

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

A PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0088J, DATED 05/16/13

ZONING INFORMATION:

CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 40 FEET
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

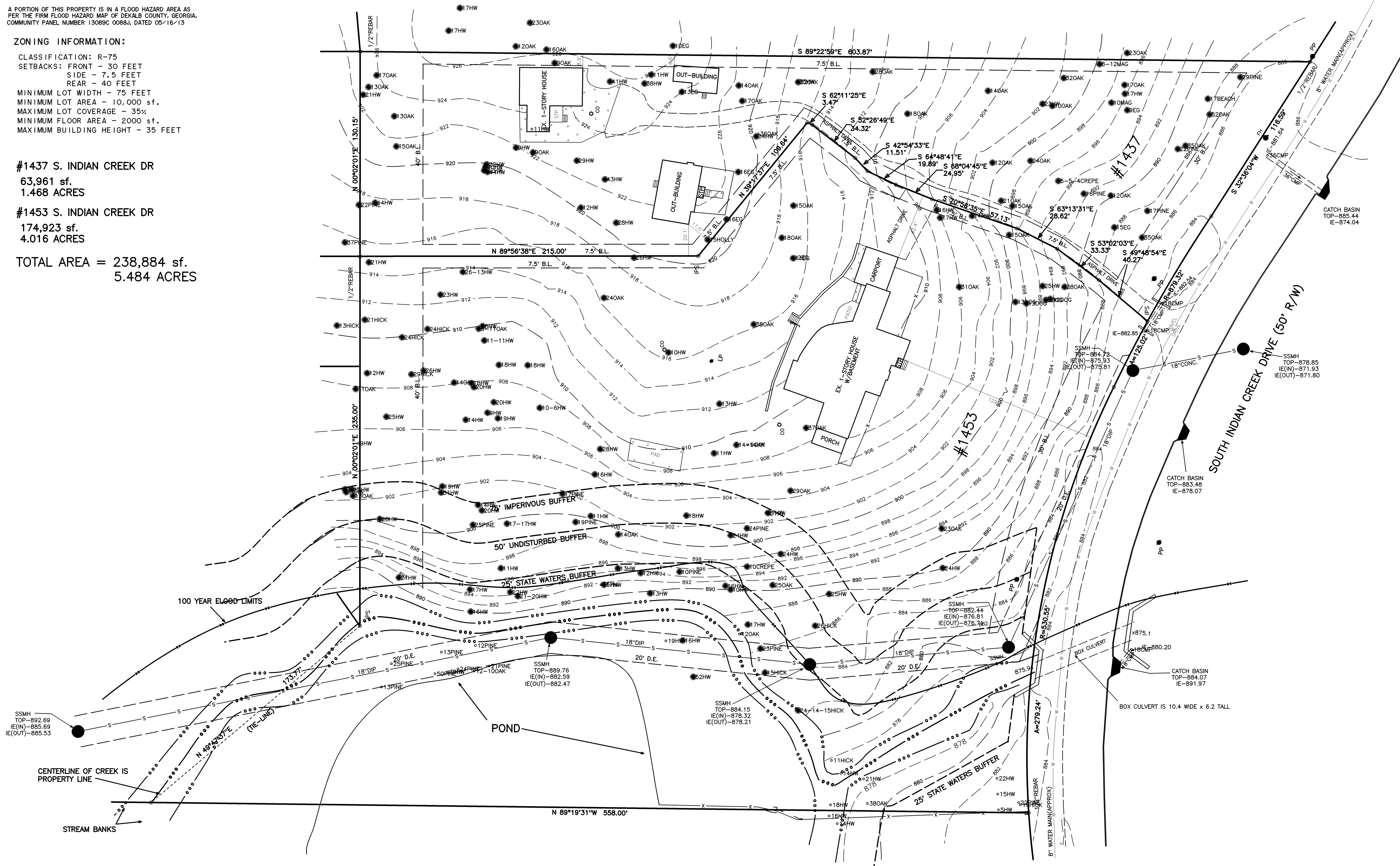
#1437 S. INDIAN CREEK DR

63,961 sf.
1.468 ACRES

#1453 S. INDIAN CREEK DR

174,923 sf.
4.016 ACRES

TOTAL AREA = 238,884 sf.
5.484 ACRES

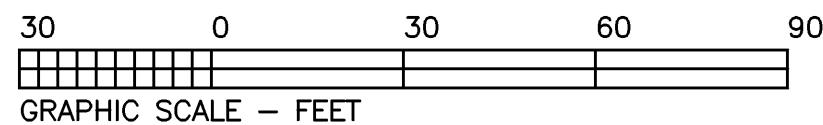


LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
-O- = FLOOD HAZARD ZONE LINE
- - - = STORM SEWER LINE/PIPE
- - - = WATER LINE
- - - = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTF = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ROBERT W. RICHARDSON, GA RLS #3419
DATE: 08/28/25
PROFESSIONAL LAND SURVEYOR



ALPHA LAND SERVICES		SURVEY FOR:	
P.O. BOX 1651 LOGANVILLE, GA 30052 ENGINEERING & LAND SURVEYING OFF: 770.896.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		1437 & 1453 S. INDIAN CREEK DR	
REVISION: 08/18/25; 08/28/25		15 222 03 014 - #1437 15 222 03 033 - #1453	
DISTRICT: 15TH COUNTY: DEKALB		LOT: 222 SUB: 15TH	
FIELD DATE: 07/01/25		AREA = 5.484 ACRES	
REF. PLAT: PB. P.		JOB No. 25-06-306	