

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LOT REQUIREMENTS:

CURRENTLY ZONED: R-20

MINIMUM YARD REQUIREMENTS:

MIN. LOT AREA-20,000 SF
 MIN. LOT WIDTH AT SETBACK LINE-100'
 FRONT SETBACK-40' (MINOR THOROUGHFARE)
 SIDE SETBACK-12'
 REAR SETBACK-35'
 MAX LOT COVERAGE-35%

GENERAL PLAT NOTES:

THE FIELD DATA DATED 09-17-2019 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 88,615 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 208,055 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF LEE GIDLEY, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

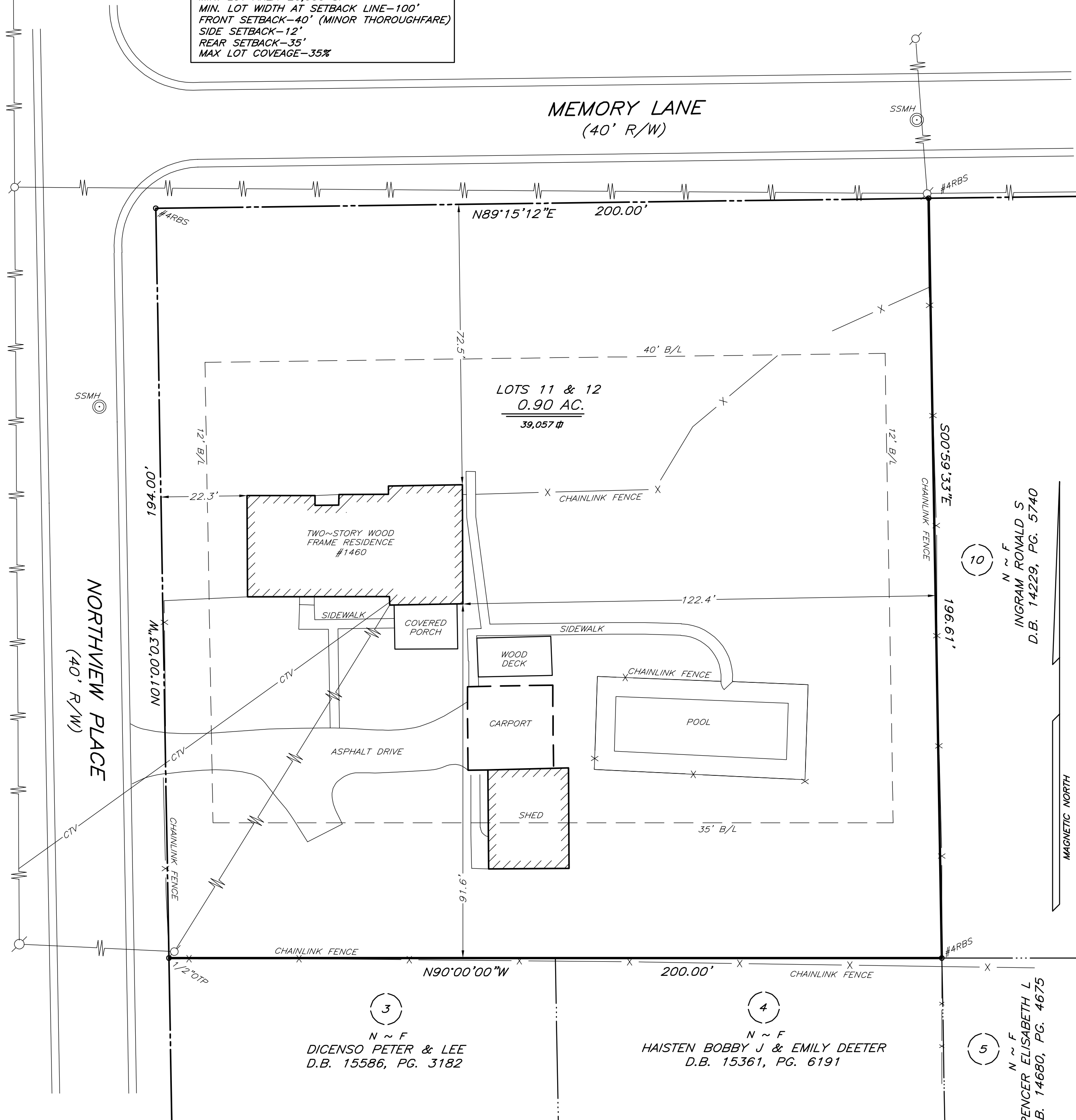
SURVEYORS CERTIFICATION

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

Kevin P. Blakeslee
 K. ADDISON BLAKESLEE GA RLS #3246 09-18-2019 DATE

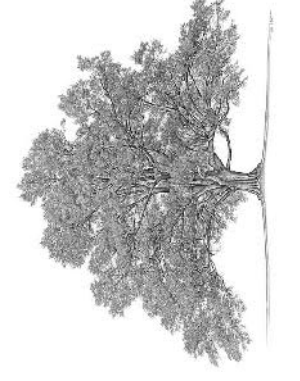
LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	-X- TYPE OF FENCE
	-O/H- OVERHEAD POWER LINES

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



PRISTINE

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BOUNDARY SURVEY FOR:
 DAVID SUTHERLAND
 LAND LOT 557, 17th DISTRICT, 2nd SECTION
 LOTS 11 & 12, F.M. COLLIER SUBDIVISION
 CITY OF SMYRNA
 COBB COUNTY, GEORGIA



REVISIONS

DATE : 09-18-2019
 SCALE : 1"=20'
 DRAWN BY : JMC
 CHECKED BY : KAB
 PROJECT NO. 2019240

MEMORY-BND.DWG

