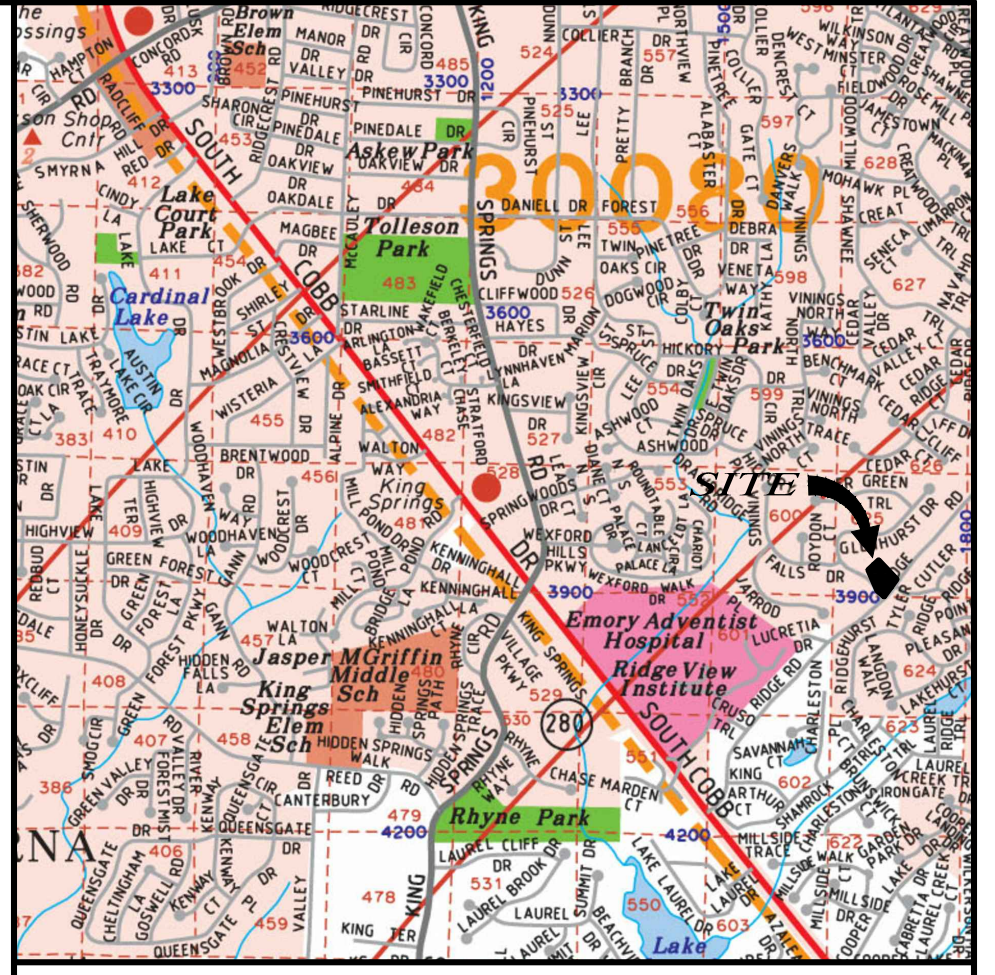


ZONING	
TOTAL AREA = 1.30 ACRES	
TOTAL NO. OF LOTS = 2	
DENSITY / YIELD = 0.65 LOTS PER ACRE	
PRESENT ZONING - R15	
MIN. HOUSE SIZE = 1,200 ^{sq} HEATED AREA	
MIN. LOT SIZE = 15,000	
FRONT SETBACKS = 35 & 40'	
SIDE SETBACK (MAJOR) = N/A	
SIDE SETBACK (MINOR) = 10'	
REAR SETBACKS = 35'	

LEGEND	
⊗ P.P. - POWER POLE	⊗ C.B. - CATCH BASIN
⊗ L.P. - LIGHT POLE	— R.C.P. - REINFORCED CONCRETE PIPE
⊗ F.H. - FIRE HYDRANT	— C.M.P. - CORRUGATED METAL PIPE
⊗ M.H. - SANITARY SEWER MANHOLE	— F.F.E. - FINISHED FLOOR ELEVATION
⊗ W.M. - WATER METER	⊗ WATER VALVE
⊗ G.M. - GAS METER	⊗ S.E.O. - SEWER CLEAN OUT
⊗ R.B.S. - REINFORCING BAR SET	⊗ TELEPHONE MANHOLE
⊗ R.B.F. - REINFORCING BAR FOUND	— E - UNDERGROUND ELECTRICAL LINE
⊗ C.T.F. - CRIMP TOP PIPE FOUND	— O - OVERHEAD POWER LINES
⊗ O.T.F. - OPEN TOP PIPE FOUND	— H.W. - HEADWALL
⊗ R/W MON. - RIGHT-OF-WAY MONUMENT	— P.B.X. - POWERBOX
— X - TYPE OF FENCE	— W - WATER LINE
⊗ J.B. - JUNCTION BOX	— T - UNDERGROUND TELEPHONE LINE
⊗ D.I. - DROP INLET / YARD INLET	— G - GAS LINE



LOCATION MAP 1" = 2000'

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

CITY OF SMYRNA DEVELOPMENT CERTIFICATION
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 INSTALLATION AND DEDICATION OF EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER	DATE
MAYOR, CITY OF SMYRNA	DATE
PLANNING AND ZONING COMMISSION	DATE
ENGINEERING DEPARTMENT	DATE
COMMUNITY DEVELOPMENT DIRECTOR	DATE

OWNER'S ACKNOWLEDGEMENT
THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL DRAIN EASEMENTS SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

CHRISTOPHER WILLIAM CURTO (OR AUTHORIZED REPRESENTATIVE)

SURVEYOR'S ACKNOWLEDGEMENT
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS

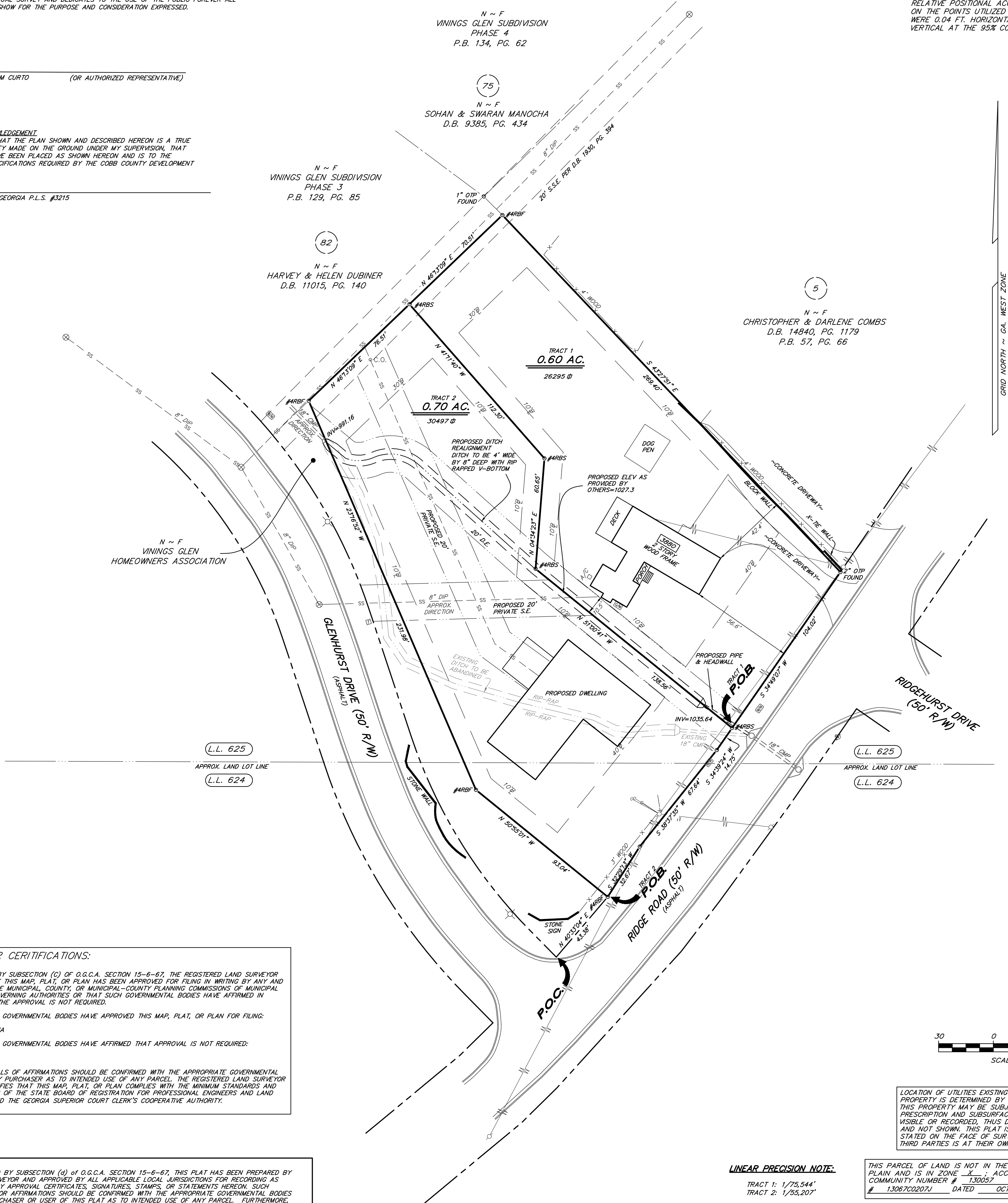
JASON A. HOPKINS, GEORGIA P.L.S. #3215

LOT SPLIT NOTE:
THE PURPOSE OF THIS PLAT IS TO SPLIT THE EXISTING PROPERTY OF 3880 RIDGE ROAD TAX (PARCEL #17 0625 00080) INTO TWO PARCELS, TRACT 1 & TRACT 2

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 CERTIFICATIONS:
AS REQUIRED BY SUBSECTION (C) OF O.G.C.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OF MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT THE APPROVAL IS NOT REQUIRED.
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:
CITY OF SMYRNA
THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED:
N/A
SUCH APPROVALS OF AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

AS REQUIRED BY SUBSECTION (4) OF O.G.C.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.G.C.A. SECTION 15-6-67.

PRELIMINARY 11-5-19

JASON A. HOPKINS, RLS
GA RLS NO. 3215
EMAIL: JHOPKINS@GSCSURVEY

SURVEYOR REFERENCES:
PLAT BY GASKINS SURVEYING DATED 4/20/89
P.B. 57, PG. 66
P.B. 129, PG. 85
P.B. 134, PG. 62

CURRENT OWNER:
CHRISTOPHER WILLIAM CURTO
D.B. 15433, PG. 5121

REVISIONS
11/5/19 DITCH REALIGNMENT
12/9/19 CLIENT COMMENTS
1/9/19 CLIENT COMMENTS

Gaskins
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT
www.gaskins.com (404) 730-7300

Lawrenceville Office: 538 Old Norcross Rd Ste 204, Lawrenceville, GA 30046, Phone: (770) 299-1005
Marietta Office: 1266 Powder Springs Rd, Marietta, GA 30064, Phone: (770) 424-7168
Canton Office: 147 Reinhardt College Pkwy, Ste 3 Canton, GA 30114, Phone: (770) 479-9698

FIELD DATE: 5/14/19
OFFICE DATE: 5/28/19
SCALE: 1"=30'

DRAWN BY: RSS
CHECKED BY: JAH
FILE: S\BND\COBB\17-0624

LOT RECONFIGURATION SURVEY FOR:
MARK COMBS

3880 RIDGE ROAD
D.J. DANIEL SUBDIVISION
PARCEL 2 PORTION OF LOT 4
LOCATED IN L.L. 624 & 625
17th DISTRICT, 2nd SECTION
CITY OF SMYRNA
COBB COUNTY, GA.

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. THIS 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.

LINEAR PRECISION NOTE:
TRACT 1: 1/75,544'
TRACT 2: 1/55,207'

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130057, MAP NUMBER # 13062C0202J, DATED OCTOBER 5, 2018.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE IS 1/20,275'; ANGULAR ERROR: 04" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/55,207'. MATTERS OF TITLE ARE EXCEPTED.