

SURVEYOR'S  
ACKNOWLEDGEMENT:  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS  
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY  
SUPERVISION.

BY \_\_\_\_\_ REGISTERED GEORGIA LAND  
Charles W. Lovelless SURVEYOR'S NUMBER  
3030  
DATE 7-1-2015

OWNER'S ACKNOWLEDGEMENT:  
"STATE OF GEORGIA"  
CITY OF ATLANTA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR  
THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS  
MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS,  
EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
AGENT \_\_\_\_\_

NOTE:  
PROPERTY IS WITHIN 200 FEET OF  
STATE WATERS

**DRAINAGE STATEMENT:**  
STORM DRAINAGE FACILITIES SHOWN ON THIS  
PLAT ARE NECESSARY FOR THE PROPER  
DRAINAGE OF THE SUBDIVISION. THE CITY OF  
ATLANTA WILL NOT BE RESPONSIBLE FOR  
EROSION OR OVERFLOW CAUSED BY THE  
STORM DRAINAGE FACILITIES OR NATURAL  
DRAINAGE CONDITIONS NOR RESPONSIBLE FOR  
EXTENSIONS OF STORM DRAINS.

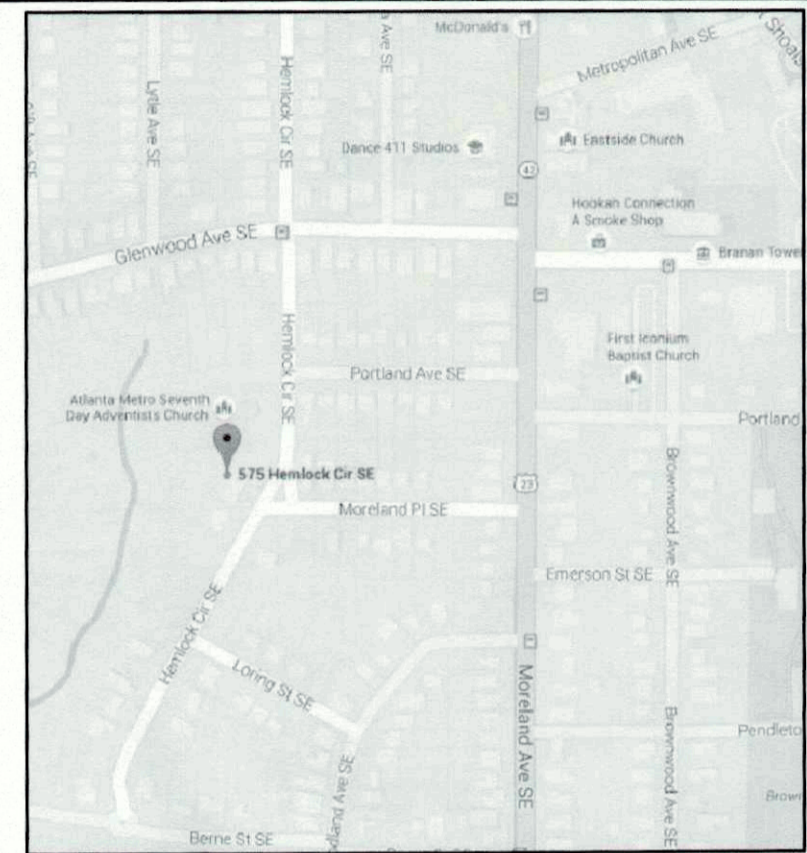
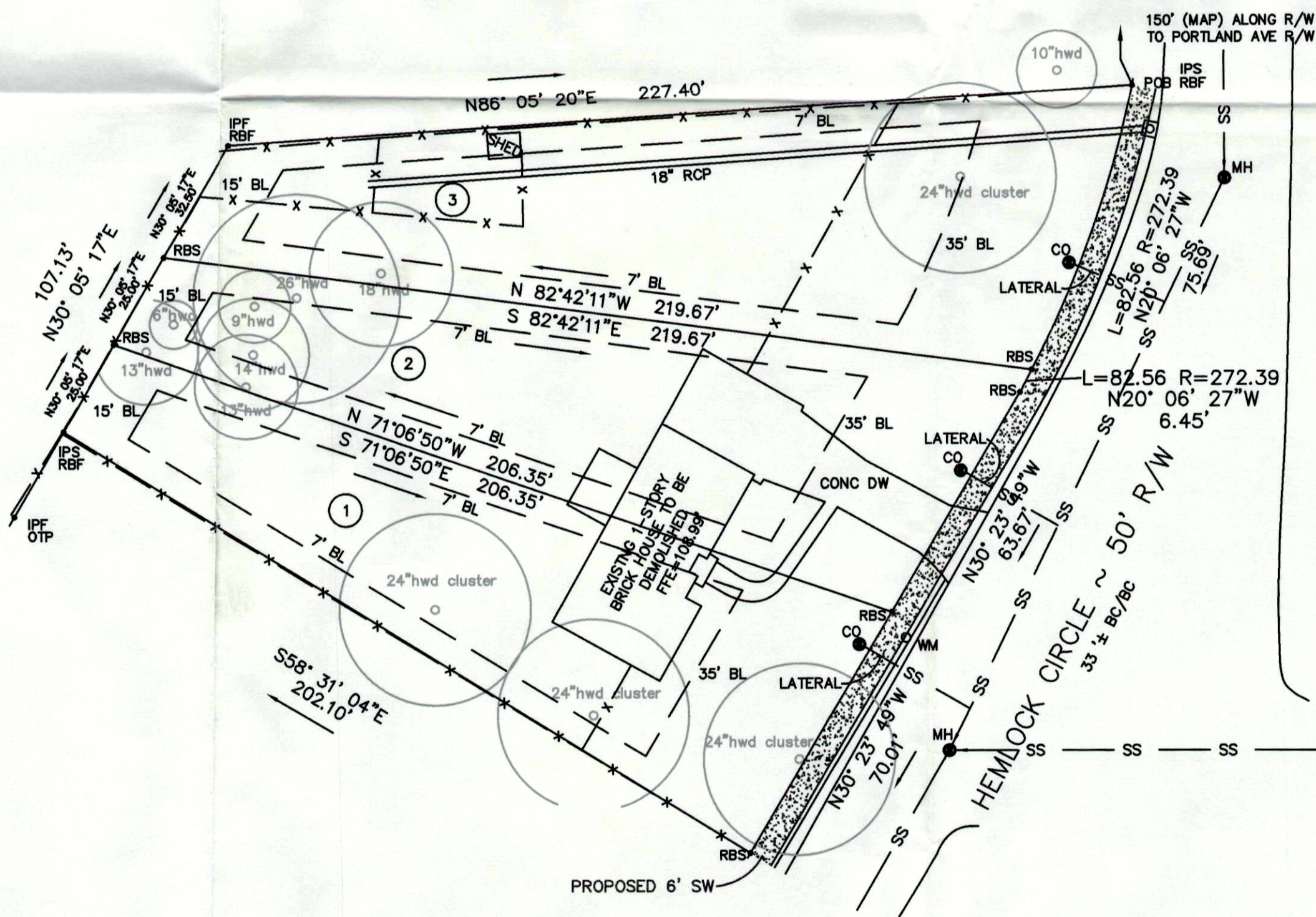
NOTE:  
RECEIVING WATERS: INTRENCHMENT CREEK

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND  
IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING  
SPECIAL FLOOD HAZARDS.

PANEL 13121C0376G EFFECTIVE DATE: AUGUST 18, 2013  
ZONE "X"

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.



PROPERTY ADDRESS: 575 HEMLOCK CIR ATLANTA, GA	LOT DIVISION PLAT: 575 HEMLOCK CIRCLE																								
IMPERVIOUS AREA: EXIST= 3250 SF~11%	<table border="1"> <tr> <th>LOT</th> <th>BLOCK</th> <th>UNIT</th> <th>SUBDIVISION</th> </tr> <tr> <td>LAND LOT 12</td> <td>14th DISTRICT</td> <td>SECTION</td> <td>BY: 6-26-2015</td> </tr> <tr> <td>FULTON COUNTY, GEORGIA</td> <td>FIELD: DATE</td> <td>6-12-2015</td> <td>TH ^REVISED^</td> </tr> <tr> <td>LOCATED IN CITY OF ATLANTA</td> <td>DRWN: DATE</td> <td>6-15-2015</td> <td>TW</td> </tr> <tr> <td>PLAT BOOK _____, PAGE _____</td> <td colspan="3">ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED</td> </tr> <tr> <td>DEED BOOK _____, PAGE _____</td> <td colspan="3">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.</td> </tr> </table>		LOT	BLOCK	UNIT	SUBDIVISION	LAND LOT 12	14th DISTRICT	SECTION	BY: 6-26-2015	FULTON COUNTY, GEORGIA	FIELD: DATE	6-12-2015	TH ^REVISED^	LOCATED IN CITY OF ATLANTA	DRWN: DATE	6-15-2015	TW	PLAT BOOK _____, PAGE _____	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			DEED BOOK _____, PAGE _____	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.	
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ZONING: R-4	<p>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.</p> <p>0 30 SURVEY SYSTEMS &amp; ASSOC., INC. CELL 770-558-7895 657 Lake Drive, Snellville, GA 30039 OFFICE 404-760-0010 SCALE 1" = 30' COA # LSF000867 INFO@SURVEYSYSTEMSATLANTA.COM</p>																								

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

**LOT SUMMARY--(MINIMUM LOT SIZE 9000 SF)**

LOT NO.	FRONTAGE	LOT SIZE		BUILDABLE AREA		SETBACKS		
		ACRES	SF	ACRES	SF	FRONT	SIDES	REAR
1	70.01	0.2205	9604.5	0.1088	4738.2	35	7	15
2	70.12	0.2210	9625.3	0.1070	4660.9	35	7	15
3	75.69	0.2603	11339.9	0.1333	5895.6	35	7	15
TOTAL		0.7018	30569.7	0.3491	15294.7			

