

- TREE SYMBOLS
X = DIAMETER IN INCHES
- (X) OAK
 - (X) HARDWOOD
 - (X) PINE

- LEGEND
- EOP EDGE OF PAVEMENT (CURB)
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR SET
 - SW SIDE WALK
 - BOLLARD
 - OHP OVERHEAD POWER
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - MH MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - LP LIGHT POLE
 - CONCRETE PAD

ZONING: C-1

IMPERVIOUS SURFACES:
 CONC. PADS = 19,919 SQ. FT.
 WALL = 47 SQ. FT.
 TOTAL IMPERVIOUS = 19,966 SQ. FT. (22.8%)
 TOTAL LOT = 87,600 SQ. FT.

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24823 PG 378
 PROPERTY OWNER AT TIME OF SURVEY:
 LAC HAIRSTON, LLC
 PARCEL NUMBER: 15-161-01-028
 NORTH LINE IS BEARING BASIS
 FROM DB 24823 PG 378
 TOTAL AREA: 87,600 SQ FT, 2.01 AC
 CALCULATED PLAT CLOSURE: 1:660,676
 FIELD DATA:
 DATE OF FIELD SURVEY 7-31-2015; UPDATE 12-6-2019 (ADD TREE/TOPO)
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT
 LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO
 BE 0.015 FEET.

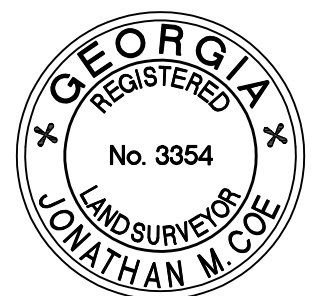
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities marked by The Underground Detective on 12-02-2019 and shown herein by surveyor.
 4: No Geodetic monuments were found within 500 feet of this site
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

BOUNDARY & TOPOGRAPHIC SURVEY FOR
 JOFFE LAND COMPANIES
 JOFFE DEKALB 2, LLC
 2233 PEACHTREE ROAD
 SUITE 303, ATLANTA, GA 30309

2035 SOUTH HAIRSTON ROAD
 DEKALB COUNTY, GEORGIA
 LAND LOT 161, DIST 15
 LAND LOT 6, DIST 16
 DATE: AUGUST 10, 2015;
 REVISED DECEMBER 19, 2019(ADD UTILITIES, TREE LOCATION & TOPOGRAPHY)

NOTE: ALL UTILITIES TO BE FIELD VERIFIED
 PRIOR TO ANY CONSTRUCTION



FOR
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003



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