SURVEYOR'S CERTIFICATION

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 PRACESS 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.

GEORGIA REGISTERED No. 2661 PROFESSIONAL LAND SURVEYOR GADDY, JR.

Virgil E. Gaddy, Jr. GA PLS # 2661 — DATE 1/20/25

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LOT COVERAGE CALCULATIONS (IN Sq.Ft.):

LOT AREA = 14,220.7

DWELLING AREA = 1,636.2
DRIVEWAY = 488.3
WALKWAY = 76.3
DECK/STEPS = 303.6
CONCRETE = 42.7
WALL = 6.3
A/C PAD = 6.3

TOTAL IMPERVIOUS AREA = 2,630.6
LOT COVERAGE = 18.46%

LEGEND

AI	= ANGLE IRON	LLL	= LAND LOT LINE		
AIF	= ANGLE IRON FOUND	LP	= LIGHT POLE		
BL	= BUILDING LINE	MH	= MANHOLE		
BM	= BENCH MARK	MBW	= MODULAR BLOCK WALL		
CB	= CATCH BASIN	OH	= OVERHANG		
CL	= CENTERLINE	OHP	= OVERHEAD POWER		
CLF	= CHAIN LINK FENCE	OTP	= OPEN TOP FOUND		
CMF	= CONCRETE MONUMENT FOUND	PDB	= POWER DISTRIBUTION BOX		
CMF	= CORRUGATED METAL PIPE	PL	= PROPERTY LINE		
CO	= CLEAN OUT	PP	= POWER POLE		
CS	= CRAWL SPACE	RBF	= REBAR FOUND		
CTF	= CRIMP TOP FOUND	RCP	= REINFORCED CONCRETE PIPE		
CS	= CRAWL SPACE	ROW	= RIGHTS-OF-WAY		
DE	= DRAINAGE EASEMENT	SPIG	= SPIGOT		
DS	= DOWNSPOUT	SPK	= SPIKE		
DI	= DROP INLET	SS	= SANITARY SEWER		
DWCB	= DOUBLE WING CATCH BASIN	SSE	= SANITARY SEWER EASEMENT		
EM	= ELECTRIC METER	SSMH	= SANITARY SEWER MANHOLE		
EP	= EDGE OF PAVEMENT	SWCB	= SINGLE WING CATCH BASIN		
FFE	= FINISH FLOOR ELEVATION	TB	= TELEPHONE BOX		
FH	= FIRE HYDRANT	TP	= TELEPHONE POLE		
FP	= FIRE PIT	UGPL	= UNDER GROUND POWERLINE		
GM	= GAS METER	UNK	= UNKNOWN		
GW	= GUY WIRE	UE	= UTILITY EASEMENT		
HW	= HEAD WALL	VW	= VENT WELL		
ICV	= IRRIGATION CONTROL VALVE	WF	= WOOD FENCE		
IPS	= IRON PIN SET	WIF	= WROUGHT IRON FENCE		
JB	= JUNCTION BOX	WM	= WATER METER		
LST	= LANDSCAPE TIMBER	WP	= WATER PUMP		
		YI	= YARD INLET		
		●	= SECURITY CAMERA POLE		

TREE/PLANT LEGEND

ABL	= ABELIA	HW	= HARDWOOD
AUC	= AUCUBA	JHY	= JAPANESE HOLLY
AHY	= AMERICAN HOLLY	JM	= JAPANESE MAPLE
AZ	= AZALEA	LA	= LAUREL
BB	= BARBERRY	MAG	= MAGNOLIA
BCH	= BLACK CHERRY	MAP	= MAPLE
BF	= BEECH	MB	= MULBERRY
BEG	= BEGONIA	NAN	= NANDINA
BIR	= BIRCH	PE	= PEAR
BP	= BRADFORD PEAR	PC	= PECAN
BW	= BOXWOOD	PER	= PERSIMMON
CAL	= CALADIUM	PN	= PINE
CAM	= CAMELLIA	PYO	= PYRACANTHA
CE	= COTONEASTER	POP	= POPLAR
CED	= CEDAR	RB	= REDBUD
CHY	= CHERRY	RO	= RED OAK
CHL	= CHERRY LAUREL	RT	= RED TIP
CHN	= CHESTNUT	SB	= SUGAR BERRY
CHO	= CHESTNUT OAK	SG	= SWEET GUM
CJ	= CRYPTOMERIA JAPONICA	SP	= SPRUCE
CM	= CRAPE MYRTLE	SW	= SOURWOOD
CY	= CYPRESS	SY	= SYCAMORE
DW	= DOGWOOD	TU	= TULIP
EB	= EUONYMUS	VIN	= VINCA
GB	= GINKGO BILOBA	VLR	= VARIEGATED LIRIOPE
GE	= GOLDEN EUONYMUS	VP	= VARIEGATED PRIVET
HB	= HACKBERRY	WN	= WALNUT
HEM	= HEMLOCK	WAO	= WATER OAK
HCK	= HICKORY	WILO	= WILLOW OAK
HH	= HELLERI HOLLY	WH	= WH LOBY
HOS	= HOSTA	WO	= WHITE OAK
HY	= HOLLY	WP	= WHITE PINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,640 FEET AND AN ANGULAR ERROR OF 01" 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 52,475 FEET.

A LEICA TS13 0.9" R300 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

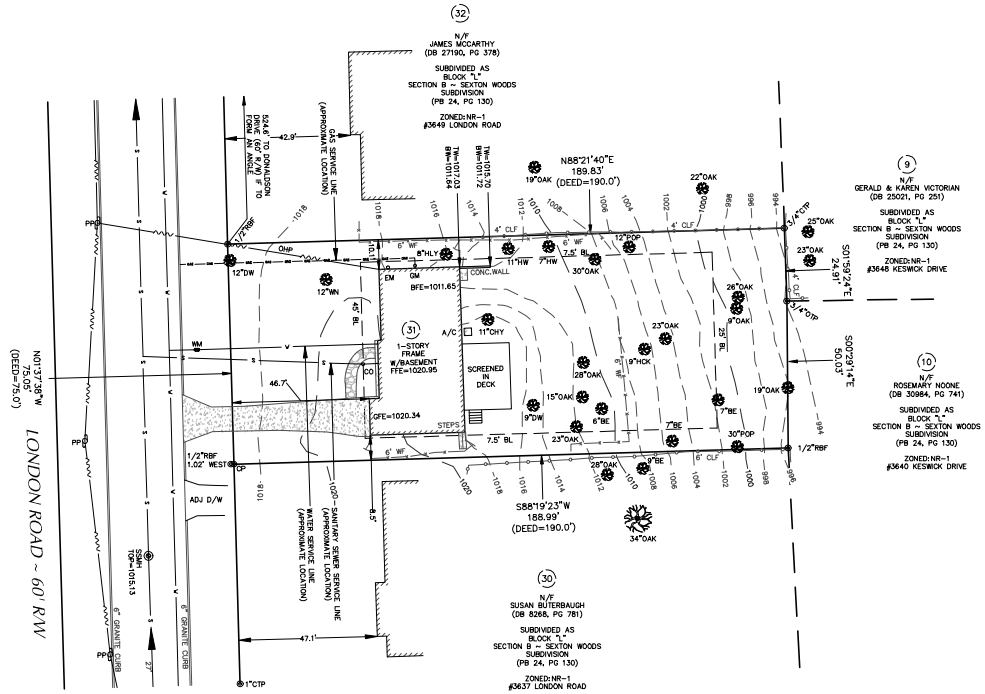
GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAD'83E.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0014K, EFFECTIVE DATE: 8/15/2019.

AREA = 0.33 ACRE

PROPERTY ZONED: NR-1

SETBACKS SHOWN HEREON ARE BASED ON CITY OF CHAMBLEE ZONING REQUIREMENTS AND ARE SUBJECT TO APPROVAL BY CITY OF CHAMBLEE DEPARTMENT OF PLANNING AND ZONING.



GRAPHIC SCALE

20 0 20 40 60

1 INCH = 20 FEET

PROJECT NUMBER
HHJH-25-037

BY	FIELD	DRAWING
CV	1-20-25	1-21-25

GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT PINE ROAD
LAWRENCEVILLE, GEORGIA 30044
PHONE ~(770) 931-3500
FAX ~(770) 931-3505
L.S. CERTIFICATE OF AUTHORIZATION #LSO01014
P.E. CERTIFICATE OF AUTHORIZATION #PEO02450

TOPOGRAPHIC SURVEY FOR:
HEAD HOMES
#3643 LONDON ROAD
TAX PARCEL ID: 18 0 07 027
SEXTON WOODS SUBDIVISION ~ SECTION "B"
(PLAT BOOK 2, PAGE 96)
LAND LOT 307 ~ 18TH DISTRICT
CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA