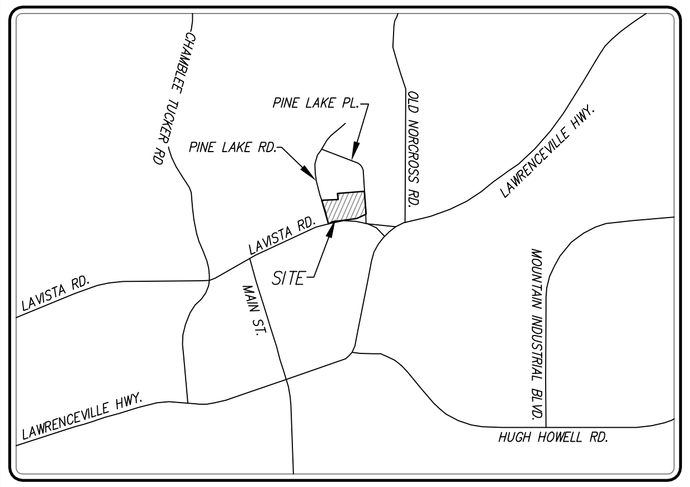


LOCATION MAP
N.T.S.

ZONING

ZONING IS R-85
SETBACKS:
FRONT:
MAJOR THROUGHFARE: 50'
MINOR THROUGHFARE: 40'
COLLECTOR STREET: 35'
OTHER STREET: 35
REAR:40'
SIDE:8.5'

ADDRESS

5196 & 5210 LAVISTA ROAD
TUCKER, GA. 30084

SURVEY REFERENCES

1. BOUNDARY SURVEY FOR DEKALB COUNTY OFFICE IF PARK BOND AND GREENSPACE PROGRAM TUCKER LIBRARY ACQUISTION BY CEI ENGINEERING AND ASSOCIATES, INC.
2. PLAT BOOK: 11, PAGE: 80
3. PLAT BOOK: 20, PAGE: 45
4. DEED BOOK 19593, PAGE 219; 5210 LAVISTA ROAD; DEED IS WRITTEN BASED ON A SURVEY PREPARED FOR ORENE CARSON BY CARTER LAND SURVEYING COMPANY, DATED JULY 16, 1986.
5. DEED BOOK 19605, PAGE 654; 5196 LAVISTA ROAD; DEED IS WRITTEN BASED ON SURVEY REFERENCE #1

SITE NOTES

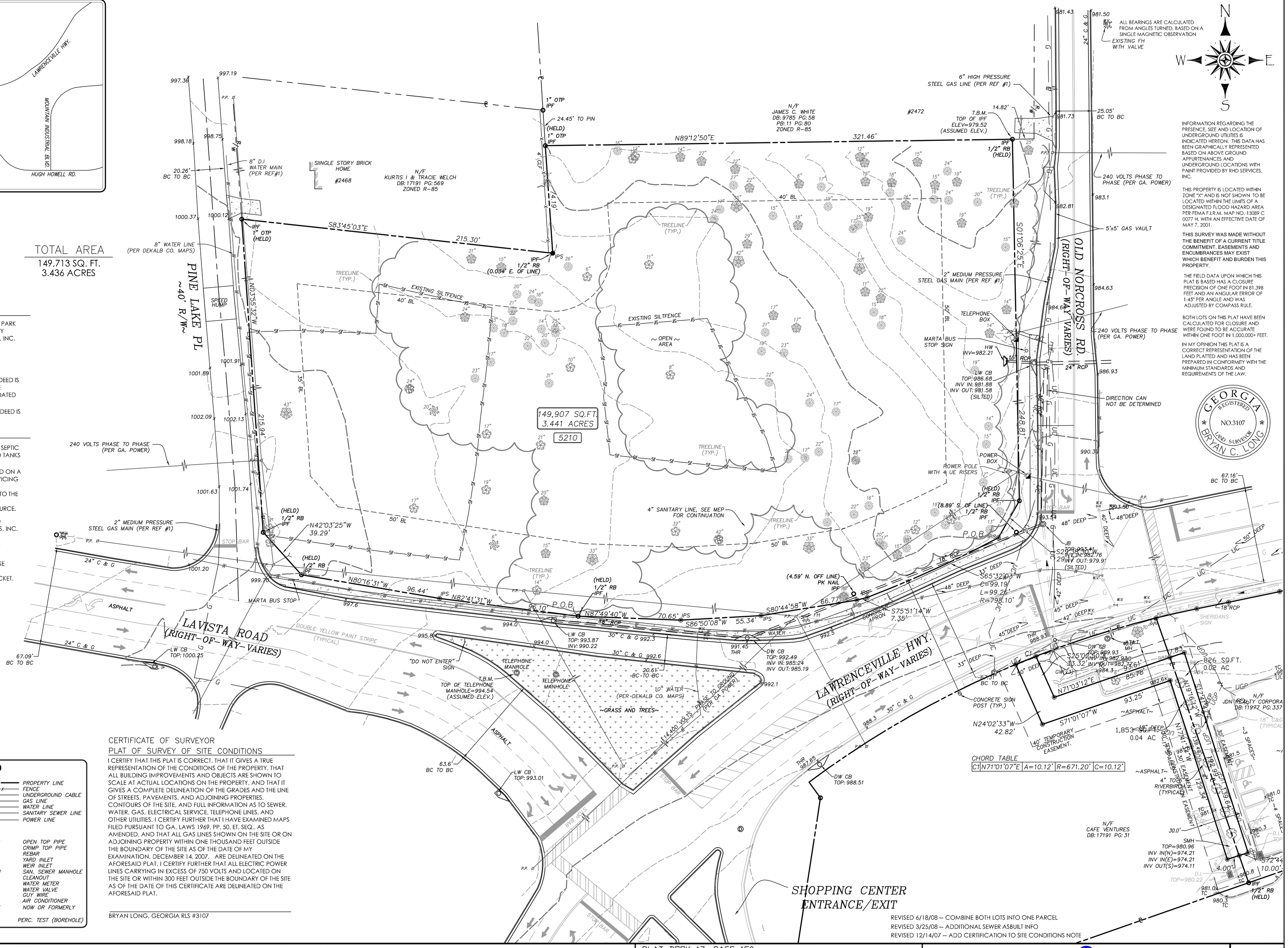
1. THESE TWO PARCELS WERE ORIGINALLY ON PRIVATE SEPTIC SYSTEMS. THE LOCATION OF THESE SEPTIC LINES AND TANKS ARE UNKNOWN AT THIS TIME.
2. THE CLOSEST SANITARY SEWER IS TO THE SOUTH BASED ON A SEWER MAP PROVIDED BY THE COUNTY, AND IS SERVICING THE WAL-MART AND VARIOUS OTHER STORES. IT IS UNKNOWN AT THIS TIME SPECIFCALLY HOW FAR IT IS TO THE CLOSEST TIE. THE ASBUILT OF THE SHOPPING AREAS RECORDED AT THE COUNTY WOULD BE A GOOD SOURCE.
3. THE HORIZONTAL LOCATION OF ALL UNDERGROUND UTILITIES WAS LOCATED AS MARKED BY RHD SERVICES, INC. USING RADIO SIGNAL GENERATED EQUIPMENT. THE LOCATIONS WERE MARKED BY USING PAINT COLORS APPROVED BY THE GEORGIA UPC.
4. GEORGIA DIG LAW REQUIRES THAT ANY TIME YOU USE MECHANIZED EQUIPMENT TO EXCAVATE, YOU ARE REQUIRED TO NOTIFY THE UPC AND OBTAIN A DIG TICKET. GEORGIA UPC CONTACT # IS 800-282-7411.
5. GEORGIA POWER CONTACT: MIKE P. PAPROSKI PHONE #770-621-2348
6. THE ONLY UPDATED ITEM ON JUNE 18,2008 WAS THE COMBINATION OF THE TWO LOTS INTO ONE LOT PER REQUEST FROM DEKALB COUNTY.

TREE LEGEND

PINE TREE
OAK TREE
DOGWOOD TREE
SWEET GUM

TOTAL AREA

149,713 SQ. FT.
3.436 ACRES



INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS INDICATED HEREON. THIS DATA HAS BEEN GRAPHICALLY REPRESENTED BASED ON ABOVE GROUND APPURTENANCES AND UNDERGROUND LOCATIONS WITH PAINT PROVIDED BY RHD SERVICES, INC.

THIS PROPERTY IS LOCATED WITHIN ZONE "X" AND IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M. MAP NO. 13089 C 0077 H, WITH AN EFFECTIVE DATE OF MAY 7, 2001.

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 81,398 FEET AND AN ANGULAR ERROR OF 1.45" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

BOTH LOTS ON THIS PLAT HAVE BEEN CALCULATED FOR CLOSURE AND WERE FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

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 THE LAW.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
℄	CENTER LINE
⅊	PROPERTY LINE
STA.	STATION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
	SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
	TRAVERSE POINT (60D NAIL)
	DRAINAGE MANHOLE
	GAS VALVE
	BENCHMARK
	IRON PIN FOUND

	PROPERTY LINE
—x—x—	FENCE
—UC—	UNDERGROUND CABLE
—G—	GAS LINE
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
	POWER LINE
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Y.I.	YARD INLET
W.I.	WEIR INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
	WATER METER
	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
	PERC. TEST (BOREHOLE)

CERTIFICATE OF SURVEYOR
PLAT OF SURVEY OF SITE CONDITIONS

I CERTIFY THAT THIS PLAT IS CORRECT, THAT IT GIVES A TRUE REPRESENTATION OF THE CONDITIONS OF THE PROPERTY, THAT ALL BUILDING IMPROVEMENTS AND OBJECTS ARE SHOWN TO SCALE AT ACTUAL LOCATIONS ON THE PROPERTY, AND THAT IT GIVES A COMPLETE DELINEATION OF THE GRADES AND THE LINE OF STREETS, PAVEMENTS, AND ADJOINING PROPERTIES, CONTOURS OF THE SITE, AND FULL INFORMATION AS TO SEWER, WATER, GAS, ELECTRICAL SERVICE, TELEPHONE LINES, AND OTHER UTILITIES. I CERTIFY FURTHER THAT I HAVE EXAMINED MAPS FILED PURSUANT TO GA. LAWS 1969, PP. 50, ET. SEQ., AS AMENDED, AND THAT ALL GAS LINES SHOWN ON THE SITE OR ON ADJOINING PROPERTY WITHIN ONE THOUSAND FEET OUTSIDE THE BOUNDARY OF THE SITE AS OF THE DATE OF MY EXAMINATION, DECEMBER 14, 2007, ARE DELINEATED ON THE AFORESAID PLAT. I CERTIFY FURTHER THAT ALL ELECTRIC POWER LINES CARRYING IN EXCESS OF 750 VOLTS AND LOCATED ON THE SITE OR WITHIN 300 FEET OUTSIDE THE BOUNDARY OF THE SITE AS OF THE DATE OF THIS CERTIFICATE ARE DELINEATED ON THE AFORESAID PLAT.

BRYAN LONG, GEORGIA RLS #3107

REVISED 6/18/08 -- COMBINE BOTH LOTS INTO ONE PARCEL
REVISED 3/25/08 -- ADDITIONAL SEWER ASBUILT INFO
REVISED 12/14/07 -- ADD CERTIFICATION TO SITE CONDITIONS NOTE

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR

DEKALB COUNTY PUBLIC LIBRARY

PROJECT NO.: 090-10012-000

PLAT BOOK 17, PAGE 150
LAND LOT 225 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA
DATE: SEPTEMBER 20, 2007 SCALE: 1"= 30'

MERIDIAN GEOMATICS, LLC
land surveying ~ residential & commercial
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Atlanta, Georgia 30341
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JOB NO.	2007-063

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