

TOTAL AREA:
168,409 SQ. FT.
3.866 ACRES
ZONED R-15

L=10.00', R=2855.16'
N0°07'59"E CH=10.00'

N. COOPER LAKE ROAD 50' R/W

**MELISSA ROTH
KEVIN HARDIN**
DEED BOOK 15551 PAGES 2682-2683
ZONED R-15
4292 NOWLIN DR

**JOHN D. CARTER
CASEY CARTER**
DEED BOOK 13674 PAGE 3105
ZONED R-15
4287 N COOPER LAKE RD

**TYLER CONDON
TOSHIE CONDON**
DEED BOOK 15645 PAGES 2283-2284
ZONED R-15
4300 NOWLIN DR

LOT 1 AREA:
84,330 SQ. FT.
1.935 ACRES
ZONED R-15

LOT 2 AREA:
84,079 SQ. FT.
1.930 ACRES
ZONED R-15

Line #	Length	Direction
L1	20.26	S89° 44' 35"E
L2	10.95	N0° 15' 25"E
L3	33.89	N62° 56' 08"E
L4	45.58	S0° 23' 26"W
L5	30.00	N89° 44' 35"W
L6	9.07	N0° 15' 25"E
L7	20.24	N89° 44' 35"W
L8	10.00	S0° 14' 47"W

GURMALA THOMPSON
DEED BOOK 15667 PAGES 4063-4064
ZONED R-15
4310 NOWLIN DR

MICHAEL D. WHATLEY
DEED BOOK 5947 PAGES 280-281
ZONED R-15
4317 N COOPER RD

ALICE L. BENTLEY
DEED BOOK 6071 PAGES 219-220
ZONED R-15
4325 NOWLIN DR

**THE ENCLAVE AT
COOPER LAKE**
PLAT BOOK 254 PAGE 69

VININGS OAKS
PLAT BOOK 179 PAGE 85

SURVEYOR 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. 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A SECTION 15-6-67.

EDWARD G. VICKREY RLS 2563 _____ DATE _____

REFERENCE PLATS:
PROPERTY MAP FOR RALPH WESLEY BRYANT, SURVEYED BY CARL A. COCHRAN SURVEYORS, DATED 10-19-99.

PROPERTY ADDRESS:
N COOPER LAKE ROAD, SMYRNA, GEORGIA 30082

FLOOD HAZARD NOTE:
THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD PER FIRM MAP 13067C0206J DATED 10/05/2018 COBB COUNTY GA.

NOTES:
THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE.

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

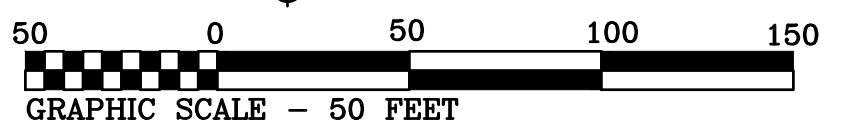
SURVEY NOTES:
THIS PLAT WAS CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE IN EXCESS OF ONE FOOT IN: 126,583 FEET

EQUIPMENT USED: GEOMAX ZOOM 80 ROBOTIC TOTAL STATION W/ SOKKIA SHC5000 DATA COLLECTOR.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,768 FEET, AND ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES METHOD.

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88



PRELIMINARY PLAT FOR:
BENCHMARK HOMES
TOTAL AREA = 168,409 S.F. 3.866 ACRES

LAND LOT	333, 334	SHEET NO.
DISTRICT	17TH	
SECTION	2ND	SHEET 1 of 1
COUNTY	COBB	
CITY	SMYRNA	
STATE	GEORGIA	

LAND SYSTEMS LLC
LAND SURVEYING SERVICES
Dallas Georgia 30157
(404) 285-2563 Fax 770 445 7405

JOB NO.	2020-75	SUBDIVISION:	N/A
DRAWN BY	JV	REVISIONS	
CHECKED BY	EV	DATE	
DATE	10/13/20	SCALE	1"=50'
FIELD DATE	10/08/20		

GRID STATE PLAIN COORD.
GA W ZONE