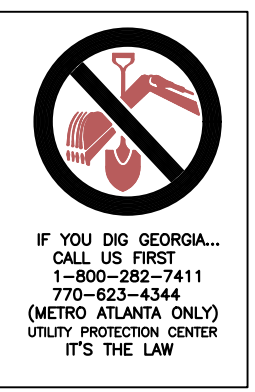


**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-85 UNINC DEKALB  
BUILDING SETBACK:  
FRONT: 40' (ARTERIALS)  
FRONT: 35' (COLLECTOR AND ALL OTHER STREETS)  
SIDE: 8.5'  
SIDE: 35' (CORNER LOT ON PUBLIC STREET)  
REAR: 40'  
MAX LOT COVERAGE 35%  
MAX BUILDING HEIGHT 35'

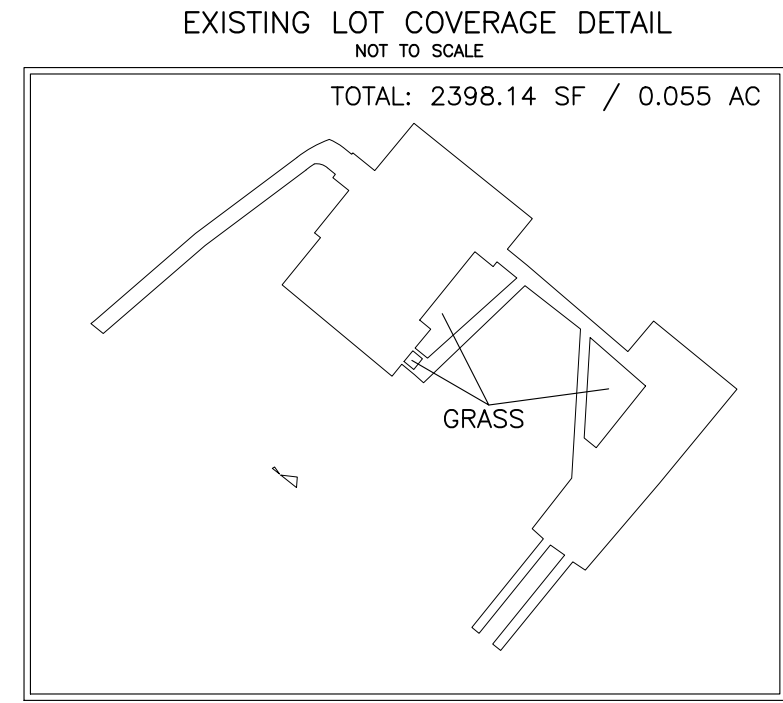


- SSMH1  
TOP=943.36  
(A) INV IN=940.56  
(B) INV IN=940.96  
INV OUT=940.46
- SSMH2  
TOP=941.28  
(A) INV IN=932.88  
(B) INV IN=932.98  
INV OUT=932.78
- SSMH3  
TOP=939.45  
(A) INV IN=929.25  
(B) INV IN=927.35  
INV OUT=927.15
- SSMH4  
TOP=939.58  
(A) INV IN=930.18  
(B) INV IN=931.88  
INV OUT=930.08
- SSMH5  
TOP=940.68  
INV IN=935.38  
INV OUT=935.18
- JB  
TOP=937.45
- MH  
TOP=937.57  
INV IN=931.07  
INV OUT=930.97

- \* SYMBOLS \***
- ELECTRIC PANEL/METER
  - WATER METER
  - AIR CONDITIONER
  - GAS METER
  - JUNCTION BOX
  - SANITARY SEWER MANHOLE
  - STORM MANHOLE
  - TRAFFIC/INFO SIGN
  - GAS MARKER
  - LAMP POST
  - METAL POST
  - WATER VALVE
  - HEADWALL
  - STAIRS
  - DRAINAGE INLET
  - FIRE HYDRANT
- \* LINE INDICATORS \***
- INDICATES SANITARY SEWER LINE
  - INDICATES POWER LINE
  - INDICATES WATER LINE
  - INDICATES GAS LINE
  - INDICATES DRAINAGE LINE
  - INDICATES FENCE LINE

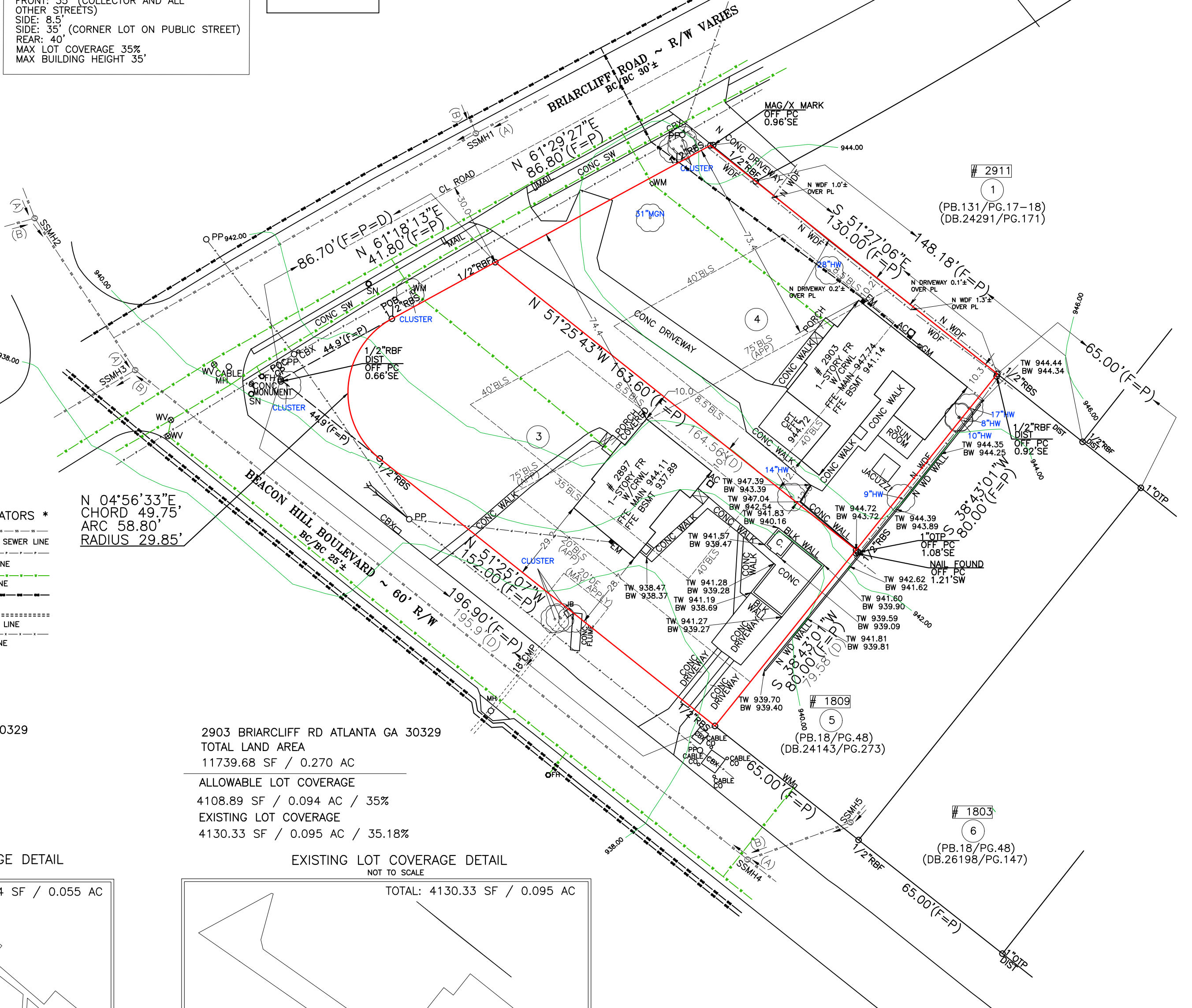
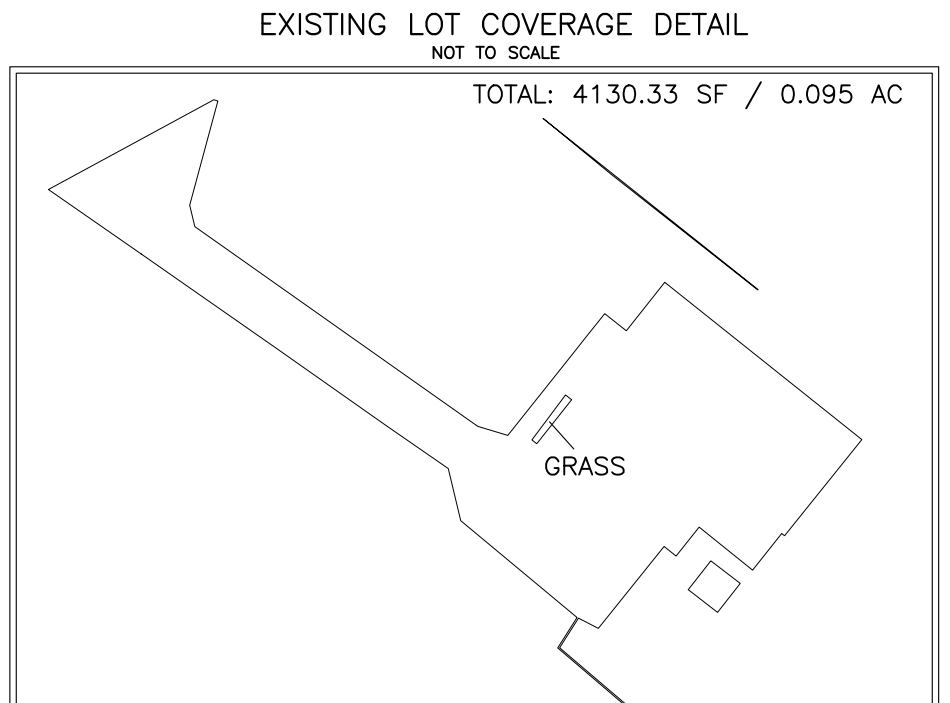
2897 BRIARCLIFF RD ATLANTA GA 30329  
TOTAL LAND AREA  
13954.42 SF / 0.320 AC

ALLOWABLE LOT COVERAGE  
4884.05 SF / 0.112 AC / 35%  
EXISTING LOT COVERAGE  
2398.14 SF / 0.055 AC / 17.18%



2903 BRIARCLIFF RD ATLANTA GA 30329  
TOTAL LAND AREA  
11739.68 SF / 0.270 AC

ALLOWABLE LOT COVERAGE  
4108.89 SF / 0.094 AC / 35%  
EXISTING LOT COVERAGE  
4130.33 SF / 0.095 AC / 35.18%



**SURVEY NOTES:**

- 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 UTILITIES 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.
- 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 TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- 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.
- 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.
- 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 IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- 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.

**FLOOD NOTE:**

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, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL  
MAP ID: 13089C0054K EFFECTIVE DATE: 08/15/2019  
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.  
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

- \* LEGEND \***
- |                           |                             |
|---------------------------|-----------------------------|
| APD AS PER DEED           | IR IRON ROD FOUND           |
| AE ACCESS EASEMENT        | IV IRRIGATION VALVE         |
| APF AS PER FIELD          | JB JUNCTION BOX             |
| AI ANGLE IRON FOUND       | LLL LAND LOT LINE           |
| APP AS PER PLAT           | MAG MAGNETIC READING IP     |
| APR AS PER RECORD         | MGN MAGNOLIA TREE           |
| BC BACK OF CURB           | MH MAN HOLE                 |
| BLK BLOCK                 | MTF METAL FENCE             |
| BLS BUILDING LINE SETBACK | N N'ORS                     |
| BRK BRICK                 | OH OVERHANG                 |
| BSMT BASEMENT             | OTP OPEN TOP PIPE FOUND     |
| CBX CABLE BOX             | OU OWNERSHIP UNCLEAR        |
| C CONCRETE                | PC PROPERTY CORNER          |
| CB CATCH BASIN            | PL PROPERTY LINE            |
| CL CENTER LINE            | PN PINE TREE                |
| CLF CHAIN LINK FENCE      | POB POINT OF BEGINNING      |
| CMP CORRUGATED METAL PIPE | PP POWER POLE               |
| C.O.A. CITY OF ATLANTA    | PW POWER LINE               |
| CO SAN SEWER CLEANOUT     | P PORCH                     |
| CRWL CRAWL SPACE          | (P) PLAT                    |
| CP CALCULATED POINT       | R RECORD                    |
| CPT CARPORT               | RBF REINFORCING BAR FOUND   |
| CRIMP CRIMP PIPE FOUND    | RBS REINFORCING BAR SET     |
| D DEED                    | RCP REINFORCED CONC. PIPE   |
| DE DRAINAGE EASEMENT      | R/W RIGHT-OF-WAY            |
| DI DRAINAGE INLET         | SN SIGN                     |
| EB ELECTRIC POWER BOX     | SSL SANITARY SEWER LINE     |
| EM ELECTRIC METER         | SSE SANITARY SEWER EASEMENT |
| EP EDGE OF PAVEMENT       | SP SCREENED PORCH           |
| F FIELD                   | SW SIDEWALK                 |
| FP FENCE POST             | TE TOP OF BANK              |
| FC FENCE CORNER           | UE UTILITY EASEMENT         |
| FI FIRE HYDRANT           | UD WOOD                     |
| FR FRAME                  | WDF WOOD FENCE              |
| GL GAS LINE               | WDK WOOD DECK               |
| GM GAS METER              | WL WATER LINE               |
| GV GAS VALVE              | WM WATER METER              |
| GW GUY WIRE               | WRF WIRE FENCE              |
| HDW HEAD WALL             | WW WET WEATHER              |
| HW HARDWOOD TREE          | W/ WITH                     |
| IPF IRON PIN FOUND        | YI YARD INLET               |
| IPS IRON PIN SET          |                             |

LOTS 3 AND 4 BLOCK		EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1	
BRIARCLIFF HEIGHTS SUBDIVISION UNIT		<b>ANIL VASWANI</b>	
LAND LOT 158	18TH DISTRICT SECTION		
DEKALB COUNTY, GEORGIA DB.20384/PG.388 DB.22439/PG.207 PB.18/PG.48		PROPERTY ADDRESS: 2897 & 2903 BRIARCLIFF ROAD ATLANTA, GA 30329	
FIELD WORK DATE DEC 23, 2020	PRINTED/SIGNED DEC 29, 2020		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		
<p>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.</p>			
AU COORD #20180862 DWG #20202798	<b>SURVEY LAND EXPRESS, INC</b> LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

