LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
R.B.F.	= RE-BAR FOUND
C.T.P.	= CRIMP TOP POST
O.T.	= OPEN TOP
C.T.	= CRIMPED TOP
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
C.L.	= CENTER LINE
B.L.	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
D.L.D.	= LAND DISTRICT
P.P.	= POWER POLE
-P-	= POWER LINE
-x-	= FENCE LINE
ARC	= ARC
CH.	= CHORD
TAN.	= TANGENT
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.S.E.	= SANITARY SEWER
F.H.	= FIRE HYDRANT
M.H.	= MANHOLE
C.B.	= CATCH BASIN
999.0 E.P.	= EXISTING SPOT ELEVATION
999.0 T.P.	= PROPOSED TOP ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
———	= SURFACE DRAINAGE FLOW

MAGNETIC NORTH

80 0 80 160 240
GRAPHIC SCALE – FEET

AREA=
390,682 SQ. FT.
8.969 ACRES

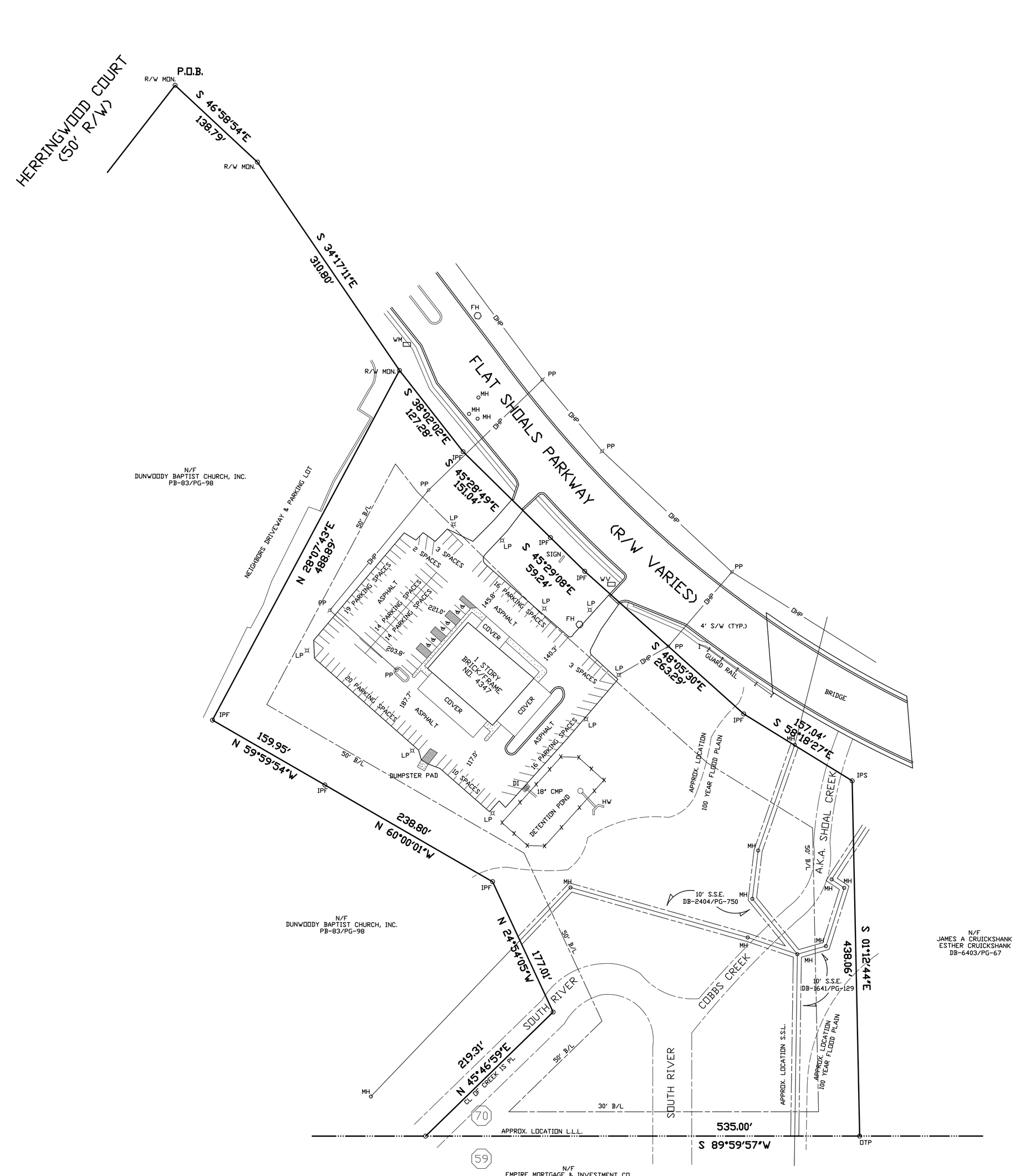
LOT DATA:
4347 FLAT SHOALS PARKWAY
DECATUR, GA 30034
PARCEL I.D.: 15-070-03-006

ZONING: C-1
MINIMUM LOT WIDTH: 100' ALONG PUBLIC FRONTAGE
MINIMUM LOT AREA: 20,000 SQ. FT.

SETBACKS:
FRONT: 75'
SIDE: 50'
INTERIOR SIDE: 20', 5' SHALL BE PLANNED AND LANDSCAPED
REAR: 30'

MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35'
MAXIMUM LOT COVERAGE: 80%
PARKING REQUIREMENTS:
1 SPACE FOR EACH 3 SEATS IN THE MAIN AUDITORIUM, OR
WHERE FIXED SEATS ARE NOT UTILIZED, 1 SPACE FOR EACH 25 SQ. FT.
OF FLOOR SPACE IN THE LARGEST ASSEMBLY ROOM UTILIZED FOR SEATING

REFRENCE:
~AS-BUILT SURVEY FOR:
K.E.J., INC.; COMMUNITY BANK & TRUST
HABERSHAM; & CHICAGO TITLE INSURANCE COMPANY
BY HAYES, KAMES, & ASSOCIATES,
DATED: 8/16/1996



TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A R/W MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHEAST R/W LINE OF HERRINGWOOD COURT (60' R/W) AND THE SOUTHWESTERLY R/W OF FLAT SHOALS PARKWAY (VARIABLE R/W); THENCE ALONG SAID R/W OF FLAT SHOALS PARKWAY SOUTH 46 DEGREES 58 MINUTES 54 SECONDS EAST A DISTANCE OF 138.79' TO A R/W MONUMENT FOUND; THENCE SOUTH 34 DEGREES 17 MINUTES 11 SECONDS EAST A DISTANCE OF 310.80' TO A R/W MONUMENT FOUND AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE ALONG SAID R/W SOUTH 38 DEGREES 02 MINUTES 02 SECONDS EAST A DISTANCE OF 127.28' TO AN IRON PIN FOUND; THENCE SOUTH 45 DEGREES 28 MINUTES 49 SECONDS EAST A DISTANCE OF 151.04' TO AN IRON PIN FOUND; THENCE SOUTH 45 DEGREES 29 MINUTES 08 SECONDS EAST A DISTANCE OF 59.24' TO AN IRON PIN FOUND; THENCE SOUTH 48 DEGREES 05 MINUTES 30 SECONDS EAST A DISTANCE OF 263.29' TO AN IRON PIN FOUND; THENCE SOUTH 58 DEGREES 18 MINUTES 27 SECONDS EAST A DISTANCE OF 157.04' TO AN IRON PIN SET; THENCE DEPARTING FROM SAID R/W SOUTH 01 DEGREES 12 MINUTES 44 SECONDS EAST A DISTANCE OF 438.06' AN OPEN TOP PIPE FOUND ON THE NORTH LAND LOT LINE OF LAND LOT 70; THENCE ALONG THE LAND LOT LINES DIVIDING LAND LOTS 70 AND 59 SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST A DISTANCE OF 535.00' TO A POINT ON THE CENTERLINE OF SOUTH RIVER; THENCE DEPARTING FROM SAID LAND LOT LINE AND RUNNING NORTH 45 DEGREES 46 MINUTES 59 SECONDS EAST ALONG THE CENTERLINE OF SOUTH RIVER A DISTANCE OF 219.31' TO A POINT; THENCE LEAVING THE CENTERLINE OF SOUTH RIVER AND RUNNING NORTH 24 DEGREES 54 MINUTES 05 SECONDS WEST A DISTANCE OF 177.01' TO AN IRON PIN FOUND; THENCE NORTH 60 DEGREES 00 MINUTES 01 SECONDS WEST A DISTANCE OF 238.80' TO AN IRON PIN FOUND; THENCE NORTH 59 DEGREES 59 MINUTES 54 SECONDS WEST A DISTANCE OF 159.95' TO ANN IRON PIN FOUND; THENCE NORTH 28 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 488.89' TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 8.969 ACRES (390,682 SQ. FT.) INCLUDING ALL EASEMENTS.

SURVEY FOR:

JOHN SMITH INC.

DEED BOOK 11425, PAGE 93
LAND LOT 70, 15th DISTRICT
DEKALB COUNTY, GEORGIA
SCALE: 1"=80' DATE: JULY 3rd, 2009

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.

RICKY C. BUSBEE, GEORGIA R.L.S. 2497

THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,000 FEET AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE, AND WAS ADJUSTED USING THE BOWDITCH RULE. THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO ONE FOOT IN 150,000 FEET.
EQUIPMENT USED: TOPCON GTS-603

SURVEY BY:
BUSBEE SURVEYING COMPANY, INC.
3348 HIGHWAY 120
DULUTH, GEORGIA 30096
PH. : 770-497-9866 FAX: 770-497-9881

I HAVE, THIS DATE, EXAMINED THE F.I.A. OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NOS. 13089C0161 H & 13089C0142 H, DATED MAY 7th 2001, ZONES 'X' & 'AE'.