

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13121C0263F EFFECTIVE DATE: 09/18/2013  
 ZONE X

LINE	LENGTH	BEARING
L1	33.00'	S 17°19'05" W
L2	30.80'	S 17°19'05" W
L3	30.34'	N 18°25'57" E
L4	32.04'	N 18°25'57" E

- \* L E G E N D \***  
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY  
 APD AS PER DEED NAIL NAIL FOUND  
 APP AS PER PLAT P PLAT (BOOK/PAGE)  
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING  
 CP COMPUTED POINT POC POINT OF COMMENCEMENT  
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH  
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY  
 DW DRIVEWAY RBF REINFORCING BAR FOUND  
 EP EDGE OF PAVEMENT (1/2" UNO)  
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET  
 FKA FORMERLY KNOWN AS SW SIDEWALK  
 IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT  
 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT  
 LL LAND LOT -X- FENCE LINE  
 LLL LAND LOT LINE ■ WALL  
 N NEIGHBOR'S

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

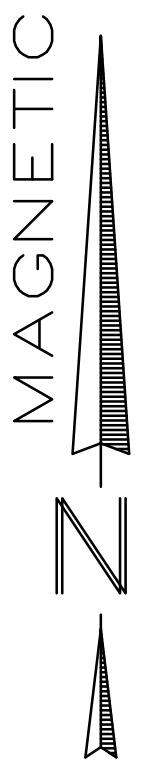
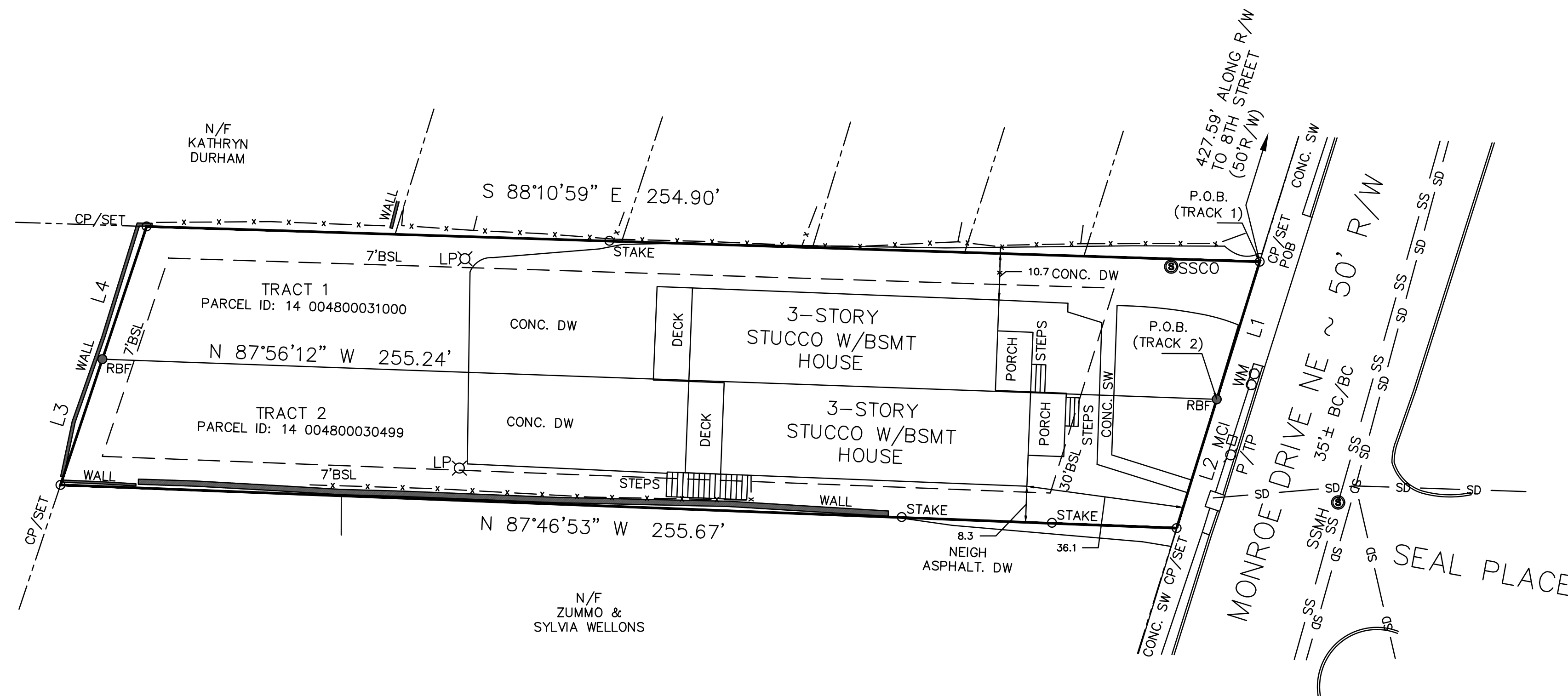
BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES.

THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



PROPERTY ADDRESS: 870 & 866 MONROE DR NE, ATLANTA, GA 30308	PLAT PREPARED FOR: 870 & 866 MONROE DR	
LAND AREA: TRACT 1-7,976 SF 0.183 AC TRACT 2-7,528 SF 0.173 AC	TRACT 1 & 2 LAND LOT 48 14th DISTRICT	SURVEY SYSTEMS ATLANTA 660 LAKE DR, SW, SNELLVILLE, GA 30039 COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM CELL 678-591-6064 ~ OFFICE 404-760-0010
IMPERVIOUS AREA: EXIST= 7863 SF= 50.7%	FIELD DATE: 01-31-2023 MF CITY OF ATLANTA DRAWN DATE: 02-02-2023 AE	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
ZONING: R-5	THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.	

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	2977
PORCH	229
DECK	344
CONC. DW	3750
CONC. SW	204
STEPS	144
WALL	215
<b>TOTAL IMPERVIOUS</b>	<b>7863</b>