



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/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 SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

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

AS-BUILT SURVEY PREPARED FOR:				EXAMPLE
CLIENT 1				
CLIENT 2				
LOT	BLOCK	UNIT	SUBDIVISION	
LAND LOT	th DISTRICT		SECTION	
_ COUNTY, GEORGIA			FIELD DATE	
LOCATED IN _			DRAWN DATE	
PLAT BOOK	, PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
DEED BOOK	, PAGE			
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 IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.				
SURVEY SYSTEMS & ASSOC., INC.			CELL 770-558-7895	
657 Lake Drive, Snellville, GA 30039			OFFICE 404-760-0010	
COA # LSF000867			INFO@SURVEYSYSTEMSATLANTA.COM	

PROPERTY ADDRESS:
0000 00000000
ATLANTA, GA

LAND AREA:
_ SF
_ AC

