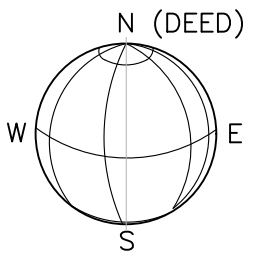
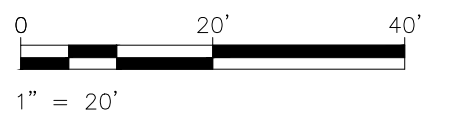


RESERVED FOR THE SUPERIOR COURT CLERK

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 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 14338 PG 731
 PLAT BOOK 30 PG 147
 PLAT BOOK 36 PG 24

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0014K EFFECTIVE DATE AUGUST 15, 2019
 SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 14338 PG 731
 PROPERTY OWNER AT TIME OF SURVEY: JOSEPH J. STAFFORD & MARIA DE LOURDES QUINONES
 PARCEL NUMBER: 18-326-01-212

EAST PROPERTY LINE IS BEARING BASIS FROM DB 14338 PG 731

TOTAL AREA: 15,993 SQ FT, 0.367 AC

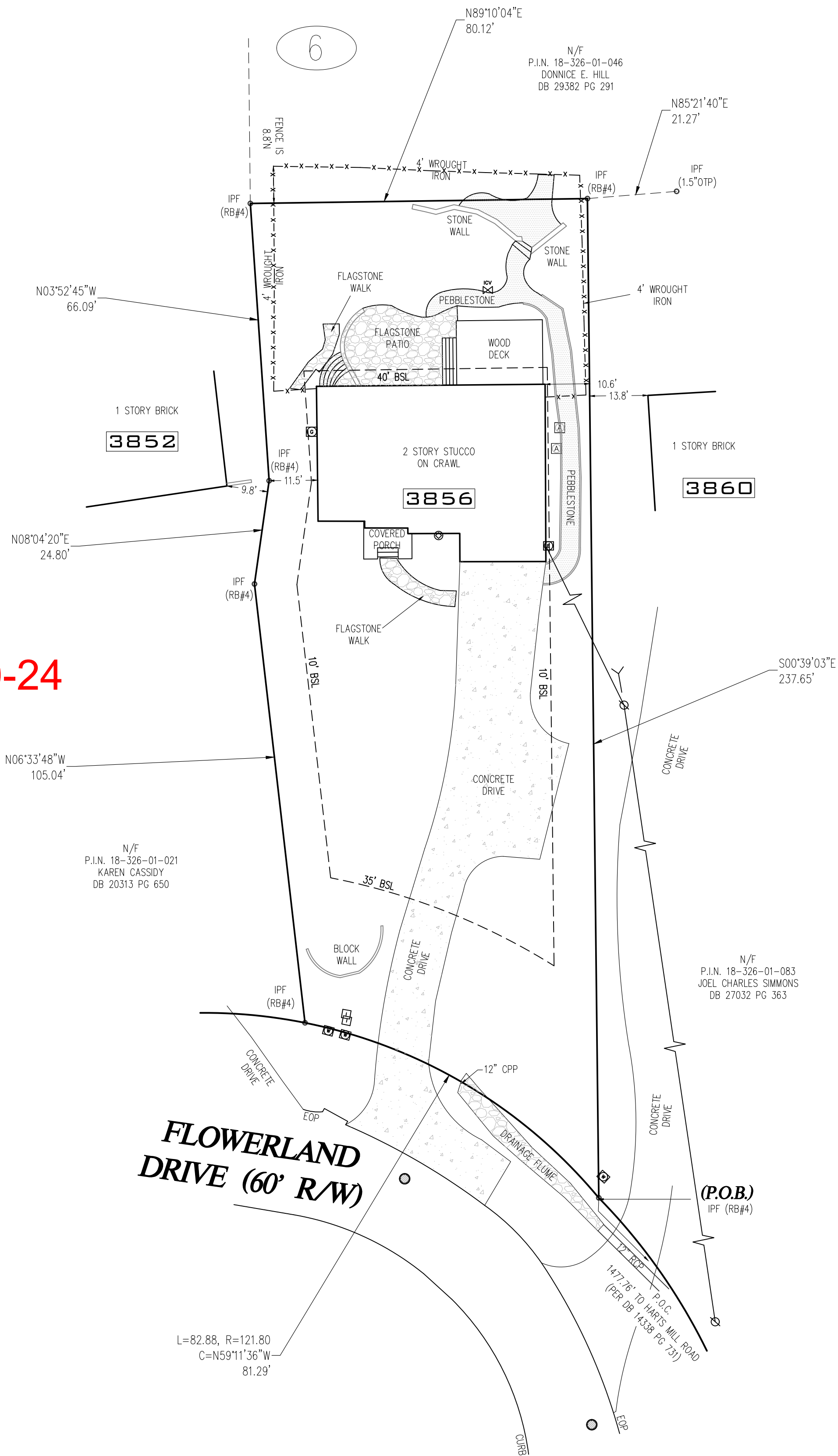
CALCULATED PLAT CLOSURE: 1:87,521

FIELD DATA:

DATE OF FIELD SURVEY 8-4-2023

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

EQUIPMENT USED:
 TRIMBLE S5 ROBOTIC TOTAL STATION



P&Z 03-20-24

LEGEND

- EOP EDGE OF PAVEMENT
- CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- FFE FINISHED FLOOR ELEVATION
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- LLL LAND LOT LINE
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- UP UNDERGROUND POWER
- GAS- GAS UNDERGROUND GAS
- W- UNDERGROUND WATER
- UT- UNDERGROUND TELEPHONE
- S- UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- JB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- ICV IRRIGATION CONTROL VALVE
- ICB IRRIGATION CONTROL BOX
- LP LIGHT POLE
- CONCRETE PAD
- STONE
- PEBBLESTONE

3856 FLOWERLAND DRIVE
ZONING: RS-100 (CITY OF BROOKHAVEN)
HOUSE = 2,001 S.F.
CONCRETE DRIVE = 2,178 S.F.
FRONT PORCH / STEPS = 81 S.F.
FRONT FLAGSTONE WALK = 78 S.F.
REAR STONE PATIO / WALK = 526 S.F.
REAR WOOD DECK / STEPS = 351 S.F.
PEBBLESTONE WALK = 590 S.F.
WALL(S) = 105 S.F.
ROCK DRAINAGE FLUME = 9 S.F.
AC PAD(S) = 14 S.F.
IMPERVIOUS TOTAL = 5,933 S.F.
LOT AREA = 15,993 S.F.
LOT COVERAGE (%) = 37.1

FLOWERLAND DRIVE (60' R/W)

L=82.88, R=121.80
 C=N59°11'36"W
 81.29'

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

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



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

BOUNDARY SURVEY FOR
 JOE STAFFORD

3856 FLOWERLAND DRIVE

CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA
 LAND LOT 326, DIST 18
 DATE: AUGUST 11, 2023



www.dekalbsurveys.com
 COA 1086

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