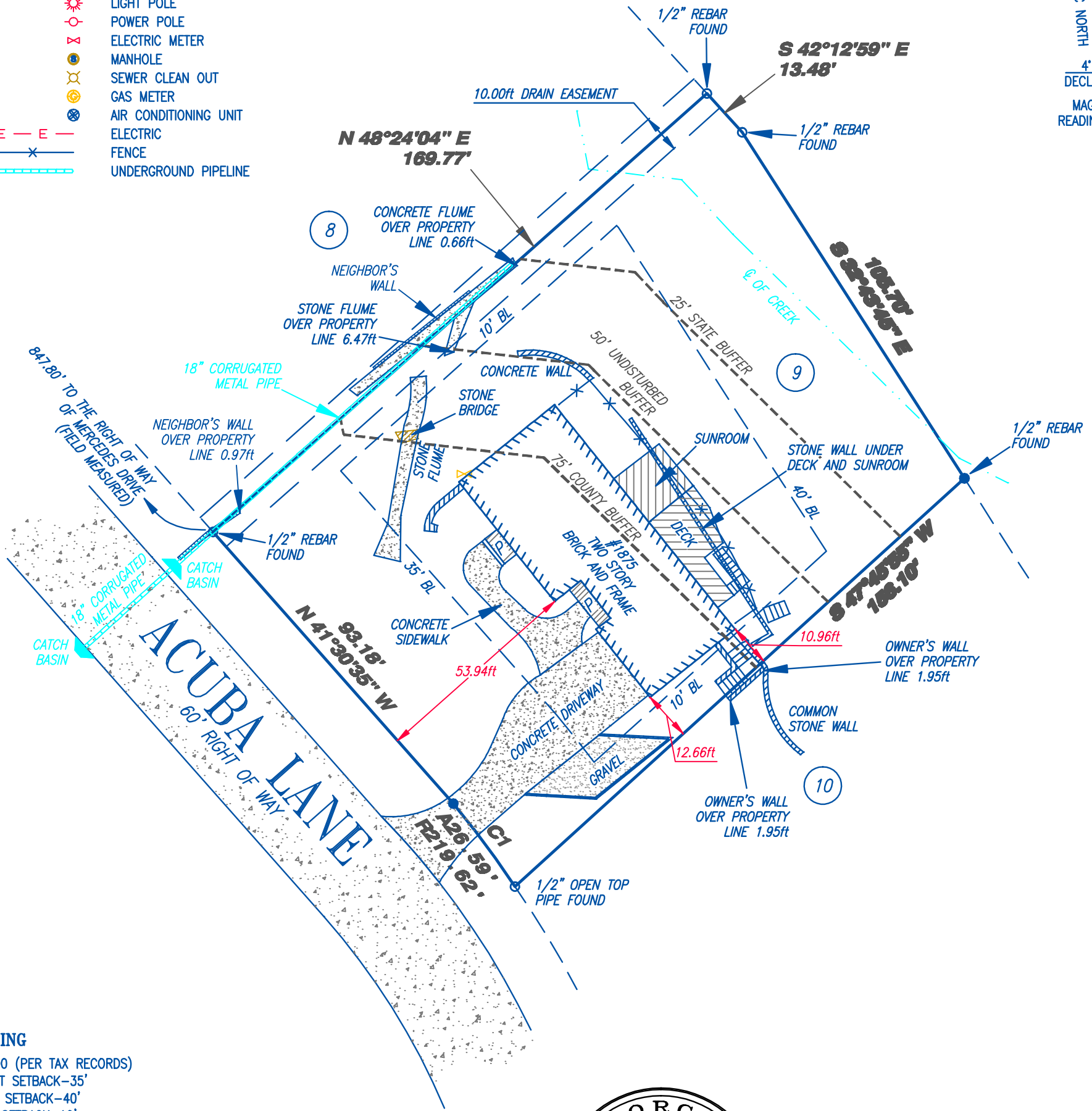
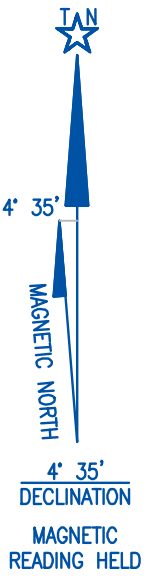
LEGEND

These standard symbols may be found in the drawing.

- 1/2" REBAR SET
- IRON PIN FOUND
- ⊕ CATCH BASIN
- ⊞ DRAIN
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ MANHOLE
- ⊕ SEWER CLEAN OUT
- ⊕ GAS METER
- ⊕ AIR CONDITIONING UNIT
- E — E — ELECTRIC
- X — X — FENCE
- — — UNDERGROUND PIPELINE

AREA

19349.198 SQ. FT.
0.444 ACRES



ZONING
-R100 (PER TAX RECORDS)
FRONT SETBACK-35'
REAR SETBACK-40'
SIDE SETBACK-10'

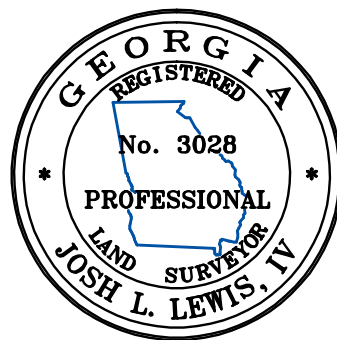
NOTES
1. EQUIPMENT USED; TOPCON GTS 3/3B SERIES TOTAL STATION AND ALLEGRO CX DATA COLLECTOR.
2. SOFTWARE USED: CARLSON SURVEY 2007 AND CARLSON SURVCE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	219.62'	26.59'	26.57'	N 36°34'11" W	06°56'13"

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 401,505 FEET.



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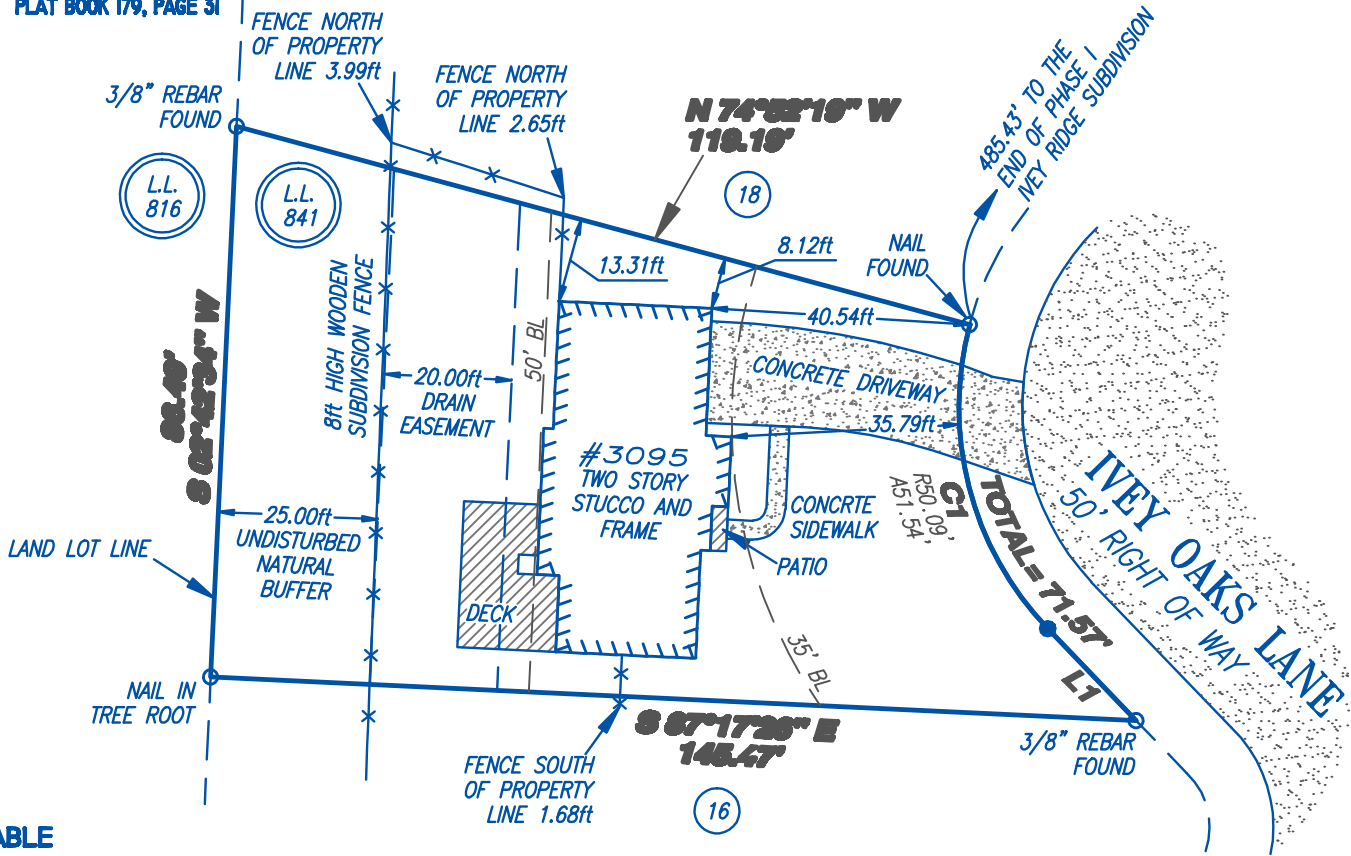
JOB NUMBER 190674	DRAWING NUMBER F31-116	SURVEY PLAT FOR: #1875 ACUBA LANE		DATE: 3/15/11	SCALE: 30'	
		JOHN DOE				
		LAND LOT: 192	18th DISTRICT	SECTION	DeKALB COUNTY, GA	
		LOT: 9	BLOCK: E	UNIT:	PHASE:	
		SUBDIVISION: BRIARCLIFF WOODS EAST AND PART OF WELLSWOOD DEV. CORP. PROP. UNIT 6				
DEED BOOK 9130	PAGE 163	SURVEYED: 3/16/11	PARTY CHIEF: D.R.	SHEET 1 OF 1		
PLAT BOOK 47	PAGE 37	DRAFTED: 3/17/11	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

MAGNETIC NORTH

LOT-17
 BLOCK-
 UNIT-
 PHASE- I
 SUBDIVISION- IVEY RIDGE
 PLAT BOOK 179, PAGE 31

AREA
 9000.934 SQ. FT.
 0.206 ACRES



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°56'11" W	20.03'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.09'	51.54'	49.30'	N 14°24'15" W	58°57'16"

#3095 IVEY OAKS LANE
JANE DOE
JOHN DOE

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OFWAYS, PUBLIC OR PRIVATE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,422 FEET.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.



RBF (S)	REBAR FOUND (SET)	SS	SANITARY SEWER
CTF (S)	CRIMP TOP FOUND (SET)	CB	CATCH BASIN
OTF (S)	OPEN TOP FOUND (SET)	JB	JUNCTION BOX
FC	FENCE CORNER	DI	DROP INLET
	FENCE	HW	HEADWALL
S/D	DECK	CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE	RCP	REINFORCED CONC. PIPE
R/W	RIGHT OF WAY	SSE	SANITARY SEWER EASEMENT
A	ARC	SE	DRAINAGE EASEMENT
R	RADIUS	MH	MANHOLE
C	CHORD	P	PORCH
PP	POWER POLE	S	STOOP
PB	POWER BOX	BL	BUILDING LINE
SP	SERVICE POLE	PL	PROPERTY LINE

DATE: 3/30/11 SCALE: 0' 30' 60'

DRAFTED BY: S.L. 1" = 30' GRAPHIC SCALE IN FEET

LAND LOT 841 1st DISTRICT 2nd SECTION

FULTON COUNTY GEORGIA

GA. LAND SURVEYING CO., INC. JOB NO. 190726

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