

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

LOCATION MAP  
 N.T.S.

**TOTAL AREA**  
 149,713 SQ. FT.  
 3.436 ACRES

**ADDRESS**  
 5196 & 5210 LAVISTA ROAD  
 TUCKER, GA. 30084

**SURVEY REFERENCES**

- BOUNDARY SURVEY FOR DEKALB COUNTY OFFICE IF PARK BOND AND GREENSPACE PROGRAM TUCKER LIBRARY ACQUISITION BY CB ENGINEERING AND ASSOCIATES, INC.
- PLAT BOOK: 11, PAGE: 80
- PLAT BOOK: 20, PAGE: 45
- DEED BOOK 15593, 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.
- DEED BOOK 19605, PAGE 654: 5196 LAVISTA ROAD; DEED IS WRITTEN BASED ON SURVEY REFERENCE #1

**SITE NOTES**

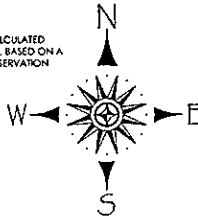
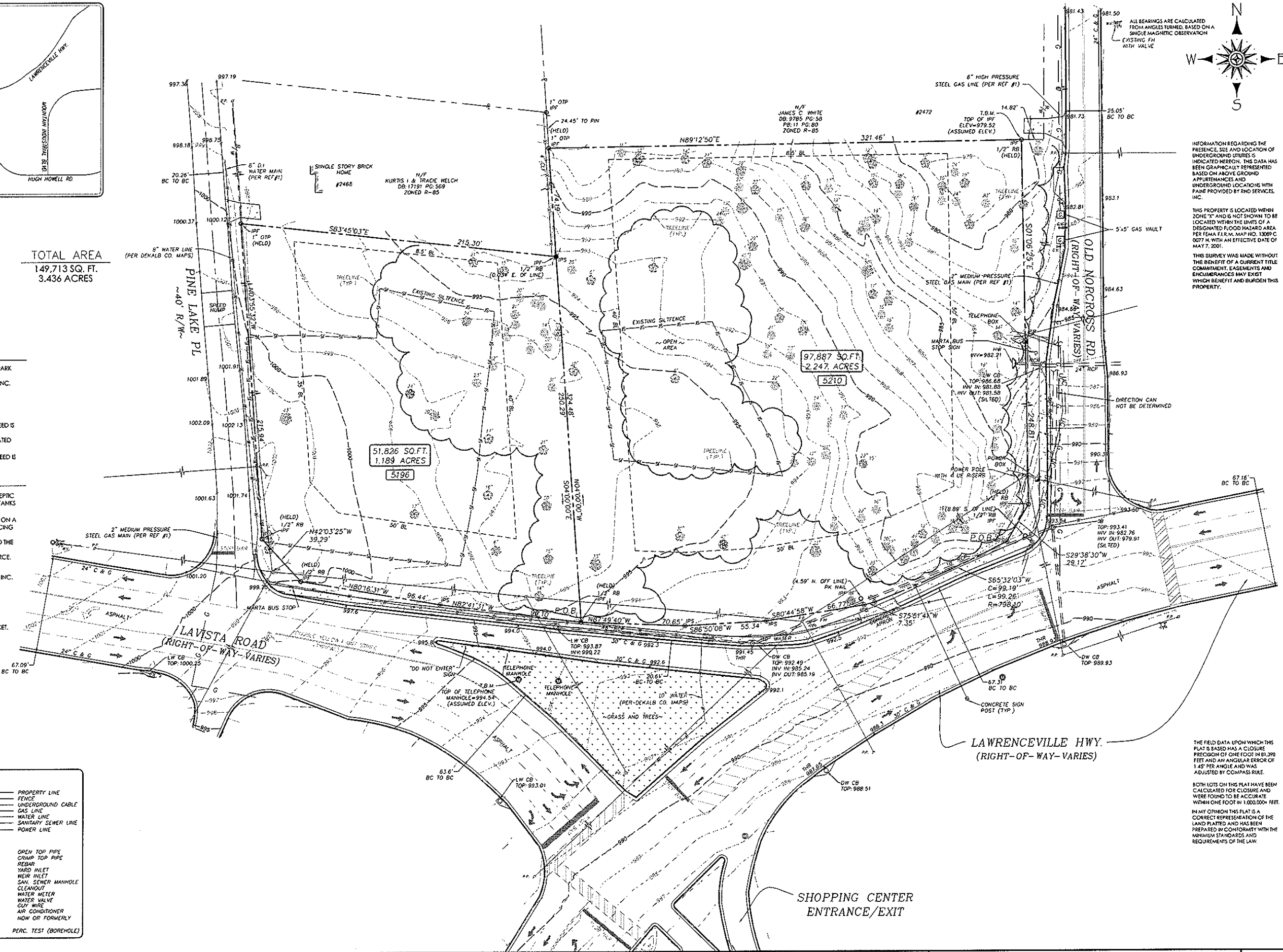
- THESE TWO PARCELS WERE ORIGINALLY ON PRIVATE SEPTIC SYSTEMS. THE LOCATION OF THESE SEPTIC LINES AND TANKS ARE UNKNOWN AT THIS TIME.
- THE CLOSEST SANITARY SEWER IS TO THE SOUTH BASED ON A SEWER MAP PROVIDED BY THE COUNTY, AND IS SERVICING THE WAL-MART AND VARIOUS OTHER STORES. IT IS UNKNOWN AT THIS TIME SPECIFICALLY HOW FAR IT IS TO THE CLOSEST TIE. THE ASBUILT OF THE SHOPPING AREAS RECORDED AT THE COUNTY WOULD BE A GOOD SOURCE.
- 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.
- 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.

**TREE LEGEND**

- PINE TREE
- OAK TREE
- DOGWOOD TREE
- SWEET GUM

**LEGEND**

IPF	IRON PIN FOUND	---	PROPERTY LINE
IPS	1/2" REBAR SET	- - - -	FENCE
CMP	CORRUGATED METAL PIPE	---	UNDERGROUND CABLE
R/W	RIGHT OF WAY	---	GAS LINE
C	CENTER LINE	---	WATER LINE
P	PROPERTY LINE	---	SANITARY SEWER LINE
S	STATION	---	POWER LINE
S/L	LAND LOT LINE		
L.L.L.	LAND LOT LINE		
T.B.M.	TEMPORARY BENCHMARK		
INV.	INVERT ELEVATION	○	OPEN TOP PIPE
SMH	SANITARY SEWER MANHOLE	○	CRUMP TOP PIPE
PP	POWER POLE	○	REBAR
Y.I.	YARD INLET	○	YARD INLET
W.I.	WEIR INLET	○	SAN. SEWER MANHOLE
SMH	SAN. SEWER MANHOLE	○	CLEANOUT
CO	CLEANOUT	○	WATER METER
W.M.	WATER METER	○	WATER VALVE
W.V.	WATER VALVE	○	CUP WIRE
C.W.	CUP WIRE	○	AIR CONDITIONER
A.C.	AIR CONDITIONER	○	NOW OR FORMERLY
N/O	NOW OR FORMERLY	○	PERC. TEST (BOREHOLE)
P.T.	PERC. TEST (BOREHOLE)		



INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS INDICATED HEREON. THIS DATA HAS BEEN GRAPHICALLY REPRESENTED BASED ON ABOVE GROUND APPEARANCES 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 ELEV. MAP NO. 12209C 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.

DIRECTION CAN NOT BE DETERMINED

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 CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

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'

DRWN BY  
 S.C.D.  
 JOB NO.  
 2007-063