SURVEYOR'S CERTIFICATION

THIS PLAT OS 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 PRACELS 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 V.F. GADDY, JR.

V F Gaddy — 12/19/24

Virgil F. Gaddy Jr. GA PLS # 2661 — DATE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LOT COVERAGE CALCULATIONS (IN Sq.Ft.):

LOT AREA = 28,594

DWELLING AREA = 1795.4
DRIVEWAY/WALKWAY =3727.4
FRONT PORCH & STEPS = 36.2
PAVER PATIO = 180.4
PAVER WALKWAYS = 782.7
WALLS = 80.8

TOTAL IMPERVIOUS AREA = 6812.9
LOT COVERAGE = 23.83%

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,123 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 78,362 FEET.

A LEICA TS13 03" R500 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 = NAVD'88.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0251F, EFFECTIVE DATE: 9/18/2013.

AREA = 0.66 ACRE

PROPERTY ZONED: R-3

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

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
BE	= 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	PHO	= PHOTINIA
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	= SYCAMOR
DW	= DOGWOOD	TU	= TULIP
EB	= ELDERBERRY	VIN	= VINCA
GB	= GINKGO BILOBA	VLIR	= 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	WIL	= WILLOW
HOS	= HOSTA	WO	= WHITE OAK
HLY	= HOLLY	WP	= WHITE PINE

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	OTF	= OPEN TOP FOUND
CMF	= CONCRETE MONUMENT FOUND	PDB	= POWER DISTRIBUTION BOX
CMP	= 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	R/W	= RIGHTS-OF-WAY
DE	= DRAINAGE EASEMENT	SPIG	= SPIGOT
DS	= DOWNSPOUT	SPK	= SPRINKLER
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 PLACE	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

GRID NORTH (GA WEST)

GRAPHIC SCALE

20 0 20 40 60

1 INCH = 20 FEET

PROJECT NUMBER
TRAPS-24-007

BY	FIELD	DRAWING
TDC	12-19-24	12-20-24

GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GEORGIA 30044
EMAIL: GSD@BELLSOUTH.NET
FAX - (770) 931-5903
L.S. CERTIFICATE OF AUTHORIZATION #LSO01014
P.E. CERTIFICATE OF AUTHORIZATION #PEF005450

TOPOGRAPHIC SURVEY FOR:
ADONIS HOMES, LLC
#3985 CLUB DRIVE (fKA #660)
LOT 3 AND PART OF LOT 2
SUBDIVISION OF EDWIN P. ANSLEY ESTATE
(PLAT BOOK 10, PAGE 64)
LAND LOT 11 ~ 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA