

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PLAT OF SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING PARCEL OF LAND; THEREFORE, NO ADDITIONAL CITY OR COUNTY APPROVALS ARE REQUIRED SHOULD THE OWNER OR PURCHASER DECIDE TO RECORD SAID SURVEY WITH THE CLERK OF THE SUPERIOR COURT. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB 1004 (2016), IN THAT WHERE CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF LAW PREVAIL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,098 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,134 FEET.

A NIKON DTM-420 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0067, EFFECTIVE DATE: 05-16-2013

AREA = 1.10 ACRES

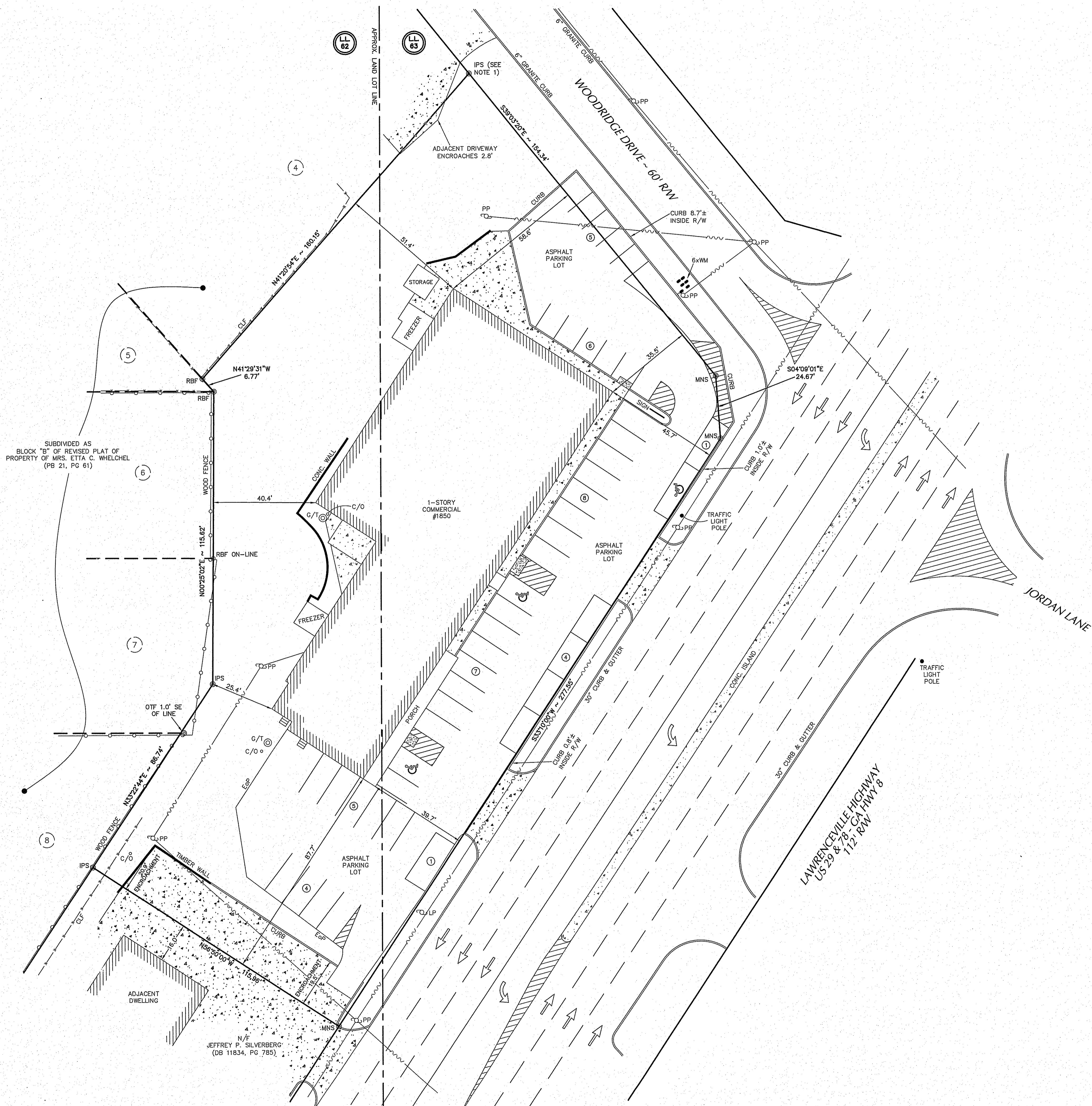
PROPERTY ZONED C-1 (DEKALB COUNTY)

REFERENCE SURVEY:

1) SURVEY OF PROPERTY, PREPARED BY: SOLAR LAND SURVEYING COMPANY, DATED: JUNE 16, 1986.

NOTES:

1) REBAR FOUND IN THIS LOCATION DURING PRELIMINARY SITE EVALUATION. REBAR REMOVED PRIOR TO FIELD WORK.



LEGEND

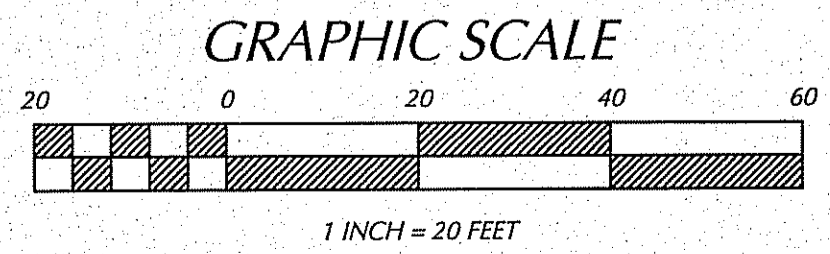
IPS	IRON PIN SET
1/2" REBAR	REBAR FOUND
RBF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
P.L.	PROPERTY LINE
C/B	CATCH BASIN
HW	HEADWALL
SMH	SEWER MANHOLE
F	FENCE
Y	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.R.	DRAINAGE EASMT.
S.E.	SEWER EASMT.
U.E.	UTILITY EASMT.
G.T.	GREASE TRAP
FP	POWER POLE
C/O	CLEAN OUT
LP	LIGHT POLE
EP	EDGE OF PAVEMENT CENTERLINE



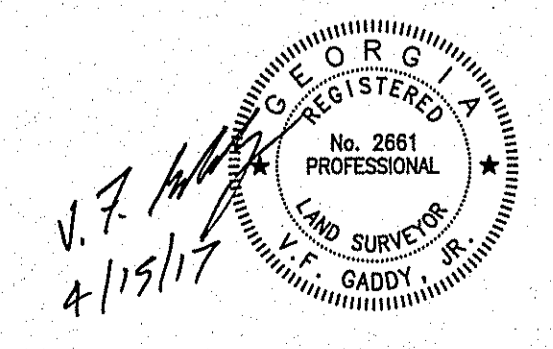
REVISIONS		DESCRIPTION
NO.	DATE	BY

GADDY SURVEYING & DESIGN, INC.
 1216 PLEASANT HILL ROAD
 LAWRENCEVILLE, GEORGIA 30044
 PHONE (770) 961-5390
 U.S. CERTIFICATE OF AUTHORIZATION #15001014
 P.E. CERTIFICATE OF AUTHORIZATION #F0605450

SURVEY FOR:
 TENANTXPRESS MANAGEMENT, INC
 #1850 LAWRENCEVILLE HIGHWAY
 (DEED BOOK 8449, PAGE 329)
 LAND LOTS 62 & 63 - 18TH DISTRICT
 DEKALB COUNTY, GEORGIA



N/F
 JEFFREY P. SILVERBERG
 (DB 11834, PG 785)



FIELD	DRAWN	CHECKED
4/10/17	4/15/17	VFG
SCALE: 1" = 20'		
SHEET TITLE		
BOUNDARY SURVEY		