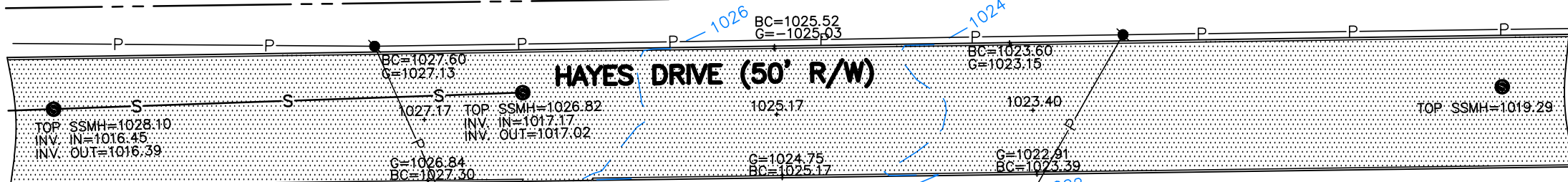


N89°13'52"E - 110.10' (ACTUAL)
(110' BY PLAT AND DEED)

GRID
N



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

TREE LEGEND

- BEC DENOTES BEECH TREE
- C DENOTES CHERRY TREE
- DT DENOTES DEAD TREE
- DW DENOTES DOGWOOD TREE
- HIC DENOTES HICKORY TREE
- HW DENOTES HARDWOOD TREE
- MAG DENOTES MAGNOLIA TREE
- MAP DENOTES MAPLE TREE
- O DENOTES OAK TREE
- P DENOTES PINE TREE
- POP DENOTES POPLAR TREE
- SG DENOTES SWEETGUM

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 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

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF HORACE J. PACE AND MABLE J. PACE DEED BOOK 1237 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)

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

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

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

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.
10. CONTOUR INTERVAL= 2 FEET
11. ELEVATION DATUM= NAVD 1988



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

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)
 - 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	ADDED ZONING INFORMATION	2-7-18



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

TOPOGRAPHIC MAP FOR
JW HALL BUILDING COMPANY

1272 HAYES DRIVE
SMYRNA, GEORGIA

TOTAL AREA= 0.473± ACRES
OR 20,604± SQ. FT.



SCALE IN FEET

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

JOB#246673SN