

STORM DRAIN LINE ———SS——— SANITARY SEWER — — — W — — — WATER LINE ——— G——— GAS LINE --- UGE --- UNDERGROUND POWER LINE OVERHEAD POWER LINE UNDERGROUND COMMUNICATION TOPOGRAPHIC CONTOUR

PROPERTY LINE

5' CHICKEN — WIRE FENCE

DALE & AMANDA JOLLEY

DB. 8567 PG. 627 TAX PARCEL ID # 18 005 01 009

ADDRESS: 941 CLAIREMONT AVENUE ZONING: R-60

5' IRON

WOODLANDS GARDEN OF DECATUR DB 22653 PG 447 TAX PARCEL ID # 18 005 01 003 ADDRESS: 932 SCOTT BOULEVARD ZONING: I

TENCE

—————— HANDRA**I**L

CATCH BASIN (SWCB) DROP INLET (DI) JUNCTION BOX (JB) HEAD WALL (HW) CURB INLET (CI) FLARED END SECTION (FES) **OUTLET CONTROL STRUCTURE** 

YARD DRAIN INLET

SS MANHOLE (MH)

CLEAN OUT (CO)

FRIENDS OF L'ARCHE

ATLANTA, INC.
DB. 28305 PG. 264

TAX PARCEL ID # 18 005 01 007

ADDRESS: 915 CLAIREMONT AVENUE

ZONING: I

\_SF000810" SET<sup>;S</sup>

22.58'

CATCH BASIN (DWCB)

WATER VALVE (WV) WATER METER (WM) WATER VALVE MARKER TRANSFORMER BOX (TX) AIR CONDITIONER (AC) ELECTRIC METER (EM) ELECTRIC UTILITY GT GREASE TRAP (GT)

**LEGEND** 

FIRE DEPT. CONNECTION (FDC) SIGN

IRRIGATION CONTROL VALVE (ICV)

FIRE HYDRANT (FH)

LIGHT POLE (LP) POWER POLE WITH LIGHT X 1000.00 POWER POLE (PP) UTILITY MANHOLE (UM) SPOTLIGHT GAS METER (GM) GAS VALVE (GV) TELEPHONE PEDESTAL COMMUNICATION BOX TRAFFIC SIGNAL BOLLARD (BO)

MAIL BOX

**OUL** PB. 27

**a** H

**C** 100'

−N 64°40'16" W

**SPECIAL NOTES** 

CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE

BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS

PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNE

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERE

AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR

PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING

PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED

STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND I

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, EASEMENTS, COVENANTS

A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME

HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE

THERE ARE NO SIGNIFICANT OBSERVATIONS ONTO ADJOINING PREMISES. STREETS

SUBJECT PROPERTY, AND NO SIGNIFICANT OBSERVATIONS ONTO THE SUBJECT

OR ALLEYS BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE

PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON TH

THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING

CONSTRUCTION OR BUILDING ADDITIONS AS OF THE LAST DAY OF FIELD WORK

THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE

GROUNDS AS OF THE LAST DAY OF FIELD WORK PROVIDED IN THE SURVEY NOTES.

THERE IS NO EVIDENCE OF ANY FIELD DELINEATION OF WETLANDS OR WETLAND

. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND DURING

DUMP, SUMP OR SANITARY LANDFILL AS OF THE LAST DAY OF FIELD WORK

THERE IS NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL

THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK

AREAS THAT WERE OBSERVED DURING THE TIME OF FIELD WORK.

THE COURSE OF PROPERTY RESEARCH OR FIELD WORK EXAMINATION.

AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT, OBSERVED FROM

NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

86.81' N 47°20'40" W 35.60'

OR DEVELOPMENT OF THIS PROPERTY

ADJOINING PREMISES UNLESS NOTED HEREON.

PROVIDED IN THE SURVEY NOTES.

PROVIDED IN THE SURVEY NOTES.

CONSTRUCTION OR REPAIRS.

SUBJECT PROPERTY.

SPOT ELEVATION CONCRETE AREA OVERHANG AREA RIP-RAP AREA BRICK AREA  $\sim$ 

TREELINE

**LOCATION MAP** 

NOT TO SCALE LAT - 33°47'08.33" N

### REFERENCE MATERIAL

1. DEEDS AND PLATS AS SHOWN HEREON

#### SITE AREA

21,007 SQ.FT. OR 0.4822 AC.

### PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 5, 18th District, City of Decatur, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northwesterly Rightof-Way Line of Scott Boulevard, (100 feet wide right-of-way) as shown per plat recorded among the Land Records of DeKalb County, Georgia in Plat Book 277, Page 27, and the Northeasterly Right-of-Way Line of Clairemont Avenue (apparent variable width right-of-way); thence, leaving said point and running with the said line of Clairemont Avenue,

North 64° 40' 16" West, 15.66 feet; thence, North 47° 20' 40" West, 35.60 feet; thence, North 47°  $^{\circ}$ 33' 42" West, 86.81 feet to a 1/2 inch rebar found; thence, North 47° 33' 42" West, 22.58 feet; thence, North 51° 28' 28" West, 40.66 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing along the said line of Clairemont Avenue

1. North 51° 00' 48" West, 121.90 feet to a point, said point being 0.29 feet northeast of a 1 inch iron rod found; thence, leaving the aforesaid line of Clairemont Avenue and running

2. North 50° 51' 07" East, 205.98 feet to a 1/2 inch rebar found; thence,

3. South 46° 33' 05" East, 89.54 feet to a 3/4 inch open top pipe; thence,

4. South 41° 50' 50" West, 194.86 feet to the Point of Beginning, containing 21,007 square feet of 0.4822 of an acre of land, more or less. Property is subject to all easements and rights of way recorded and unrecorded.

### **ABBREVIATIONS**

IRON PIN SET (CAPPED) ARC LENGTH NOW OR FORMERLY ACCESS EASEMENT OTP OPEN TOP PIPE **BUILDING SETBACK LINE** PLAT BOOK BARBWIRE PAGE POINT OF BEGINNING CHORD LENGTH POB CHAIN LINK FENCE POINT OF COMMENCEMENT CONCRETE MONUMENT FOUND RADIUS LENGTH CORRUGATED METAL PIPE RIGHT OF WAY CONC. R/W MON RIGHT OF WAY MONUMENT CONCRETE CTP **CRIMP TOP PIPE** DEED BOOK RCP REINFORCED CONCRETE PIPE **DUCTILE IRON PIPE** SDE STORM DRAINAGE EASEMENT FIRE DEPARTMENT CONNECTION SQ. FT. SQUARE FEET SANITARY SEWER EASEMENT FOUND HDPE HIGH DENSITY POLYETHYLENE PIPE WPF WOOD PRIVACY FENCE

## SURVEYOR'S CERTIFICATE

IRON PIN FOUND

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 NFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS

PAUL B. CANNON, RLS

REGISTERED NUMBER: 2928

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.

> **PRELIMINARY** PENDING REVIEW AND COMMENT

PRELIMINARY

PAUL B. CANNON, RLS

LONG - 84°18'16.30" W

S AUTHORITY IT AVENUE)

HOUSING INCLUDING LOCATED I

C) M M 

# **ALTA/NSPS CERTIFICATE**

D: DECATUR HOUSING AUTHORITY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENT: FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a-c), 8, 9, 10, 11(OBSERVED EVIDENCE ONLY), 13, 16, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETE ON JULY 13, 2021. THE DATE OF THE SURVEY OR MAP JULY 16, 2021.

PENDING REVIEW AND COMMENT

PHOTO #1

**PHOTO #2** 

\_\_\_ss\_\_\_ss\_\_\_

PICTURE LOCATION



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

### SITE INFORMATION

CURRENT OWNER: 923 CLAIREMONT AVENUE LLC

DB, 20159 PG, 560 TAX PARCEL ID # 18 005 01 008

ADDRESS: 923 CLAIREMONT AVENUE ZONING: R-60 (SINGLE FAMILY RESIDENTIAL) JURISDICTION: CITY OF DECATUR

SETBACKS: FRONT - 30 FEET REAR -30 FEET

PARKING COUNT:

MAXIMUM BUILDING HEIGHT: 2 STORIES OR 35 FEET

TOTAL PARKING COUNT

**REGULAR PARKING -**HANDICAPPED PARKING -

## **SURVEY NOTES**

**EQUIPMENT USED:** AND DISTANCE MEASUREMENTS

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY

**CLOSURE STATEMENT:** THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 104,331 FEET

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

GRID BEARING BASE (GA WEST ZONE) NAD83. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A

OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JULY 13, 2021. DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS O STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE O DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY

DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM. THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN, TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY

OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES. STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL JTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE ERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

ERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0066K), DATED AUGUST 15, 2019, NO PORTION OF HIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

## AREA OF INTEREST TABLE

# AREA OF INTEREST

2. FENCE CROSSES PROPERTY LINE

3. WOODEN RAMP 0.4' OVER PROPERTY LINE

TWO STORY BRICK APARTMENTS

BUILDING AREA= 2,912 SQ. FT. @ FOOTPRINT

\_\_\_\_\_30' <u>B.S.L.</u> \_ \_ \_ - \_ - \_ -

CONCRETE HEADER CUP

CLAIREMONT AVENUE

(APPARENT VARIABLE R/W)

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF CLAIREMONT AVENUE. OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON

1. ELECTRIC LINE CROSSES PROPERTY LINE 4. ACCESS DRIVE AND PARKING AREA OVER PROPERTY LINE

REGISTERED NUMBER: 2928

SHEET NO. DRAWING# TM 21-150