



FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND

- B BUILDING LINE
 - R/R/W PROPERTY LINE
 - C CENTERLINE
 - BC BACK OF CURB
 - G GUTTER
 - EP EDGE OF PAVING
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - X - X FENCE
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - PP POWER POLE
 - LP LIGHT POLE
 - GW GUY WIRE
 - P POWER LINE
 - PM POWER METER
 - PB POWER BOX
 - FO FIBER OPTIC
 - A/C AIR CONDITION
 - CB CABLE BOX
 - TEB TELEPHONE BOX
 - GM GAS METER
 - GV GAS VALVE
 - GLM GAS LINE MARKER
 - WM WATER METER
 - WW WATER VALVE
 - FH FIRE HYDRANT
 - MW MONITORING WELL
 - HW HEADWALL
 - JB JUNCTION BOX
 - DI DROP INLET
 - SSAN SANITARY SEWER LINE
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - SUBJECT PROPERTY LINE
- Proposed added wooden deck off of sunroom

RECEIVED
 CITY OF TUCKER
 04/03/2026
 PLANNING & ZONING
 DEPARTMENT
 SLUP-26-0004

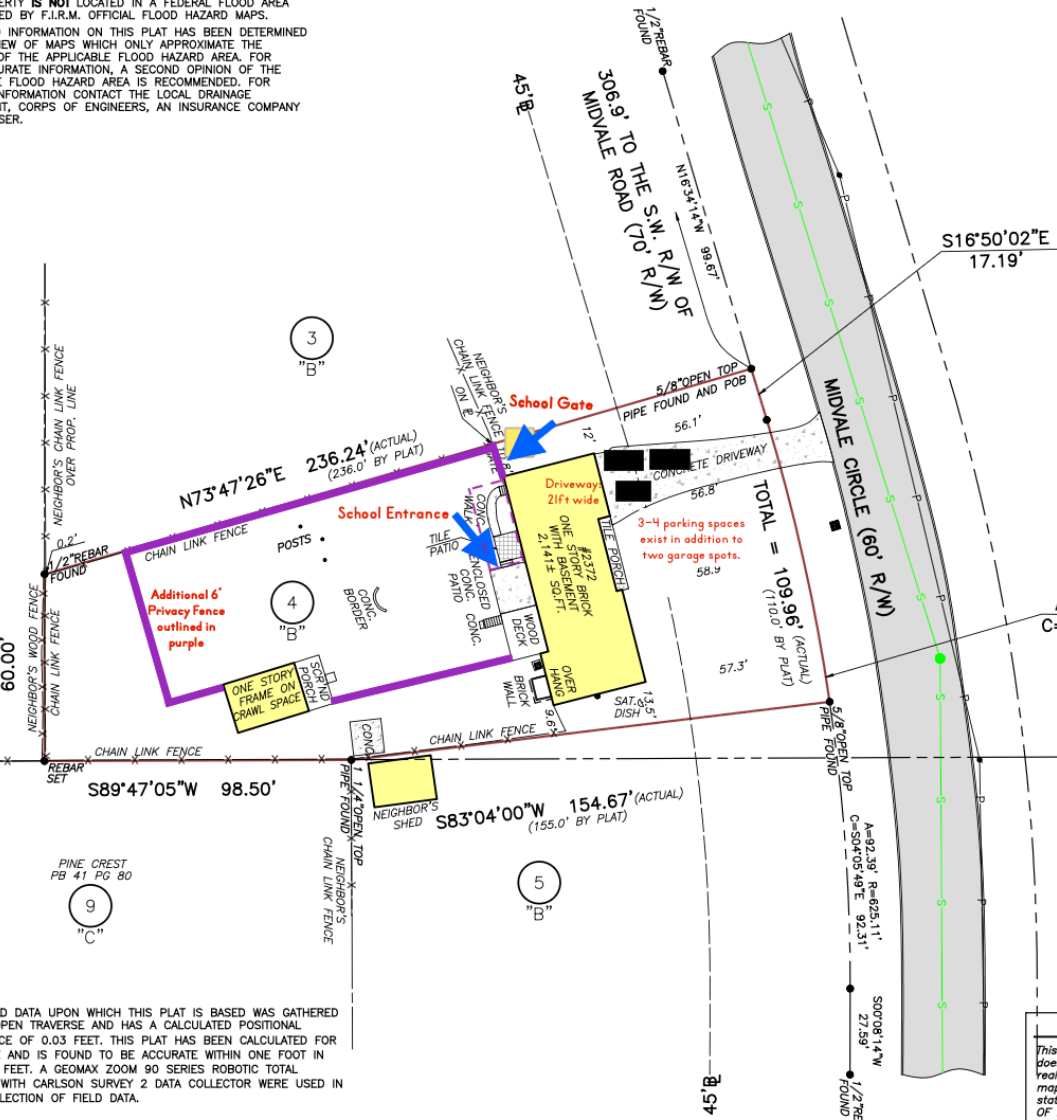
#2367
N/F
KARLEEN GUESS BALDWIN
DB 18004 PG 410-411

(228)
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SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- 811 Know what's below. Call before you dig.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- 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 OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 217,933 FEET. A GOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



Michael R. Noles
Georgia RLS #2646
Member SAMSOC

SURVEYOR'S CERTIFICATE

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 herein. 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. 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
Michael R. Noles
Georgia RLS No. 2646

3-11-26

NO.	REVISIONS	DATE
1	ADDED SQUARE FEET TO PRIMARY RESIDENCE	3-16-26



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
JOHN WASHBURN
JENNIFER WASHBURN

2372 MIDVALE CIRCLE
TUCKER, GEORGIA

TOTAL AREA= 0.495± ACRES
OR 21,573± SQ. FT.

30' 15' 0' 30' 60'
SCALE IN FEET

LOT 4 BLOCK "B"
SUBDIVISION OF
FAMA LAND & DEVELOPMENT

LAND LOT 228
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 3-11-2026
FIELD: 3-9-2026 SCALE: 1"=30'

JOB#268127 PB 35
PG 166

Picture Exhibits of Daycare Space



Backyard Play Space (Proposed 6' wooden fence will be added).



School Entrance Gate (Proposed 6' wooden gate will be added here).

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Indoor Play Area (Family is still in the process of moving into this space).



Additional Play Space (These are two connected rooms).

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