JN: 2019101

PZ 09-01-20

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances 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 not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

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.

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.

REFERENCE: DEED BOOK 24988 PG 698
PLAT BOOK 27 PG 38

FLOOD HAZARD NOTE: THIS PROPERTY MAY BE LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0052K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24988 PG 698
PROPERTY OWNER AT TIME OF SURVEY:
ROBERT M. LARSEN & KATHRYN W. LARSEN
PARCEL NUMBER: 18-242-10-027

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED; VERTICAL DATUM ASSUMED FROM DEKALB COUNTY GIS

TOTAL AREA: 27,268 SQ FT, 0.63 AC

CALCULATED PLAT CLOSURE: 1:123,120

FIELD DATA:

DATE OF FIELD SURVEY 8-5-2020

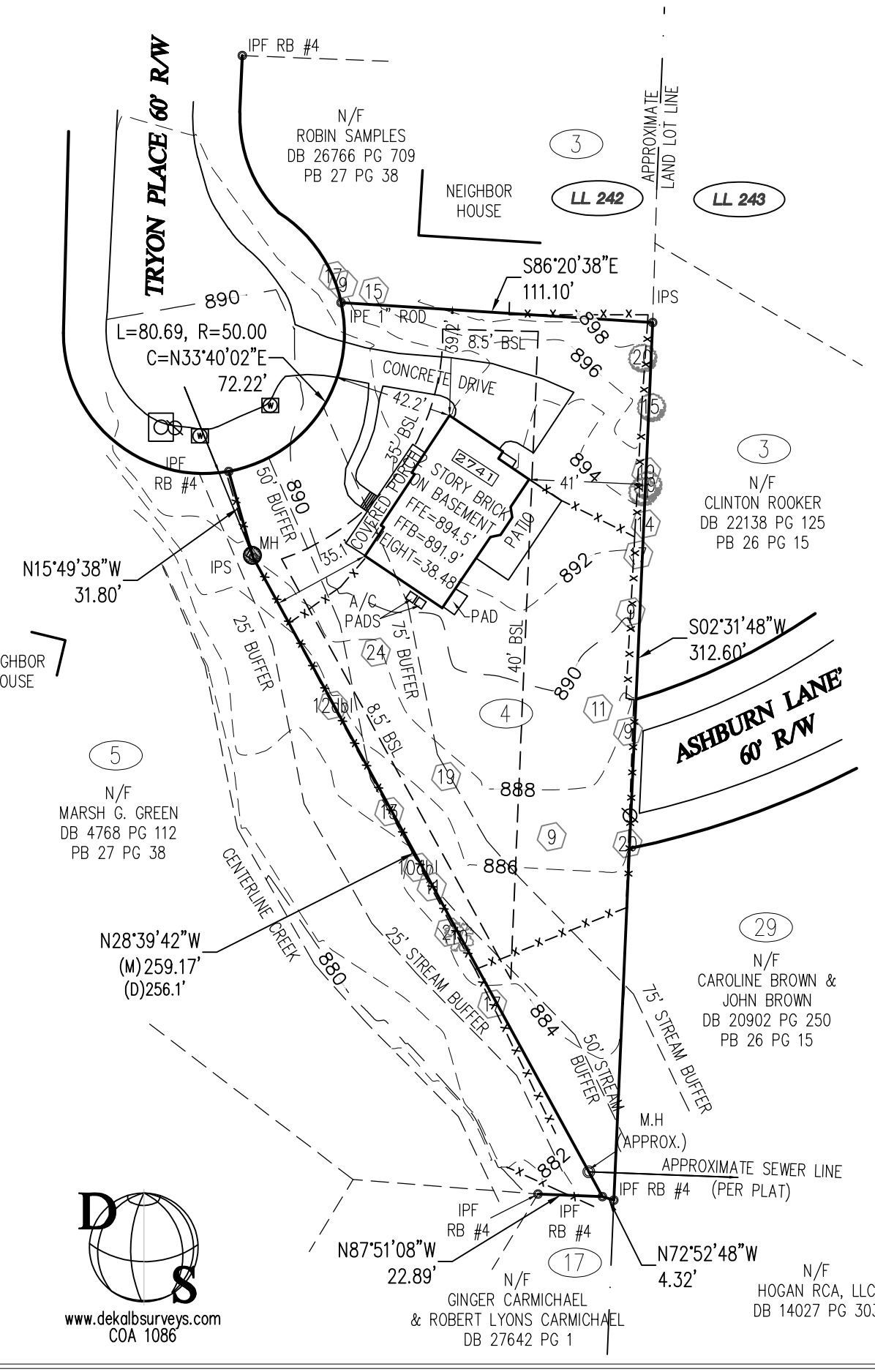
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

2741 TRYON PLACE	
ZONING: RS-85	
HOUSE =	2,023 S.F.
CONCRETE DRIVE / FRONT WALK =	1,654 S.F.
FRONT PORCH / STEPS =	309 S.F.
REAR CONCRETE PATIO =	442 S.F.
REAR CONCRETE PAD =	40 S.F.
IMPERVIOUS TOTAL =	4,468 S.F.
LOT AREA =	27,268 S.F.
LOT COVERAGE (%) = 16.4	

TREE SYMBOLS
X = DIAMETER IN INCHES

(X) HARDWOOD
(X) PINE
(X) MAGNOLIA



0 50' 100'
1" = 50'

N (COMPASS)
W E
S

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

GEORGIA REGISTERED No. 3354 LANDSURVEYOR JONATHAN M. COE

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

BOUNDARY & TOPOGRAPHIC SURVEY FOR ROBERT & KATHRYN LARSEN
LOT 4, BLOCK H, ASHFORD PARK SUBDIVISION

2741 TRYON PLACE
CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA
LAND LOT 242, DIST 18
DATE: AUGUST 14, 2020

www.dekalbsurveys.com
COA 1086

© 2018-2022: THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

JN: 2019101

PZ 09-01-20

REFERENCE: DEED BOOK 24988 PG 698
PLAT BOOK 27 PG 38

FLOOD HAZARD NOTE: THIS PROPERTY MAY BE LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0052K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24988 PG 698
PROPERTY OWNER AT TIME OF SURVEY:
ROBERT M. LARSEN & KATHRYN W. LARSEN
PARCEL NUMBER:18-242-10-027

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED; VERTICAL DATUM ASSUMED FROM DEKALB COUNTY GIS

TOTAL AREA: 27,268 SQ FT, 0.63 AC

CALCULATED PLAT CLOSURE: 1:123,120

FIELD DATA:

DATE OF FIELD SURVEY 8-5-2020

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

BUFFER AREA	EXIST ENCROACHMENT	PROPOSED ENCROACHMENT
25FT BUFFER	0	0
50FT BUFFER	0	0
75FT SETBACK	35SQ.FT.	488SQ.FT
BUFFFER LAND DISTURBANCE	0	1564SQ.FT

2741 TRYON PLACE
ZONING: RS-85
HOUSE = 2,023 S.F.
CONCRETE DRIVE / FRONT WALK = 1,654 S.F.
FRONT PORCH / STEPS = 309 S.F.
REAR CONCRETE PATIO = 442 S.F.
REAR CONCRETE PAD = 40 S.F.
NEW ADDITIONS= 515 S.F.
IMPERVIOUS TOTAL = 4,468 S.F.
LOT AREA = 27,268 S.F.
LOT COVERAGE (%) = 16.4

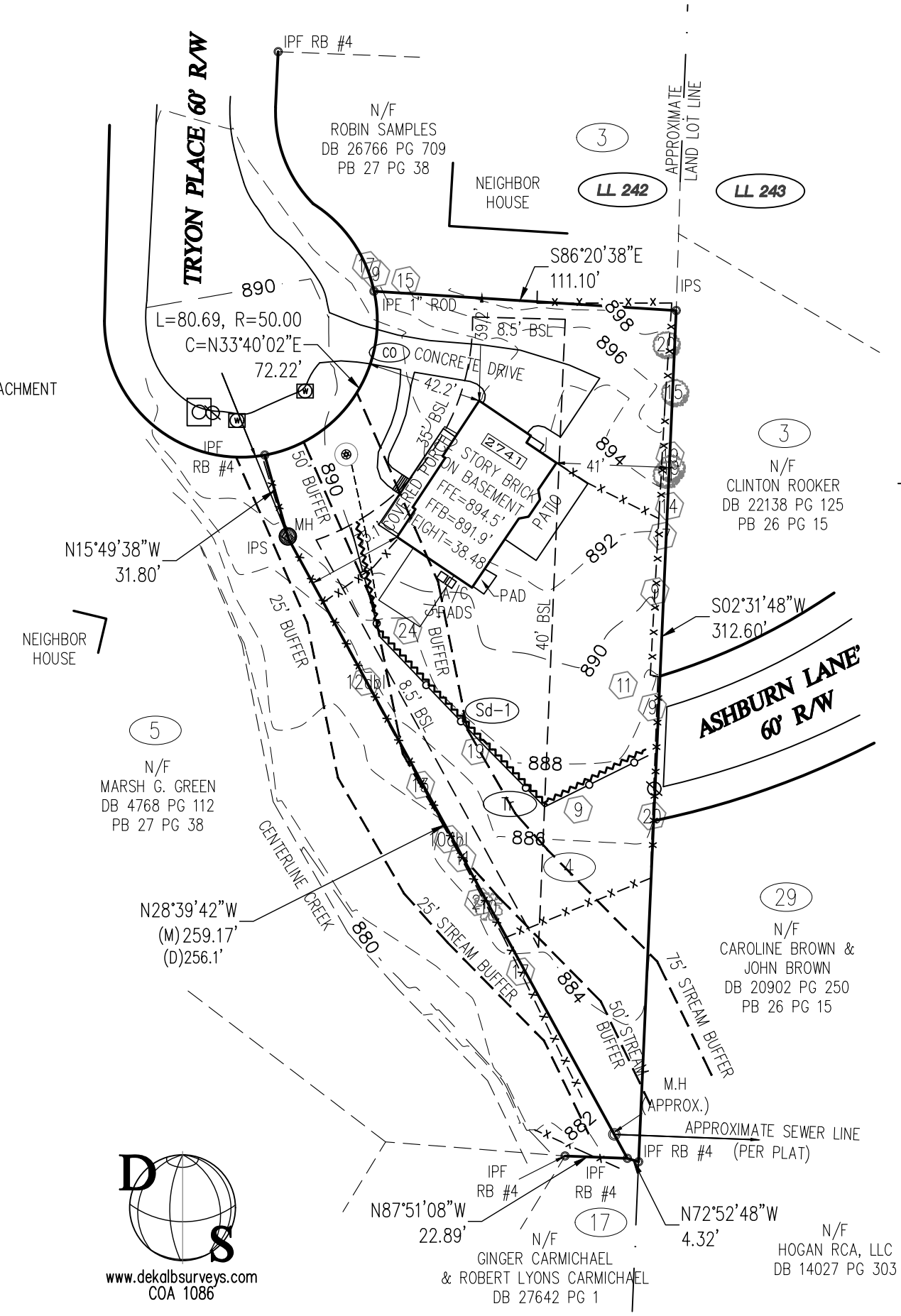
TREE SYMBOLS
X = DIAMETER IN INCHES

HARDWOOD
PINE
MAGNOLIA

SITE PLAN FOR
ROBERT & KATHRYN LARSEN
LOT 4, BLOCK H, ASHFORD PARK SUBDIVISION

2741 TRYON PLACE

CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA
LAND LOT 242, DIST 18
DATE: AUGUST 31, 2020



0 50' 100'
1" = 50'

N (COMPASS)
W E S

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

GEORGIA REGISTERED No. 3354 LANDSURVEYOR JONATHAN M. COE

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

www.dekalbsurveys.com
COA 1086

© 2018-2022: THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

JN: 2019101

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances 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 not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

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.

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.

REFERENCE: DEED BOOK 24988 PG 698
PLAT BOOK 27 PG 38

FLOOD HAZARD NOTE: THIS PROPERTY MAY BE LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0052K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24988 PG 698
PROPERTY OWNER AT TIME OF SURVEY:
ROBERT M. LARSEN & KATHRYN W. LARSEN
PARCEL NUMBER: 18-242-10-027

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED; VERTICAL DATUM ASSUMED FROM DEKALB COUNTY GIS

TOTAL AREA: 27,268 SQ FT, 0.63 AC

CALCULATED PLAT CLOSURE: 1:123,120

FIELD DATA:

DATE OF FIELD SURVEY 8-5-2020

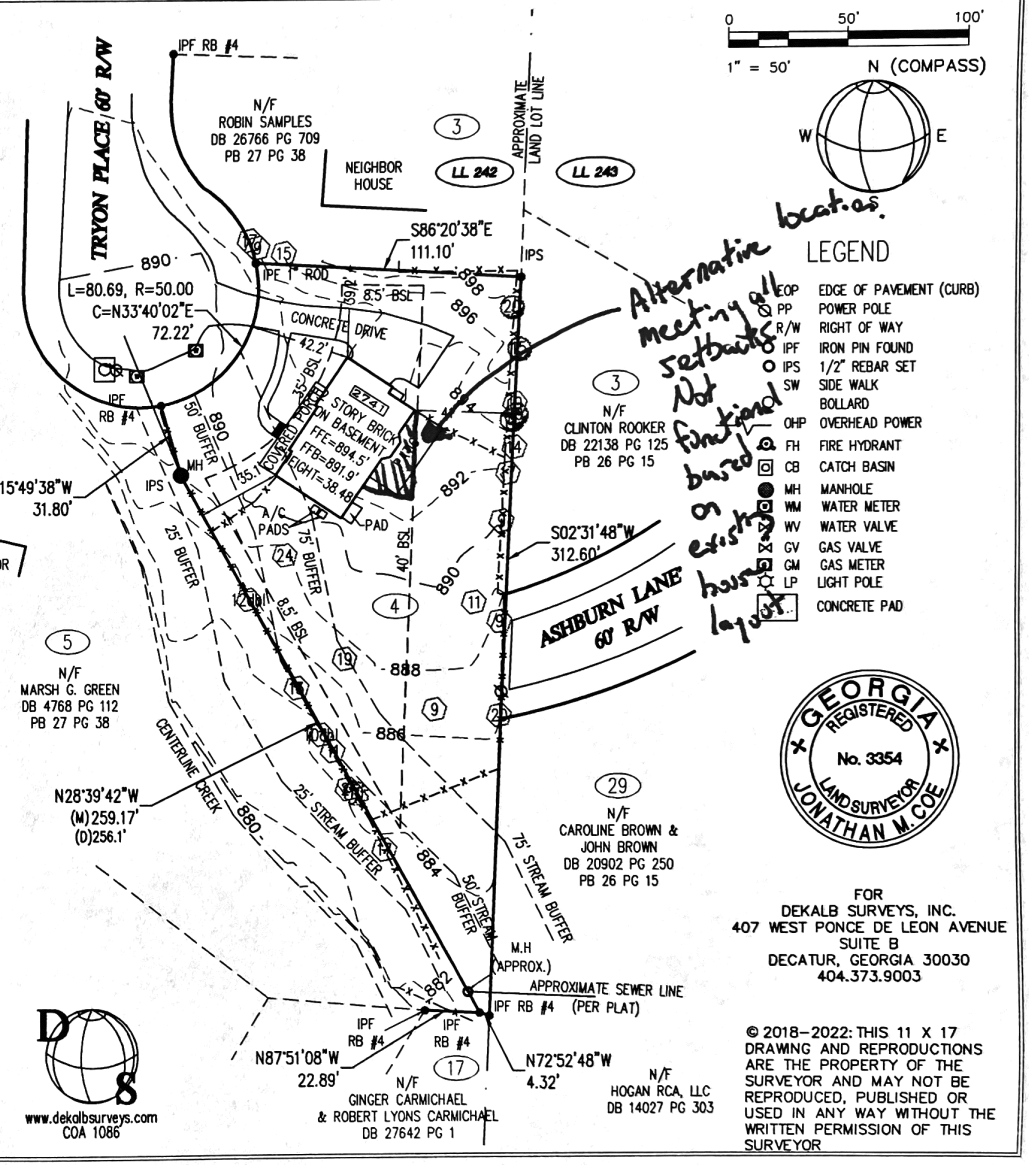
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

2741 TRYON PLACE
ZONING: RS-85
HOUSE = 2,023 S.F.
CONCRETE DRIVE / FRONT WALK = 1,654 S.F.
FRONT PORCH / STEPS = 309 S.F.
REAR CONCRETE PATIO = 442 S.F.
REAR CONCRETE PAD = 40 S.F.
IMPERVIOUS TOTAL = 4,468 S.F.
LOT AREA = 27,268 S.F.
LOT COVERAGE (%) = 16.4

TREE SYMBOLS
X = DIAMETER IN INCHES

HARDWOOD
PINE
MAGNOLIA



BOUNDARY & TOPOGRAPHIC SURVEY FOR
ROBERT & KATHRYN LARSEN
LOT 4, BLOCK H, ASHFORD PARK SUBDIVISION

2741 TRYON PLACE

CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA
LAND LOT 242, DIST 18
DATE: AUGUST 14, 2020

www.dekalbsurveys.com
COA 1086

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

© 2018-2022: THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR