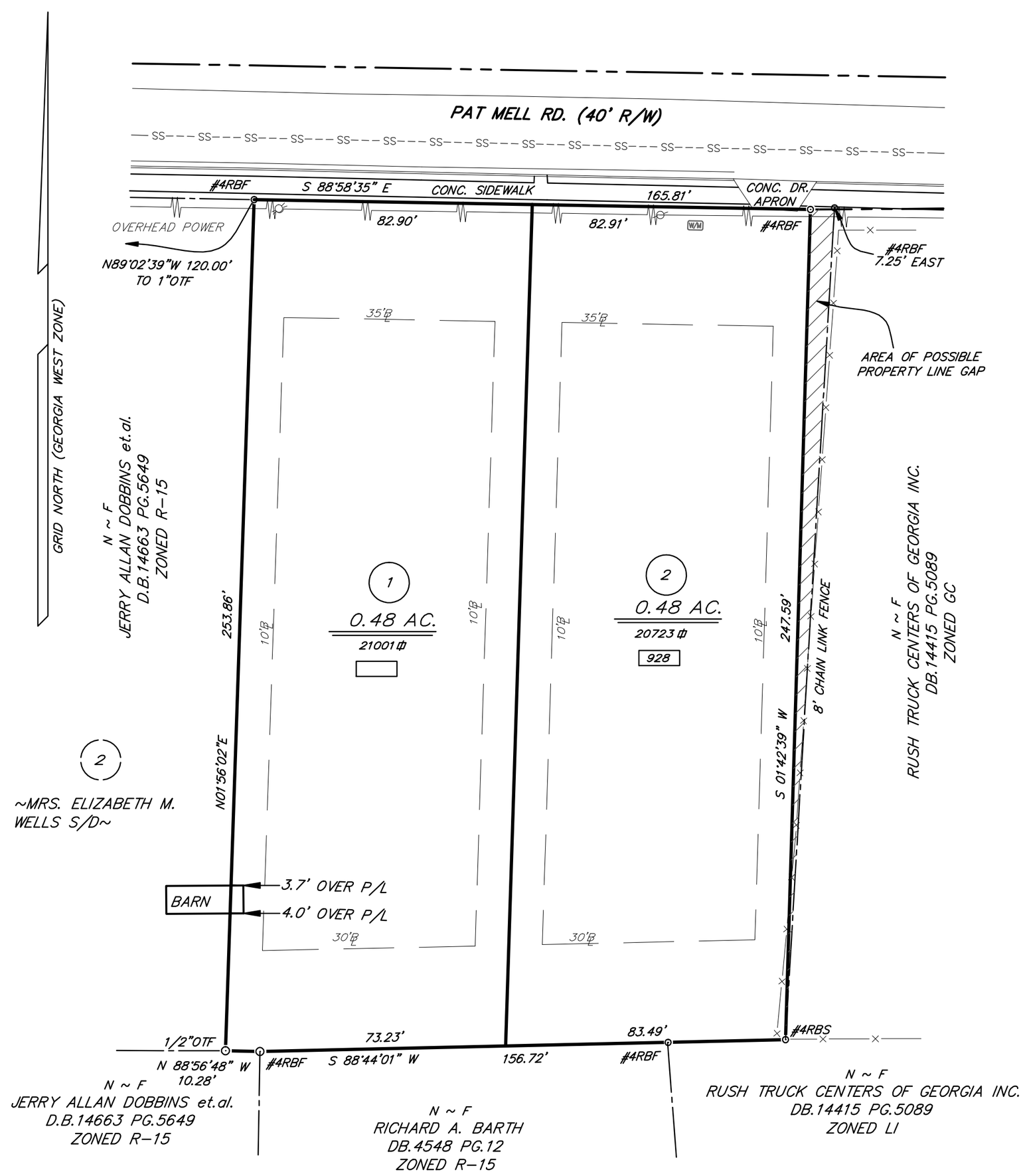

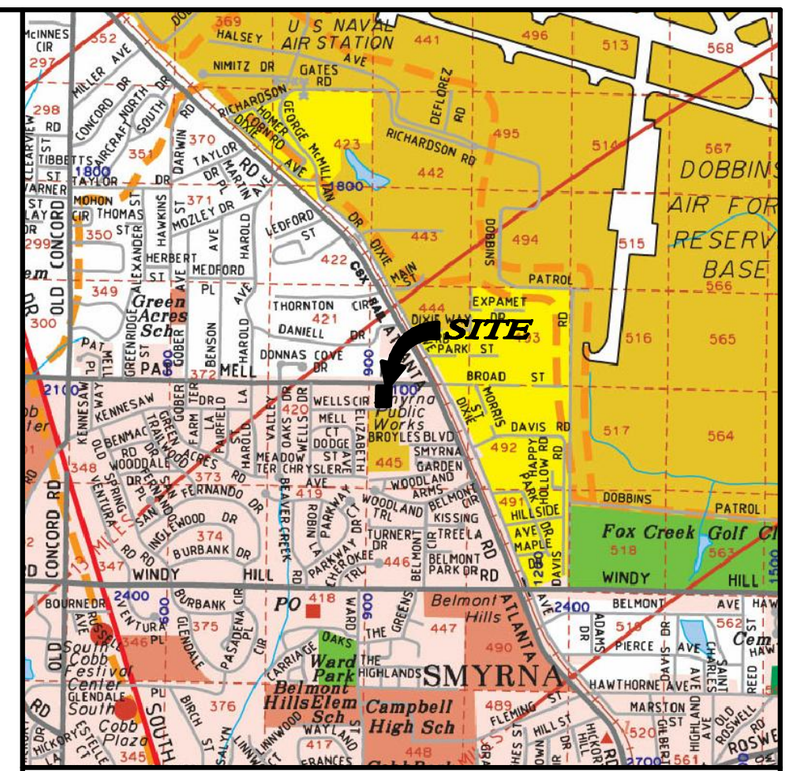

LOCATION MAP 1" = 2000'

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE IF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS. WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: DATE

THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

CITY ENGINEER DATE

MAYOR, CITY OF SMYYRNA DATE

PLANNING AND ZONING COMMISSION DATE

ENGINEERING DEPT.. DATE

BUILDING INSPECTOR DATE

COMMUNITY DEVELOPMENT DIRECTOR DATE

SURVEYOR'S ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SMYRNA SUBDIVISION REGULATIONS.

CHRISTOPHER A. EVANS, GEORGIA R.L.S. # 2784 DATE

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

SURVEYOR REFERENCES:
PB.9 PG.139

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

UTILITIES:

WATER – CITY OF SMYRNA
SEWER – CITY OF SMYRNA
ELECTRICITY – GEORGIA POWER
SOLID WASTE – ADVANCE DISPOSAL
NATURAL GAS – ATLANTA GASLIGHT

TOTAL AREA = 0.96 ACRES
TOTAL NO. OF LOTS = 2
DENSITY / YIELD = 2.08 LOTS PER ACRE
PRESENT ZONING – R-15
MIN. FRONT YARD = 35'
MIN. SIDE YARD = 10'
MIN. REAR YARD = 30'
MIN. LOT SIZE = 12,000 S.F.
MIN. FIRST FLOOR = 2,000 S.F.

OWNER/DEVELOPER:
NW METRO ATLANTA
HABITAT FOR HUMANITY
1625 SPRING ROAD
SMYRNA, GEORGIA 30080
ROB LONG
PHONE: (404) 626-3302

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. NO TITLE COMMITMENT WAS PROVIDED.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130226 , MAP NUMBER # 13067C0119H DATED MARCH 4, 2013 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 37,982 ; ANGULAR ERROR: 03 PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 197,460 . MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED 2784 LAND SURVEYOR CHRISTOPHER A. EVANS

30 0 30 60
SCALE IN FEET

REVISIONS

Gaskins
ENGINEERING • SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MGMT

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1266 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

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www.gscsurvey.com

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2288 Marietta Highway
Canton, Georgia 30114
Phone: (770) 479-9698

FIELD DATE: 04-28-14	DRAWN BY: JPK/JDW
OFFICE DATE: 05-15-14	CHECKED BY: CAE
SCALE: 1"=30'	FILE: S:/BND/COBB/17

LOT SPLIT FOR:

NW METRO ATLANTA
HABITAT FOR HUMANITY

LOCATED IN L.L. 445
17th DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GA.