

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF BURIED UTILITIES AS SHOWN HEREON ARE BASED ON RECORDS OF THE SURVEYOR. THE LOCATION OF UTILITIES 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 RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS WHOSE NAMES ARE SHOWN HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES 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 ADJUSTED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BEARINGS SHOWN WERE OBTAINED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

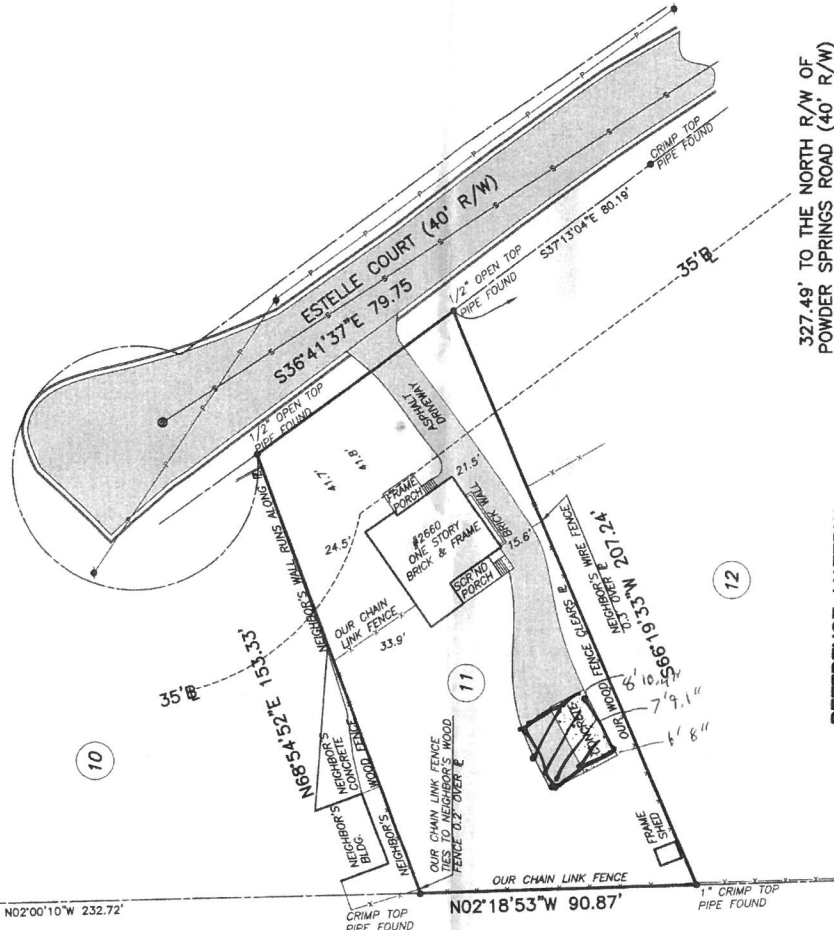
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

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.

LEGEND

RC	REINFORCED CONCRETE
RP	REINFORCED PIPE
GP	GRAVEL
LP	LIGHT POLE
GP	GRASS
PM	POWER METER
PB	POWER BOX
FC	FIBER OPTIC CABLE
TE	TELEPHONE
GB	GAS METER
GM	GAS MANHOLE
WM	WATER METER
FW	WATER VALVE
MM	MONITORING WELL
HW	HEADWALL
DI	DIAPHRAGM
SSMH	SANITARY SEWER MANHOLE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF TIMOTHY SCOTT MCGOHAN, COBB COUNTY, GEORGIA RECORDS DEED BOOK 15405 PAGE 2038

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

SURVEYOR'S CERTIFICATE

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, including the date of recording, the name of the surveyor, and the name of the owner, are stated herein. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF ANY KIND. THE SURVEYOR'S CERTIFICATE IS A PROFESSIONAL LAND SURVEYOR'S CERTIFICATE 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 REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



Michael R. Niles
Georgia Registered Professional Land Surveyor
Member: SACS, SACS

Michael R. Niles
Georgia RLS No. 2846
Date: 9/11/18

2660 ESTELLE COURT S.E.
SMYRNA, GEORGIA
TOTAL AREA= 0.334± ACRES
OR 145,531± SQ. FT.

SURVEY FOR
TIMOTHY SCOTT MCGOHAN

McGOWAN SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcgowan-surveying.com
Certificate of Authorization #LSF000752

NO.	REVISIONS	DATE

LOT 11
FORTINER SUB.

LAND LOT 345
17TH DISTRICT
COBB COUNTY
GEORGIA

2ND SECTION
PLAT PREPARED: 5-17-18
FIELD: 5-7-18 SCALE: 1"=30'