* L E G E N D * POINT OF BEGINNING LAND LOT LINE MAN HOLE SANITARY SEWER LINE LLL MH SSL COB JB DIY HYP LP W GSSE DE UE AE TB BBCMP RCP APP SAN SEWER CLEANOUT CATCH BASIN JUNCTION BOX DRAINAGE INLET RB YARD INLET HEAD WALL POWER POLE LIGHT POLE POWER LINE
GUY WRE
SANITARY SEWER ESMT.
DRAINAGE EASEMENT
UTILITY EASEMENT
ACCESS EASEMENT
TOP OF BANK TOP OF BANK BOTTOM OF BANK CORRUGATED METAL PIPE REINFORCED CONC. PIPE AS PER PLAT AS PER DEED
AS PER RECORD
AS PER FIELD BACK OF CURB EDGE OF PAVEMENT ELECTRIC POWER BOX ELECTRIC METER
GAS METER
GAS VALVE WATER METER WATER VALVE OVERHANG

OWNERSHIP UNCLEAR

AIR—CONDITION CONCRETE

OPEN TOP PIPE FOUND CRIMP TOP PIPE FOUND REINFORCING BAR REINFORCING BAR FOUND REINFORCING BAR SET MAGNETIC READING ANGLE IRON FOUND CALCULATED POINT X FENCE CHAIN LINK FENCE WOOD FENCE WIRE FENCE IRON FENCE FENCE CORNER
WET WEATHER
BUILDING LINE
RIGHT-OF-WAY

PROPERTY CORNER PROPERTY LINE CENTER LINE

PORCH FIRE HYDRANT

CABLE BOX
COLUIMN
BLOCK
BRICK
FRAME
WOOD

SIGN PLAT DEED

RECORD

INDICATES STAIRS

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR FASSMENTS OF PECORD

PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

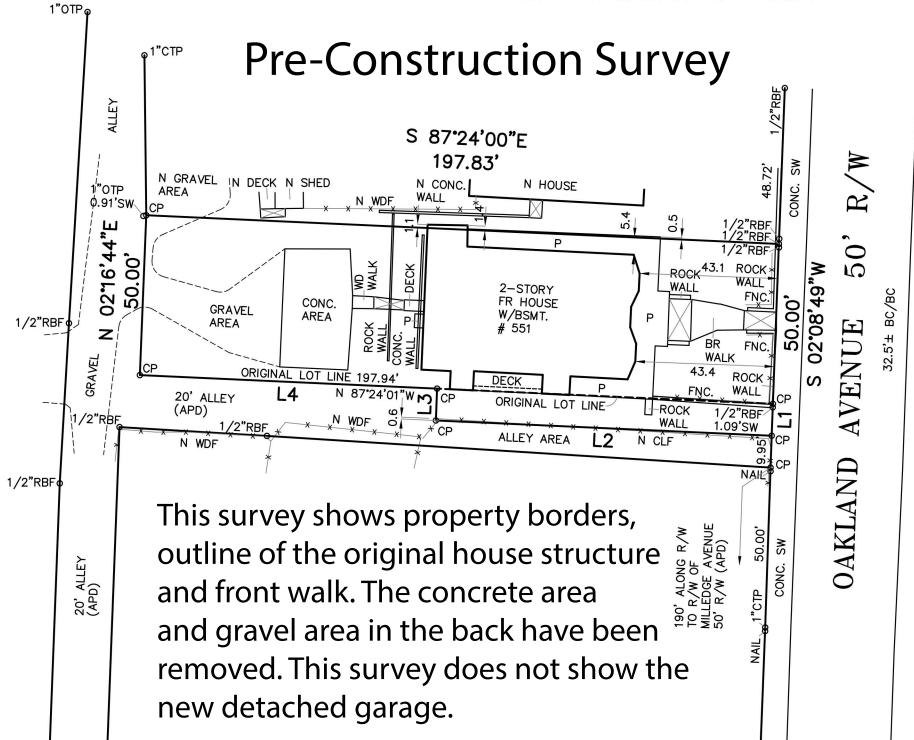
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON—LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT S RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE USSUING AUTHORITY.

INFORMATION WITH THE USSUING AUTHORITY.

6. THIS PLAT WAS 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Course	Bearing	Distance
L1	S 02'08'49" W	9.96'
L2	N 87°24'01" W	105.00'
L3	N 02°08'49" E	9.96'
L4	N 87°24'01" W	92.94'



PROPERTY ADDRESS: 551 OAKLAND AVENUE, SE ATLANTA, GA 30312

> LAND AREA: 0.251 AC

PLAT PREPARED FOR:

ERIN MILLER

LOT	BLOCK			
SUBDIVISION	UNIT			
LAND LOT 44	14TH D	ISTRICT	SECTION	
FULTON COUNTY, GEORGIA				
FIELD WORK DATE	OCT 24, 2018	PRINTE	/SIGNED OCT 31, 2018	
PLAT BOOK DEED BOOK 41249	,PAGE ,PAGE 19		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
THE THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

ORG

No. 3197 **PROFESSIONAL**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS 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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

30 SCALE 1" =

COORD # 20182528 DWG # 20182528

SURVEY LAND EXPRESS, INC.

24 LENOX POINTE, ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747

INFO@SURVEYLANDEXPRESS.COM PAPER FORMAT 11"x17"

LAND SURVEYING SERVICES