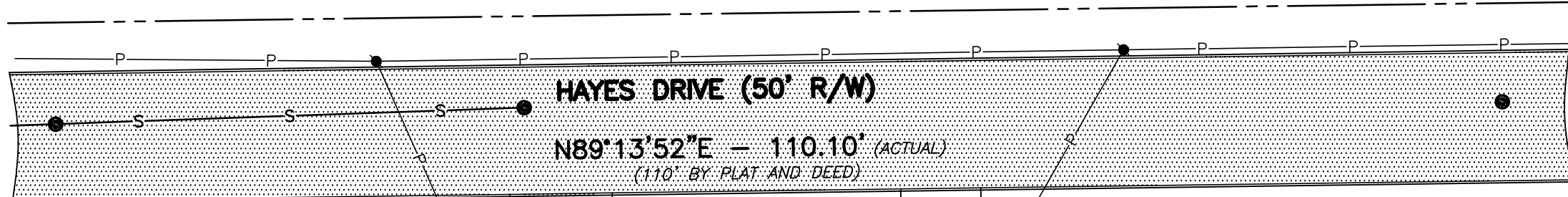
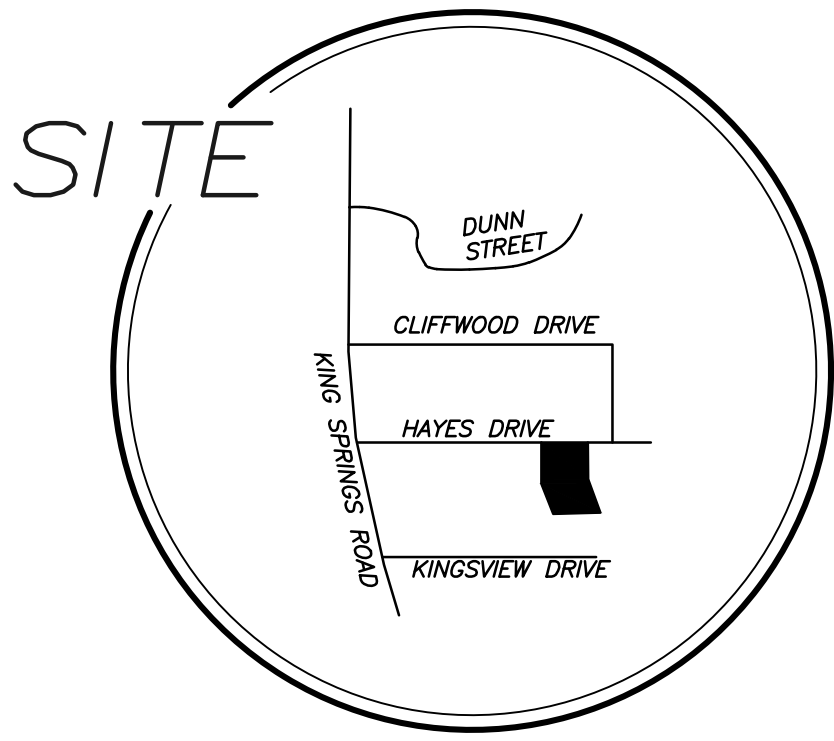


GRID NORTH
N



423' TO EAST R/W OF KING SPRINGS ROAD (FORMERLY COOPERS LAKE ROAD)



#1300 N/F KAMRON L. RUSH DB 15478 PG 4578-4579

RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

B	DENOTES BUILDING LINE
P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X-X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

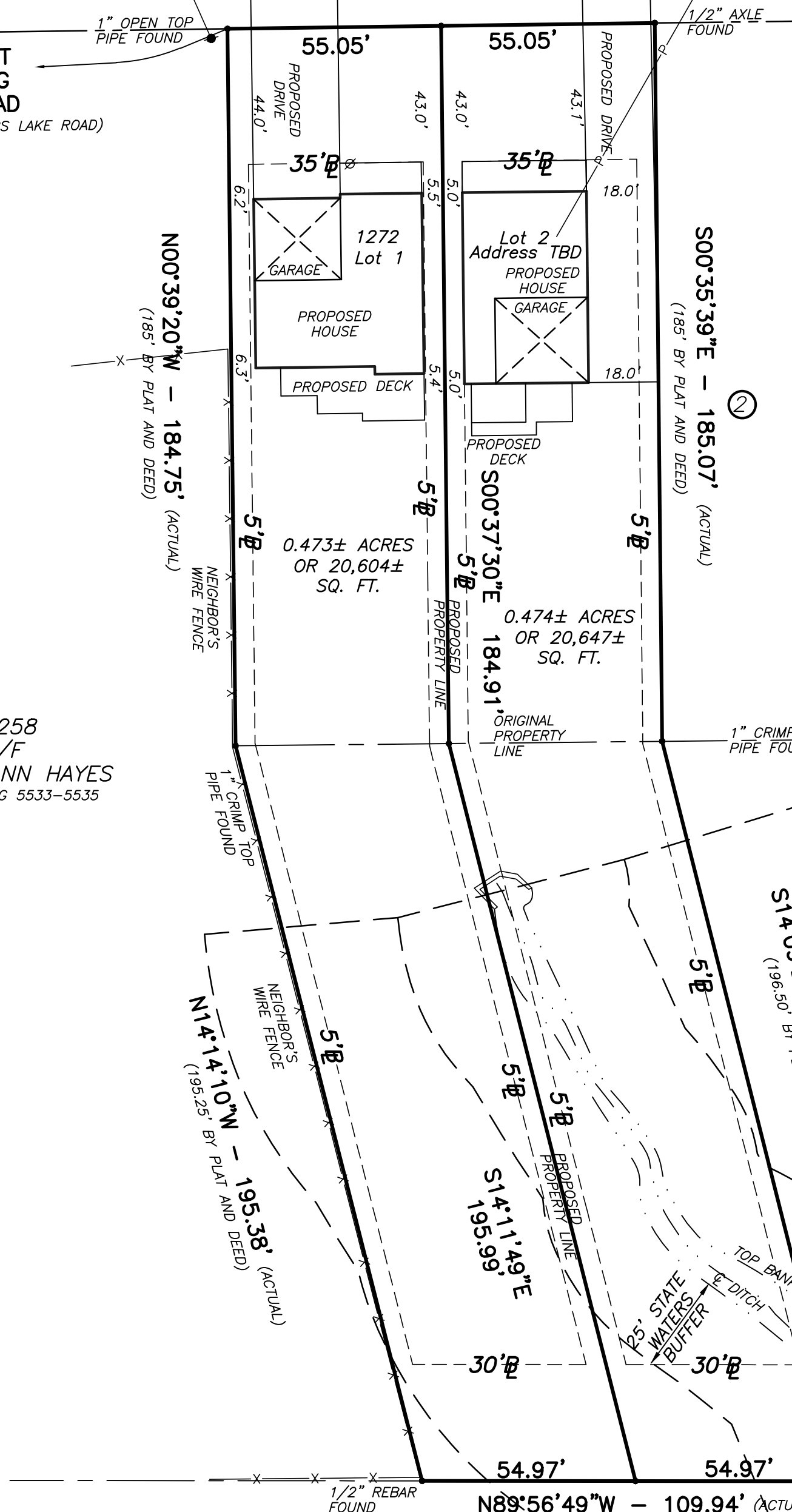
#1258 N/F MARTHA ANN HAYES DB 15422 PG 5533-5535

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF HORACE J. PACE AND MABLE J. PACE DEED BOOK 1047 PAGE 629 COBB COUNTY, GEORGIA RECORDS (LOT 1)
2. WARRANTY DEED IN FAVOR OF HORACE J. PACE AND MABLE J. PACE DEED BOOK 1237 PAGE 519 COBB COUNTY, GEORGIA RECORDS (TRACT TO REAR)

SURVEY NOTES

1. 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.
2. 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.
3. 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.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,943 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. 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.



WOODED OPEN SPACE WOODBURY PLACE, CCD-4 PB 252 PG 45

FLOOD NOTE
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13067C0207 H EFFECTIVE DATE: MARCH 4, 2013. COBB COUNTY, GEORGIA

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING PER CITY OF SMYRNA, GEORGIA R-15
 - MINIMUM LOT AREA= 15,000 SQ. FT.
 - MINIMUM FLOOR AREA= 2,000 SQ. FT.
 - MAXIMUM LOT COVERAGE= 35 PERCENT
 - MINIMUM LOT WIDTH= 85 FEET AT SETBACK LINE LOT WIDTH (VARIANCE REQUESTED)
 - MINIMUM FRONT YARD SETBACK= 35 FEET (OTHER)
 - MINIMUM SIDE YARD SETBACK= 10 FEET
 - MINIMUM REAR YARD SETBACK= 5 FEET (VARIANCE REQUESTED)
 - MINIMUM REAR YARD SETBACK= 30 FEET
 - MAXIMUM HEIGHT= 35 FEET
- MUST BE VERIFIED BY CITY OF SMYRNA BEFORE CONSTRUCTION

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles Georgia RLS #2646 Member SAMSOG

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.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 HERON. 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. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING. 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.

Michael R. Noles Georgia RLS No. 2646 Date

NO.	REVISIONS	DATE
1	PROPOSED HOUSES	1-30-18



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

RE-PLAT FOR JW HALL BUILDING COMPANY

1272 HAYES DRIVE SMYRNA, GEORGIA
TOTAL AREA= 0.473± ACRES OR 20,604± SQ. FT.

RESUBDIVISION OF LOT 1 MAY-BELL PARK SUBDIVISION AND TRACT TO REAR

LAND LOT 527 17TH DISTRICT COBB COUNTY GEORGIA
PLAT PREPARED: 12-21-17
FIELD: 12-20-17 SCALE: 1"=30'

PB 28 PG 37

