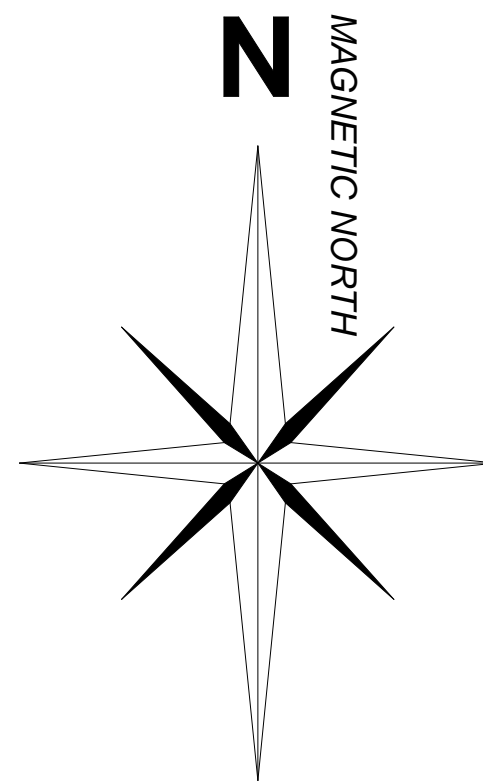
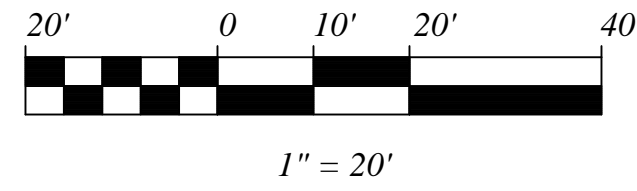


LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

LEGEND

- REBAR SET (RBS) REBAR FOUND (RBF)
- IRON PIN CALCULATED OR SET (IPS)
- LIGHT POLE (LP) POWER POLE (PP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM) GAS METER (GM)
- SANITARY SEWER MANHOLE (SSMH)
- Bt — BUILDING SETBACK (BL)

Graphic Scale



- REFERENCES:**
- 1) DB 11601 PG 59
 - 2) DB 11008 PG 254
 - 3) PLAT BOOK 11 PAGE 91 MURPHY PROPERTY
 - 4) PLAT BOOK 16 PAGE 155 A PORTION OF EASTWOOD
 - 5) SURVEY PREPARED BY JOHN A. STEERMAN OF SCI DEVELOPMENT SERVICES AS PREPARED FOR RICK STEPAT AND ELLEN STEPAT DATED 04/30/2004
 - 6) CURRENT TAX RECORDS AND TAX MAPS AVAILABLE ONLINE FROM THE DEKALB COUNTY, GEORGIA WEBSITE
 - 7) ZONING INFORMATION FROM THE CITY OF ATLANTA WEBSITE
 - 8) 100 YEAR FLOOD PLAIN ANALYSIS PROVIDED BY OWNER ELLEN STEPAT FOR PROPERTY LOCATED AT 804 (806) STOKESWOOD AVENUE DATED 10/05/2009 AS PREPARED BY JOHN ROBERT MORGAN OF J2L PLANNING AND ENGINEERING.

- NOTES:**
- 1) BOUNDARY BASED RECORD DEED AND CORNER PINS FOUND OR SET, AS INDICATED.
 - 2) NO UNDERGROUND UTILITIES WERE FIELD LOCATED AND ARE NOT IMPLIED AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 - 3) TAX PARCEL INFORMATION TAKEN FROM DEKALB COUNTY TAX ASSESSORS WEBSITE.

BENCHMARK
SITE BENCHMARK IS INVERT OF 48" RCP AS INDICATED IN THE FLOOD PLAIN ANALYSIS REFERENCED HEREON AS REFERENCE #8 (ELEVATION 946.80)

PARCEL "A" AREA
0.174 ACRES
7583 SQ.FT.

PARCEL "B" AREA
0.047 ACRES
2033 SQ.FT.

NOTE: PARCEL "B" APPEARS AS A PORTION OF LAND NOT INCORPORATED INTO THE PHYSICAL LAYOUT OR DESIGN OF EITHER OF THE SUDIVISION PLATS REFERENCED HEREON

EQUIPMENT USED:
THEODOLITE (NIKON DTM520) READING DIRECTLY TO 02 SECONDS WITH BUILT IN ELECTRONIC DISTANCE METER READING DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 10,000+ FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000+ FEET.

ACCORDING TO THE CITY OF ATLANTA ZONING MAPS THIS SITE IS ZONED R-4. SETBACKS AND BUILDING LINES (B/L) SHOWN ARE BASED ON CURRENT ZONING UNLESS DESIGNATED OTHERWISE.

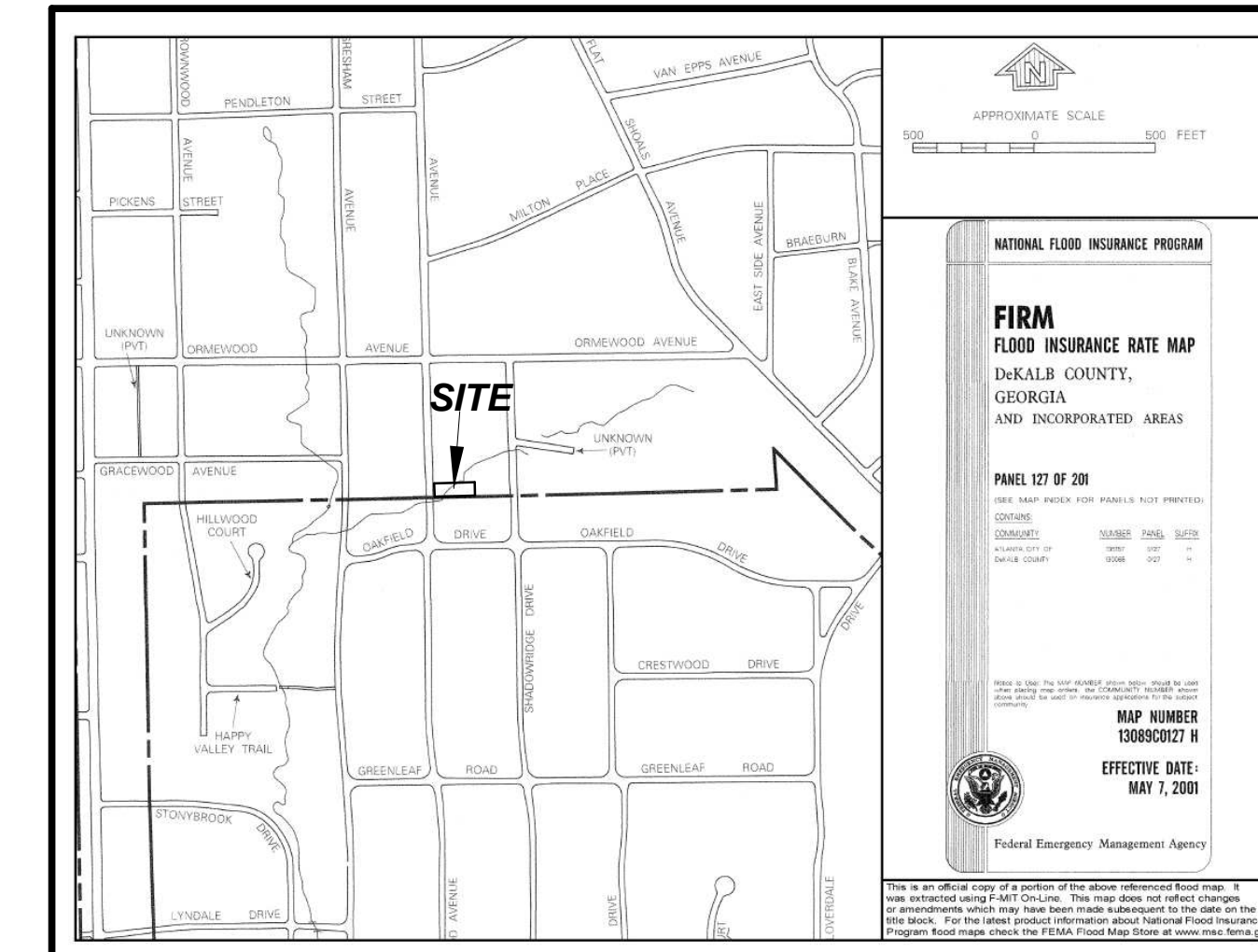
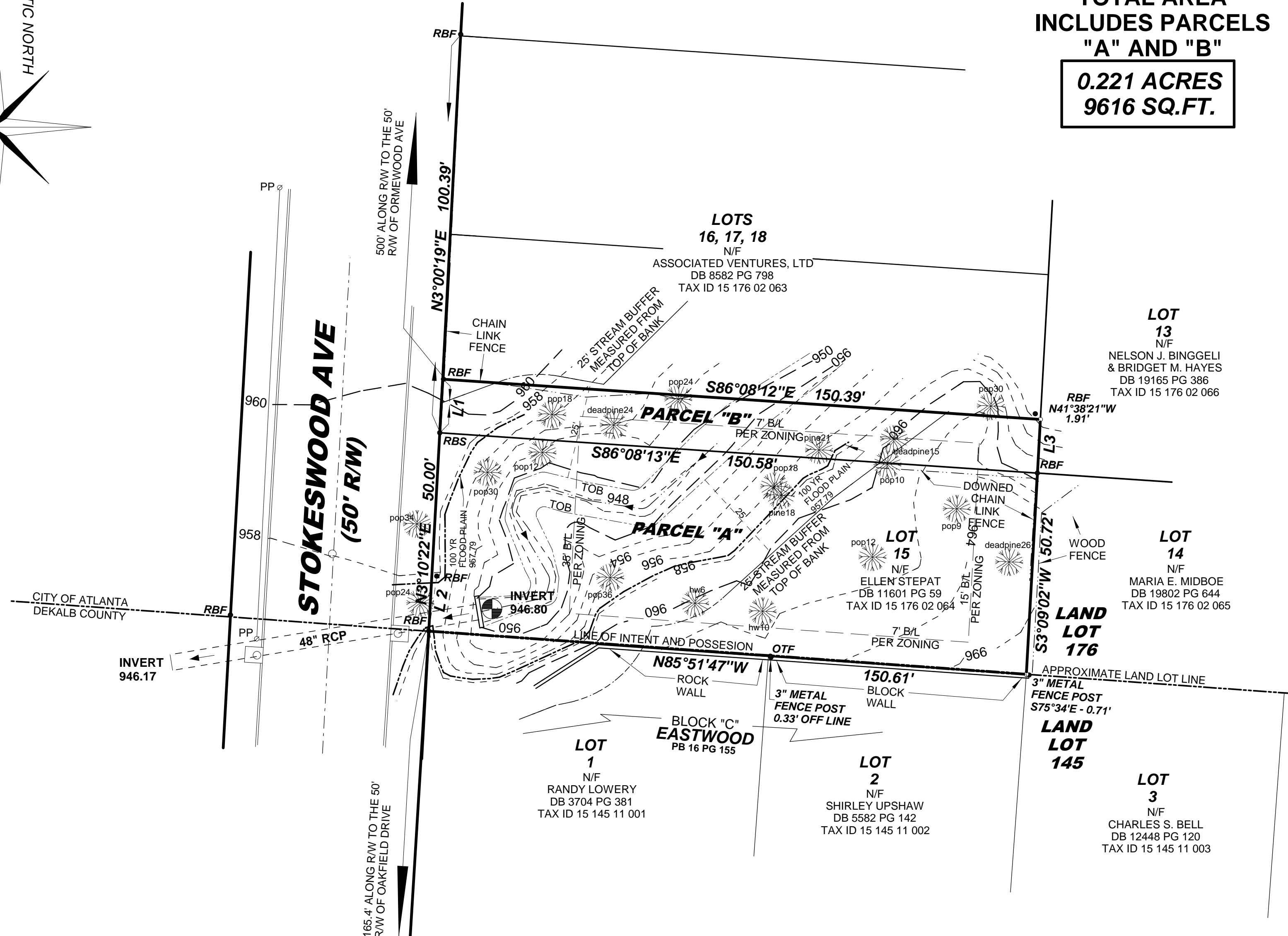
TREE NOTE: IT APPEARS TO THE SURVEYOR HEREON AS PER FILED OBSERVATIONS THAT ALL OF THE PINE TREES LOCATED ON THIS LOT ARE DISEASED AND OR DYING. IT IS RECOMMENDED THAT AN ARBORIST BE INVOLVED IN DETERMINING THE STATUS OF THE PINE TREES INDICATED HEREON.

SHORT LINE TABLE

Line Bearing	Distance
1 N3°56'04"E	13.51'
2 N8°18'33"E	13.98'
3 S3°08'57"W	13.51'

SUBJECT PARCEL BEING:
LOT 15 BLOCK "A"
MURPHY PROPERTY
PLAT BOOK 11 PAGE 91
DEKALB COUNTY RECORDS
AND A PORTION OF LAND TO
THE NORTH

**TOTAL AREA
INCLUDES PARCELS
"A" AND "B"**
0.221 ACRES
9616 SQ.FT.



THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0127 H PANEL 127 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED 05/07/2001.



SITE LOCATION MAP
NOT TO SCALE

UNDERGROUND UTILITY DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information as it relates to underground facilities 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 such underground utilities and structures not shown may be encountered. The Owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of the information shown hereon as it relates to underground utilities and structures. The limitations as to accuracy contained in this paragraph shall not apply to the utilities and/or structures of any kind which are visible from the surface. All such above ground utilities and/or structures have been field located and are accurately depicted hereon.

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

== PLAT CERTIFICATION NOTICE ==

THIS PLAT HAS BEEN 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 RECERTIFICATION BY THE SURVEYOR HEREON RENAMING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2012

LANNES K. BURKHALTER GA. R.L.S. #2581
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JOB NUMBER: 120068
SCALE: 1" = 20'
DATE: 11/26/12
DRAWN BY: KB
CHECKED BY: KB
ARROW PLOT DATE: 12/19/12

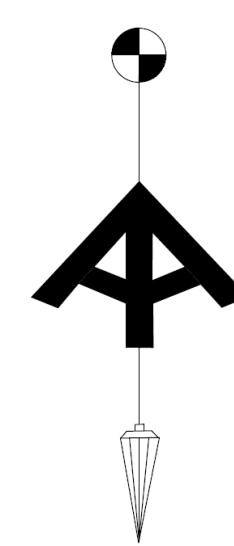
PARCEL CONSOLIDATION, BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

ELLEN STEPAT

PROPERTY BEING:

TAX PARCEL 15 176 02 064
#806 STOKESWOOD AVENUE

LAND LOT 176 OF THE 15TH DISTRICT
CITY OF ATLANTA, DEKALB COUNTY, GEORGIA



AARROW SURVEYING

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 01 OF 01

REVISIONS: