

\* LEGEND \*

SURVEY NOTES:

- Above ground walls & steps - no mechanical equipment all hand tools used to build
- Existing Large Tree
- FENCE - back section on wall
- Grading & Fill
- Path and Patio - hardscaping (no concrete, all above ground, no mechanical tool used)
- MITIGATION
  - 4 large trees @ 200 sq. ft = 800 sq. ft Pine trees
  - 3 small trees @ 100 sq. ft = 300 sq. ft dogwood
  - 81 shrubs @ 16 sq. ft. = 1296 sq. ft. wax myrtle/ Oak Leaf Hydrangas
  - 50 flowers @ 4 sq. ft = 200 sq. ft Cardinal flowers

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CO SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- LP LIGHT POLE
- FW POWER LINE
- QW CITY WIRE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TOB TOP OF BANK
- BB BOTTOM OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OJ OWNERSHIP UNCLEAR
- AC AIR-CONDITION
- CONC. CONCRETE
- ATB ATT BOX
- IFB IRON PIN FOUND
- IPS IRON PIN SET
- OIP OPEN TOP PIPE FOUND
- CIP CRIMP TOP PIPE FOUND
- RB REINFORCING BAR
- REB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING
- AF ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X- FENCE
- CLF CHAIN LINK FENCE
- WOF WOOD FENCE
- WFF WIRE FENCE
- IRF IRON FENCE
- FC FENCE CORNER
- WW WET WEATHER BUILDING LINE
- R/W RIGHT-OF-WAY
- PC PROPERTY CORNER
- PL PROPERTY LINE
- CL CENTER LINE
- OPT CARPORT
- SP SCREEN PORCH
- PH PORCH
- FR FIRE HYDRANT
- CBX CABLE BOX
- COL COLLUM
- BLK BLOCK
- DR DRAIN
- FR FRAME
- NO NOD
- SN SIGN
- LN LANDING
- PLAT
- DEED
- R RECORD
- F FIELD
- N NBORS.

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS CAN BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE RECORDABLE, FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS PRO OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS PUBLIC USE PRIVILEGE.

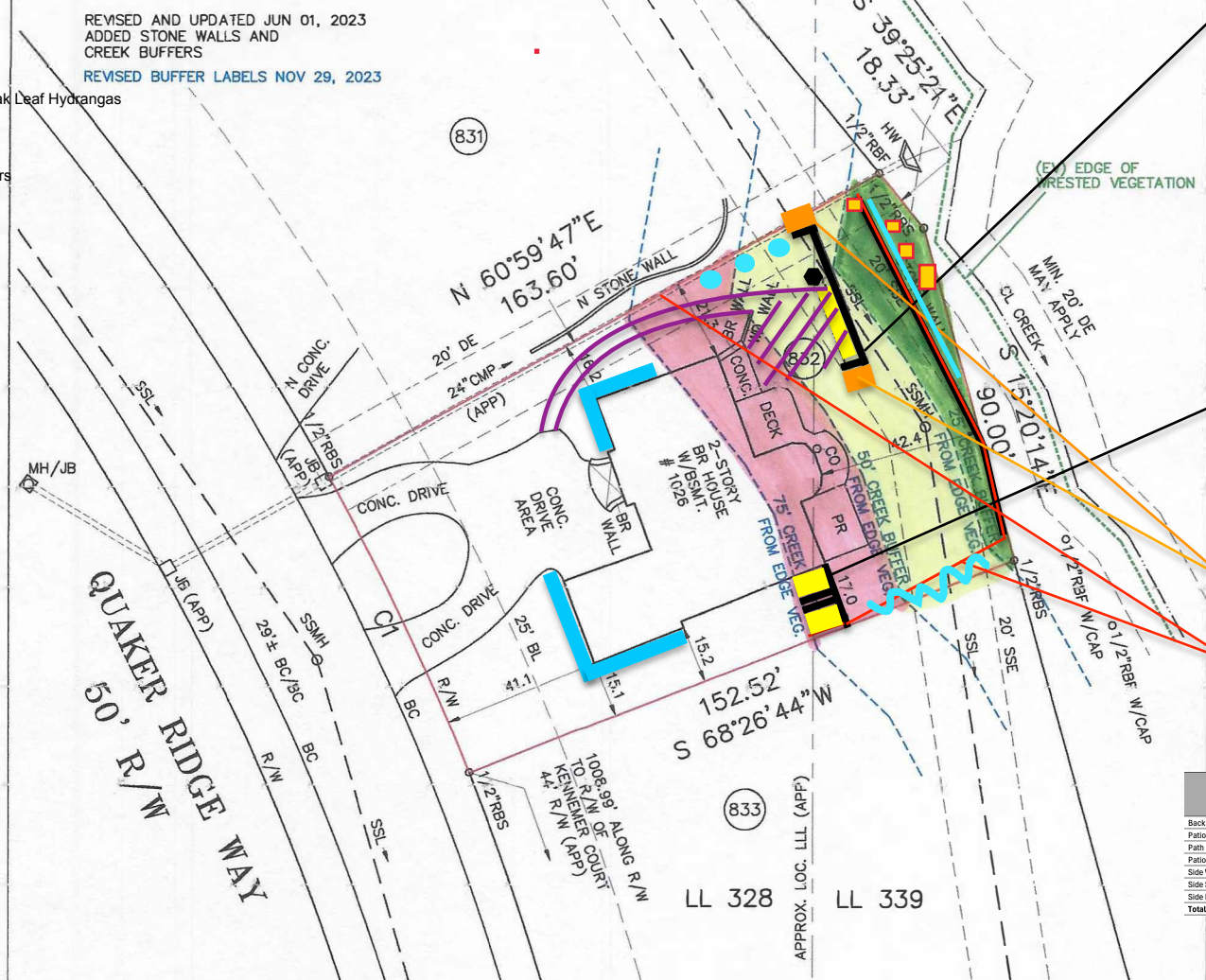
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC, AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Curve	Radius	Length	Chord	Chord Bear.
C1	663.96'	85.95'	85.89'	N 25°16'38" W



Back Wall  
95 ft long x .56 wide = 53.2 sq. ft.  
2 ft tall at max height  
- Above ground wall  
- No Mechanical equipment for build - hand tools only  
- No filling other than for pre-existing maintenance and repair

Patio Wall  
30ft long x 5 ft per side  
40ft x .56 wide = 22.4 sq. ft.  
3 ft tall  
- No Mechanical equipment used for build - hand tools only

Path and Patio  
- No Mechanical equipment used for build  
- Hand tools only for path and patio

Path  
25 ft x 5 ft = 125 sq. ft.  
- all above ground /non-permanent hardscape

Patio  
24 ft x 22 ft = 528 sq. ft.  
- all above ground non-permanent hardscape  
- within the 528 sq. ft. - grading and fill on 5 ft x 22 ft = 110 sq. ft.

Wall and Steps  
Wall  
14 ft long x .56 wide = 7.84 sq. ft.  
2.25 ft. tall

grading and fill  
14 ft x 7 ft = 98 sq. ft.

Steps  
7 ft x 4 ft = 28 sq. ft.  
- No Mechanical used for build - hand tools only

Impervious disturbance around side patio walls  
10 ft total x 5 ft. = 50 sq. ft.

Fence  
fence sides - 100 ft (50ft on each side) x 12.5 sq. ft.  
back fence on wall

Area	Impervious Area in Square Feet	Disturbance in Square Feet
Back Wall	53.2	53.2
Patio Wall	22.4	72.4
Path	125	
Patio	528	528
Side Wall	7.84	
Side Steps	28	
Side Fence(s)	12.5	12.5
Total	777	666

PROPERTY ADDRESS:  
1026 QUAKER RIDGE WAY  
DULUTH, GA 30097

LAND AREA:  
0.354 AC

PLAT PREPARED FOR:

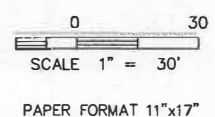
**JORDANA & GARY SOLYIAN**

LOT 832	BLOCK
SUBDIVISION THE ST. IVES COUNTRY CLUB	POD 1 UNIT
LAND LOTS 328 & 339	1ST DISTRICT 1ST SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE	JAN 26, 2021
PRINTED/SIGNED	JAN 30, 2021
PLAT BOOK 155	PAGE 54
DEED BOOK 18208	PAGE 109
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGIA REGISTERED  
No. 3107  
PROFESSIONAL  
EUGENIE A. STEPANO  
*Eugenie A. Stepano*

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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 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 TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLAIN COORDINATE MONITORING SYSTEM (SPM) RECORDS WERE USED.



SJ  
COORD # 20210088  
DWG # 20210088

**SURVEY LAND EXPRESS, INC.**  
LAND SURVEYING SERVICES

24 LENOX POINTE,  
ATLANTA, GA 30324  
FAX 404-801-0941  
TEL 404-252-5747  
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PLANNING & ZONING

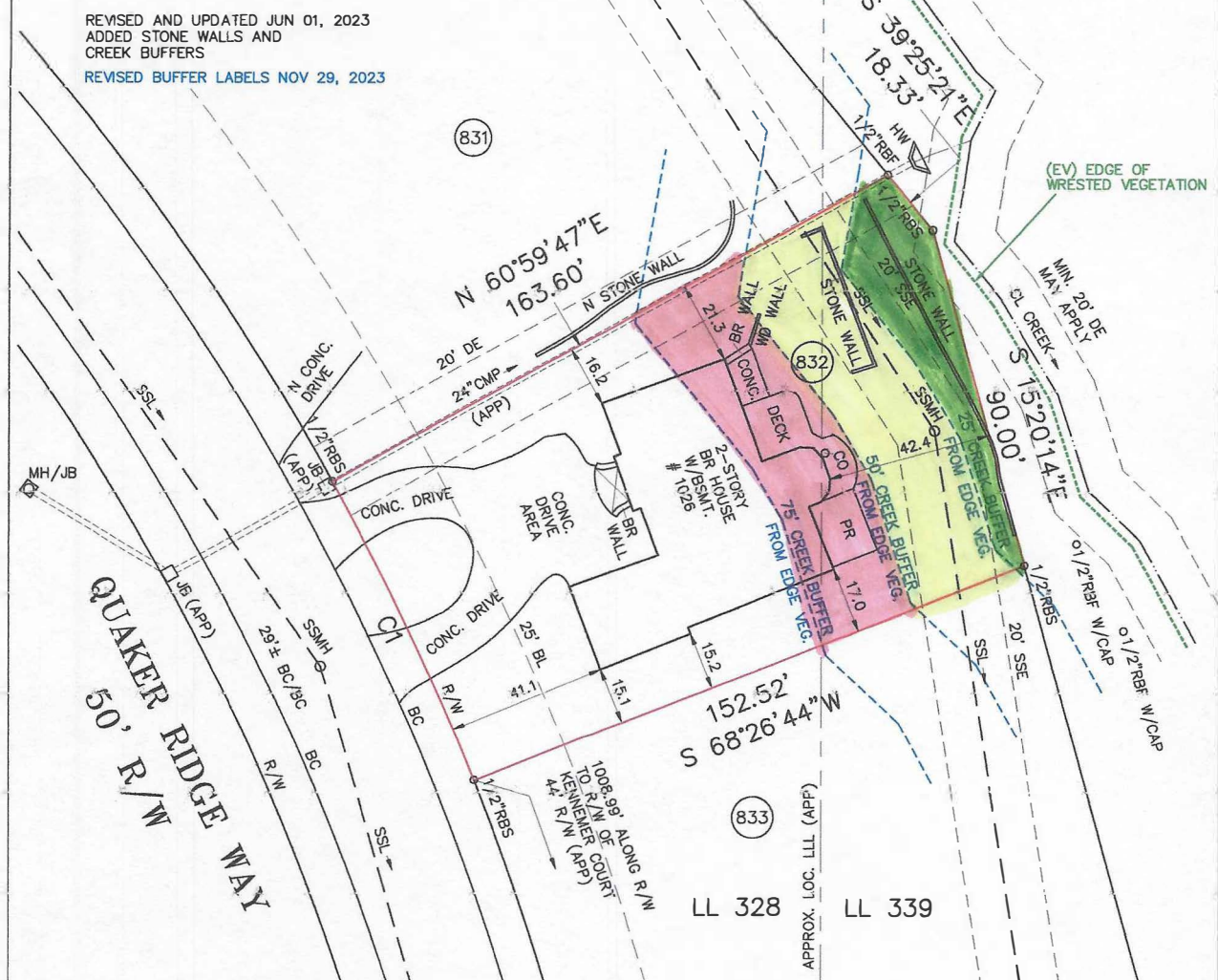
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LLL LAND LOT LINE	JFS IRON PIN SET	
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ATTB ATT BOX	N NBORS.	

SURVEY NOTES:

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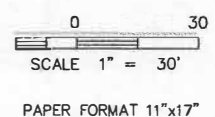
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REVISED AND UPDATED JUN 01, 2023  
ADDED STONE WALLS AND CREEK BUFFERS  
REVISED BUFFER LABELS NOV 29, 2023

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DULUTH, GA 30097

LAND AREA:  
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