TOTAL SITE AREA

18,295 SQ. FT.
0.420 ACRES

THIS BLOCK RESERVED FOR COURT CLERK

ZONING: R-100

SETBACKS
- FRONT = 40'
- SIDE = 10'
- REAR = 40'

MIN. LOT WIDTH = 100'

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 32109, PAGE 20
2. PLAT BOOK 8, PAGE 2
3. SEE ADJOINERS

ADDRESS(S)

13 KENSINGTON ROAD
AVONDALE ESTATES, GEORGIA, 30002

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP DEKALB COUNTY COMMUNITY PANEL NO. 13089 C 0018 K DATED AUGUST 15, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE DEKALB COUNTY GIS MAPS LOCATED ONLINE AT HTTPS://DEKALBCOUNTYGA.GOV/DEPARTMENT/GIS

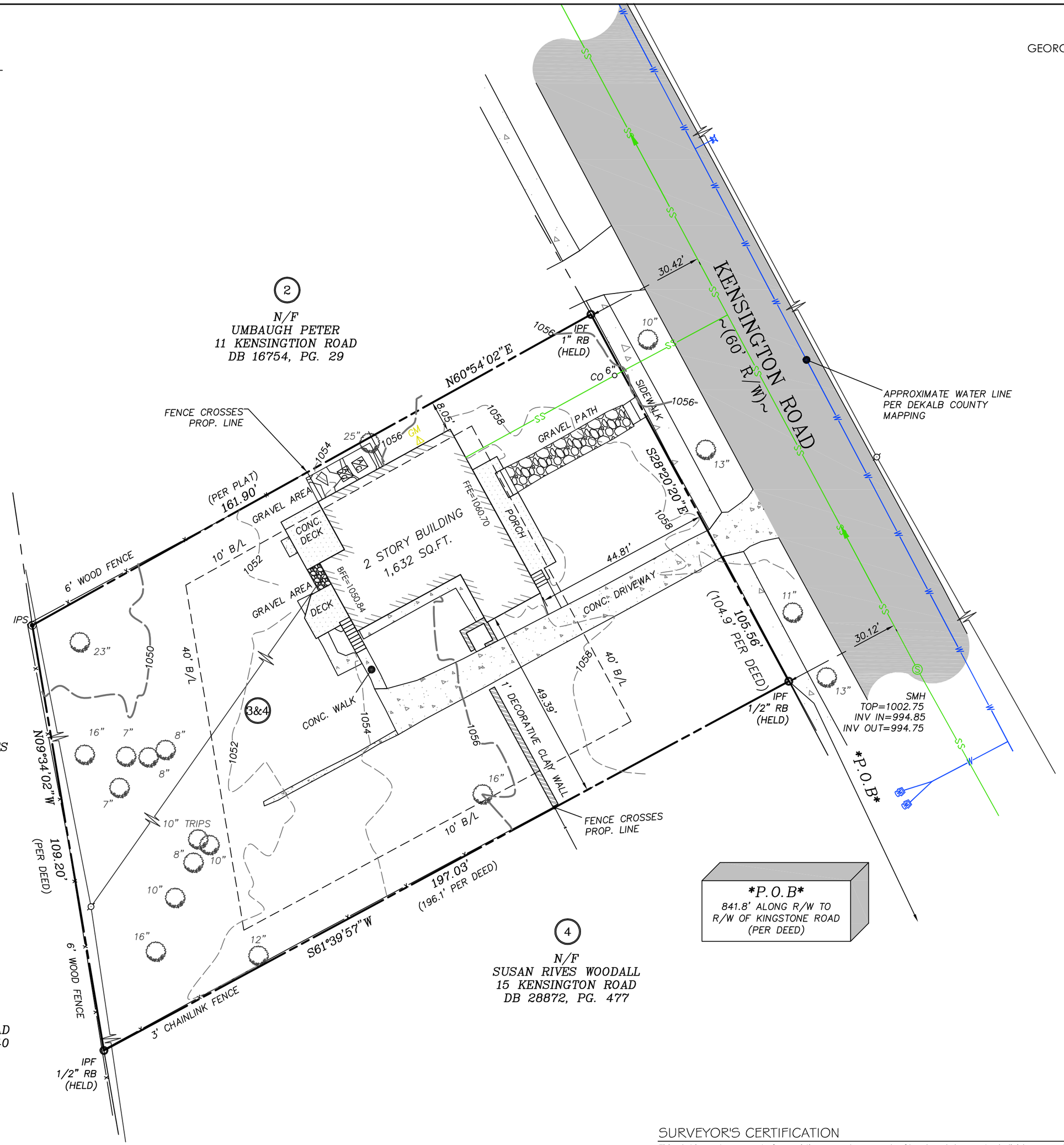
ALLOWED IMPERVIOUS AREA

6,403 SQ. FT.

IMPERVIOUS SURFACE CALCULATIONS

BUILDING	= 1,632 SQ.FT.
DRIVEWAY	= 815 SQ.FT.
CONC. AREAS	= 234 SQ.FT.
PORCH/DECKS	= 450 SQ.FT.
GRAVEL AREAS	= 366 SQ.FT.
TOTAL=	= 3,497 SQ.FT.

CALC =3,497/18,295= 0.191
=19.1%



INSTRUMENT USED: TRIMBLE S5 DR 3" +(ROBOTIC/MOTORIZED)

WORK PERFORMED ON JUNE 29, 2026.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 111,875+ FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,608+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"RB)
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
RB	REBAR
PL	PROPERTY LINE
℄	CENTER LINE
T.B.M.	TEMPORARY BENCHMARK
	BENCHMARK
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
	WATER VALVE
	FIRE HYDRANT
	WATER STUB OUT
	WATER METER
	FIRE DEPT. LINE
	PROPERTY LINE
x x	FENCE
UT	TELEPHONE LINE
G	GAS LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER
T	TELEPHONE PEDASTAL
T	TELE COMM. MANHOLE LID
	POWER POLE
	LIGHT POLE
P	GA POWER MANHOLE LID
GW	GUY WIRE
	3x3 TRANSFORMER
AC	AIR CONDITIONER
GV	GAS VALVE
I.E.	INVERT ELEVATION
SMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
D.I.	DRAIN INLET
CMP	CORRUGATED METAL PIPE
FES	FLARED END SECTION

REVISIONS:

GRAPHIC SCALE
0 10 20 40 60 80

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FUTHERMORE, 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 THE O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

BOUNDARY, TOPOGRAPHIC, TREE & UTILITY SURVEY for

MARK MOORE

(PERMITTING MUNICIPALITY: DEKALB COUNTY)

LOT NUMBER 3 AND ONE-HALF OF 4, AVONDALE ESTATES
LAND LOT 249, 15th DISTRICT, BLOCK 18
DEKALB COUNTY, GEORGIA
DATE: 6/30/2026 SCALE: 1"= 20'

MERIDIAN GEOMATICS

ALPHARETTA OFFICE
1875 LOCKEWAY DRIVE - SUITE 702
Alpharetta, Georgia 30004
Office: (770) 675-6197

WEBSITE: MERIDIANGEOMATICS.NET
EMAIL: SURVEYINGATLANTA@GMAIL.COM

DRAWN BY	W.K.W.
JOB. #	2026-115