

SURVEYOR'S CERTIFICATE

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 STATES HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY 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 REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

Gerald H. Bernhard

GERALD H. BERNHARD GEORGIS RLS NO. 2688

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0014K

EFFECTIVE DATE: 08/15/2019

ZONE 'X' & 'AE'

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS N/F NOW OR FORMERLY
APD AS PER DEED NAIL NAIL FOUND
APP AS PER PLAT P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
CP COMPUTED POINT POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE) RBF REINFORCING BAR FOUND
DW DRIVEWAY (1/2" UNO)
EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION SW SIDEWALK
FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND SSC SANITARY SEWER CLEANOUT
L ARC LENGTH -X- FENCE LINE
LL LAND LOT CB CATCH BASIN
LLL LAND LOT LINE SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S WALL

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/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.

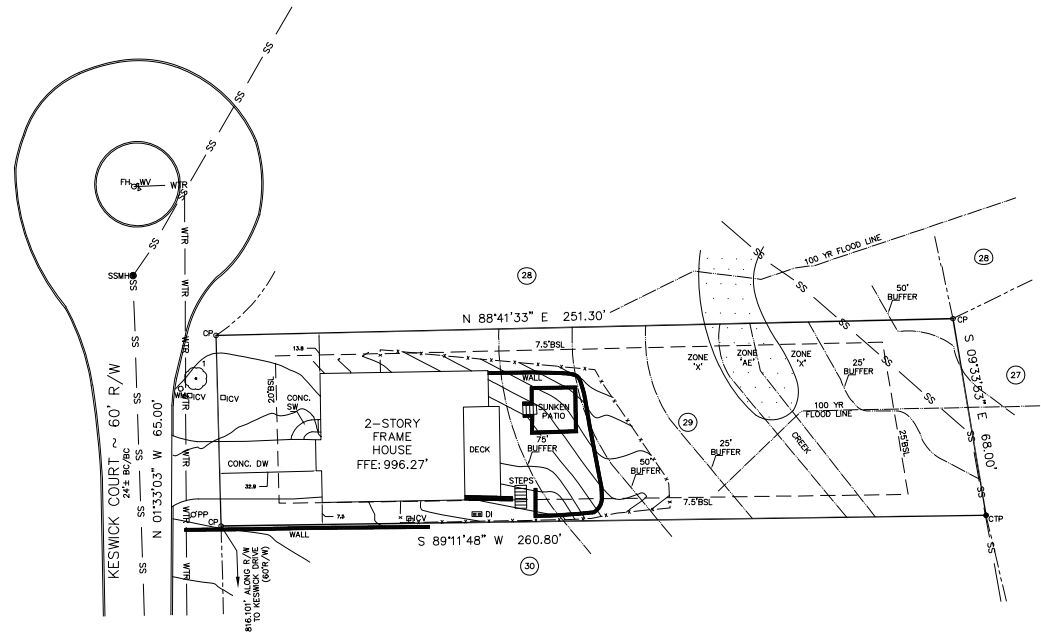
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



PROPERTY ADDRESS:
3443 KESWICK CT,
CHAMBLEE, GA 30341

LAND AREA:
16,831 SF
0.39 AC

IMPERVIOUS AREA:
EXIST= 3,789 SF = 22.4%

ZONING-NR-1

PLAT PREPARED FOR:

3443 KESWICK COURT

LOT 29 BLOCK B SECTION 2 KESWICK VILLAGE SUBDIVISION

LAND LOT 300 18th DISTRICT PARCEL ID: 18 300 01 029 BY:

DRAKE COUNTY, GEORGIA FIELD DATE: 04-25-2024 AH

CITY OF CHAMBLEE DRAWN DATE: 04-25-2024 AC

REFERENCE: PLAT BOOK 17, PAGE 158 (ALL MATTERS OF TITLE ARE

REFERENCE: DEED BOOK 28127, PAGE 419 (LINKABLE TO ONLINE RECORDS)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. ANY ANGULAR ERROR OF

+/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALC-

ULATED FOR CLOSURE AND TO 1 FOOT IN 10,000+ FEET. AN ELECTRONIC TOTAL STATION WAS

USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA

AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL

ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



0 20

SCALE 1" = 30'

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	22	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	2254
CONC. DW	671
CONC. SW	39
STEPS	50
POOL	192
DECK	388
WALL	155
TOTAL IMPERVIOUS	3799