



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.

*** LEGEND ***

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 WITH TREE & TOPOGRAPHIC INFORMATION PREPARED FOR:

CLIENT

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		

EXAMPLE

^REVISED^

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

PROPERTY ADDRESS:
0000 00000000
ATLANTA, GA

LAND AREA:
_ SF
_ AC



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.

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