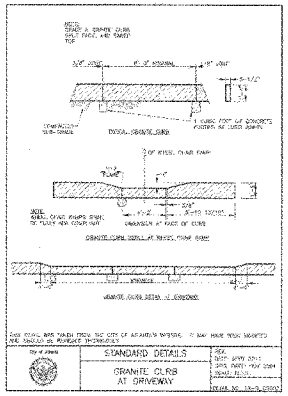
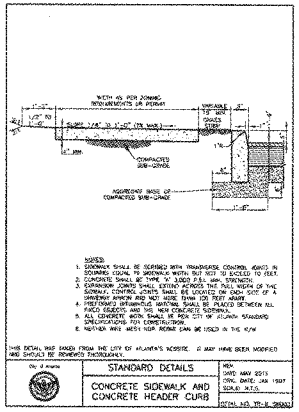
THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

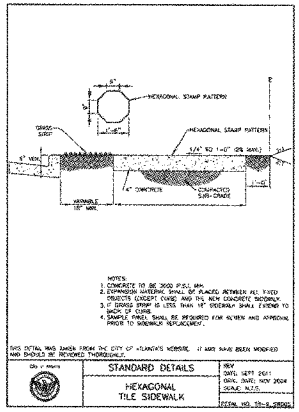
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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

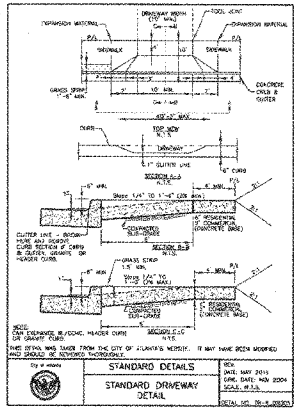
LEGEND

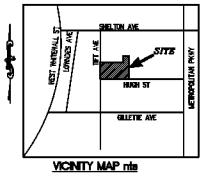
RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
JB	JUNCTION BOX
LLL	LAND LOT LINE
LP	LIGHT POLE
MH	MANHOLE
℄	PROPERTY LINE
BL	BUILDING LINE
CLF	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
⊗	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE
UE	UTILITY EASEMENT
FH	FIRE HYDRANT
	SINGLE WING CATCHBASIN
	DOUBLE WING CATCHBASIN
	WATER VALVE
	GAS VALVE
	HEADWALL











VICINITY MAP n.t.s

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 29,213 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A WINCH – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND DISCERNABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD HAZARD STATEMENT

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0336F DATED 9/18/13.

STATE WATERS

THERE ARE NO WATERS OF THE STATE WITHIN 200'

ZONING: R-4B (19-O-1090)

BELTLINE OVERLAY – BC 201 SKI ADAIR PARK
REFER TO PERMIT CM-22-274 REGARDING
ADAIR PARK HISTORIC DISTRICT
MIN. LOT AREA: 2,800 SF
MIN LOT FRONTAGE: 40'

SETBACKS:
FRONT–20 FEET
SIDE–5 FEET
REAR–5 FEET

MAXIMUM COVERAGE: 85% OF NET AREA
MAXIMUM F.A.R.=0.75 OF NET LOT AREA

24 HR CONTACT

TEO SAGISMAN
678-644-0198

LOT CHART

NO.	SF	ACRES	BUILDABLE AREA
1	5,077 SF	0.116	2,667 SF
2	4,491 SF	0.107	2,470 SF

DRAINAGE STATEMENT

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

OWNERS ACKNOWLEDGMENT

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 THERIN EXPRESSED.

BY: H Teo Sagisman DATE: 11-18-2024
OWNER H. Teo Sagisman

BY: _____ DATE: _____
AGENT

SURVEYORS ACKNOWLEDGMENT

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: JOHN A. STEERMAN
GEORGIA RLS #2576

6/21/22
DATE

GEORGIA REGISTERED LAND SURVEYOR JOHN A. STEERMAN 2576 6/21/22

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.

Plat Book 472 Page 12
Filed and Recorded 01/28/2025 11:25:00 AM
2025-0014233
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

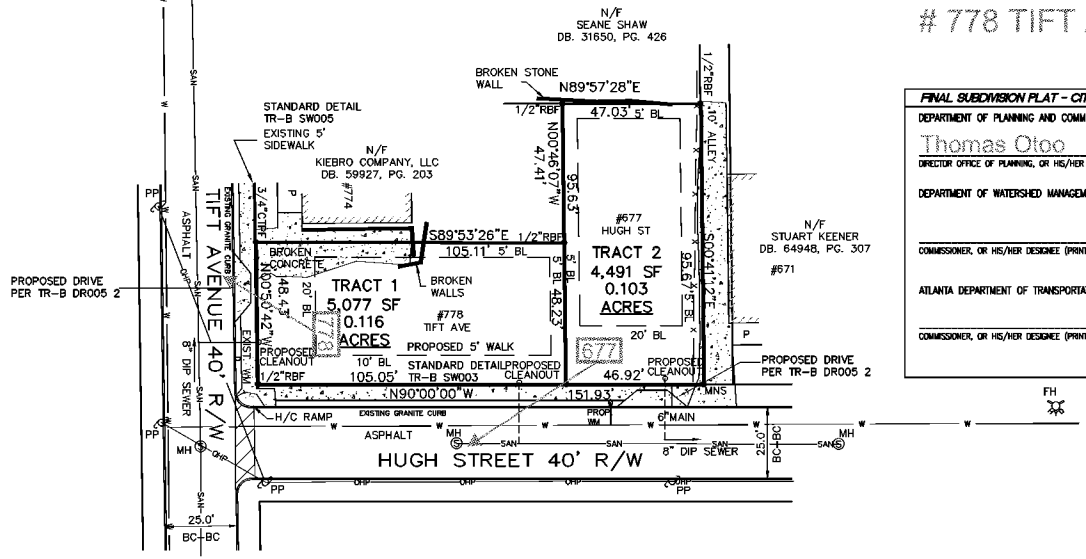
OFFICE OF ZONING & DEVELOPMENT

APPROVED: MINOR SUBDIVISION

01/21/2025 DATE
MSD-24-044 APPLICATION NUMBER
REVIEWER

RECEIVED

677 HUGH STREET SW
778 TIFT AVENUE SW



FINAL SUBDIVISION PLAT – CITY OF ATLANTA DEPARTMENTAL APPROVAL

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT – OFFICE OF ZONING AND DEVELOPMENT

Thomas Otoo 01/21/2025
DIRECTOR OFFICE OF PLANNING, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

DEPARTMENT OF WATERSHED MANAGEMENT – OFFICE OF SITE DEVELOPMENT

N/A
COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

ATLANTA DEPARTMENT OF TRANSPORTATION

N/A
COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REVISIONS			
NO.	DATE	BY	COMMENT
1.	9/21/22	DP	ADDRESS CITY COMMENTS
2.			
3.			
4.			

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
20300 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736-7066 – FAX (770) 736-4023
MAIL@SURVEYCONCEPTS.NET

SD-22-010

SUBDIVISION FINAL PLAT FOR
TEO SAGISMAN
778 TIFT AVENUE
LAND LOT 107 14th DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA REC. IN DB. 53108, PG. 53

DATE	DRAWN	CHECKED
3/30/22	DCP	JAS

SCALE 1"=20'
SHEET TITLE
MINOR SUBDIVISION PLAT

PROJECT NUMBER
55645

S-1