THIS BLOCK RESERVED FOR COURT CLERK

TOTAL SITE AREA
11,706 SQ. FT.
0.269 ACRES

ZONING: RG3

SETBACKS
FRONT = 40'
REAR = 7'
SIDE = 7'
MIN. LOT AREA = 7,500 SQ.FT
MIN. LOT WIDTH = 50'

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 65910, PAGE 382
2. PLAT BOOK 16, PAGE 65
3. SEE ADJOINERS

ADDRESS

2206 VESTA AVENUE
ATLANTA, GEORGIA, 30314

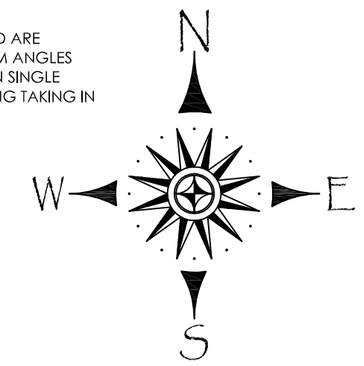
FLOOD NOTE

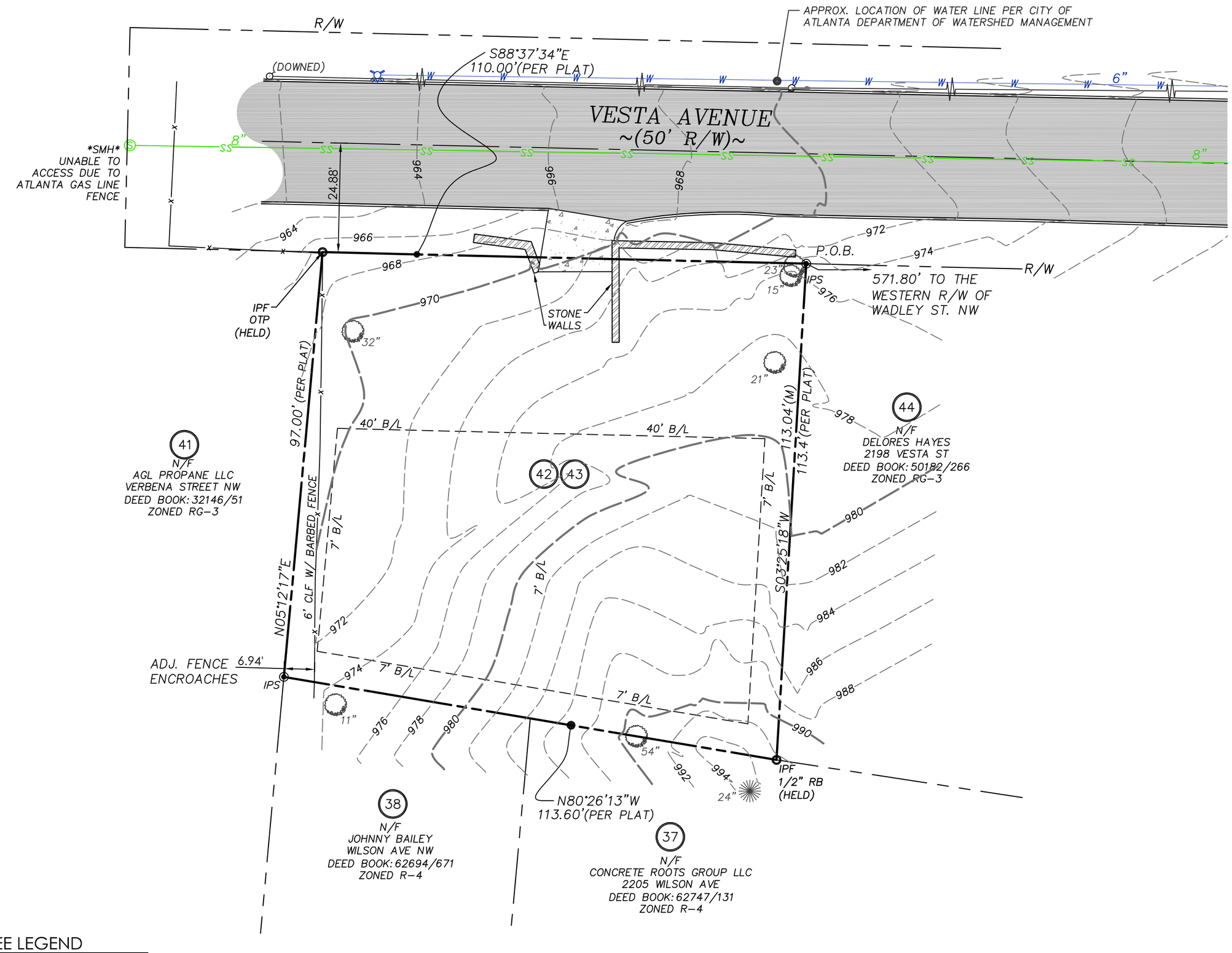
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FULTON COUNTY COMMUNITY PANEL NO. (13121 C - 0239 F) DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE FULTON COUNTY GIS MAPS LOCATED ONLINE AT HTTP://GIS.FULTONCOUNTYGA.GOV/

ALL BEARINGS HELD ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.





UNDERGROUND UTILITY LEGEND

UNDERGROUND POWER	UGP UGP
UNDERGROUND GAS	G G
UNDERGROUND WATER	W W
SANITARY SEWER LINE	SS
UNDERGROUND FIBER OPTIC	UT

ALL UTILITY LINES SHOWN ARE PER PAINT STRIPES LOCATED IN FIELD OR MAPS PROVIDED BY OTHERS.

LEGEND

IPF	IRON PIN FOUND		PROPERTY LINE
IPS	1/2" REBAR SET	x x	FENCE
CMP	CORRUGATED METAL PIPE	T	TELEPHONE LINE
R/W	RIGHT OF WAY	G	GAS LINE
℄	CENTER LINE	W	WATER LINE
P.L.	PROPERTY LINE	SS	SANITARY SEWER LINE
FES	FLARED END SECTION		POWER LINE
L.L.L.	LAND LOT LINE	OTP	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
S	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
	POWER POLE	D.I.	DRAIN INLET
	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
	TRAVERSE POINT (60D NAIL)		WATER VALVE
D	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
		N/F	NOW OR FORMERLY
	BENCHMARK	PT	PERC. TEST (BOREHOLE)
			4x4 TRANSFORMER
	IRON PIN FOUND	RRT	RAIL ROAD TIE WALL

TREE LEGEND

- EX. HARDWOOD TREE
- PINE TREE
- PECAN TREE
- OAK TREE

REVISIONS:

GRAPHIC SCALE
0 10 20 40 60 80

INSTRUMENT USED: TOPCON ES-150 (ROBOTIC/MOTORIZED)

WORK PERFORMED ON MONTH 19, 2018.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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 parcels 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. FUTHERMORE, 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 THE O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY for

EDWIN REINA

(PERMITTING MUNICIPALITY OF FULTON COUNTY)

LOT #S 42 & 43 , LAMAR HEIGHTS SUBDIVISION
LAND LOT 180 , 14th DISTRICT
FULTON COUNTY, GEORGIA
DATE: 05/15/2024 SCALE: 1"= 20'

MERIDIAN GEOMATICS

ALPHARETTA OFFICE
1875 LOCKEWAY DRIVE - SUITE 702
Alpharetta, Georgia 30004
Office: (770) 675-6197

DRAWN BY	D.C.D.
JOB. #	2024-086