

NOTES:

THE PROPERTY IS ZONED R15.
 EXISTING MIN. BLDG SETBACKS:
 FRONT-35'
 SIDE-10'
 REAR-30'

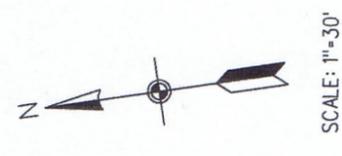
SITE IS 15,898 SF FT OR 0.365 ACRES.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED ON A CONTROL BASELINE AND NO ADJUSTMENT WAS PERFORMED.
 A TOPCON GTS225 TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE HORIZONTAL.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
 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 CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
 SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.
 FIELD WORK WAS COMPLETED ON JULY 12, 2013.
 ELEVATIONS ESTABLISHED ARE ASSUMED.
 NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
 THIS PROPERTY IS NOT LOCATED WITHIN A ZONE (SHADED X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0119 H, EFFECTIVE DATE MARCH 04, 2013, FOR UNINCORPORATED COBB COUNTY, GEORGIA.

IMPERVIOUS SURFACE AREA:

EXISTING = 8.5%
 ALLOWED = 35%

REFERENCE MATERIAL:

1. ESTATE OF MARY A. DUNTON PLAT, RECORDED IN COBB COUNTY RECORDS IN PLAT BOOK 8, PAGE 137.



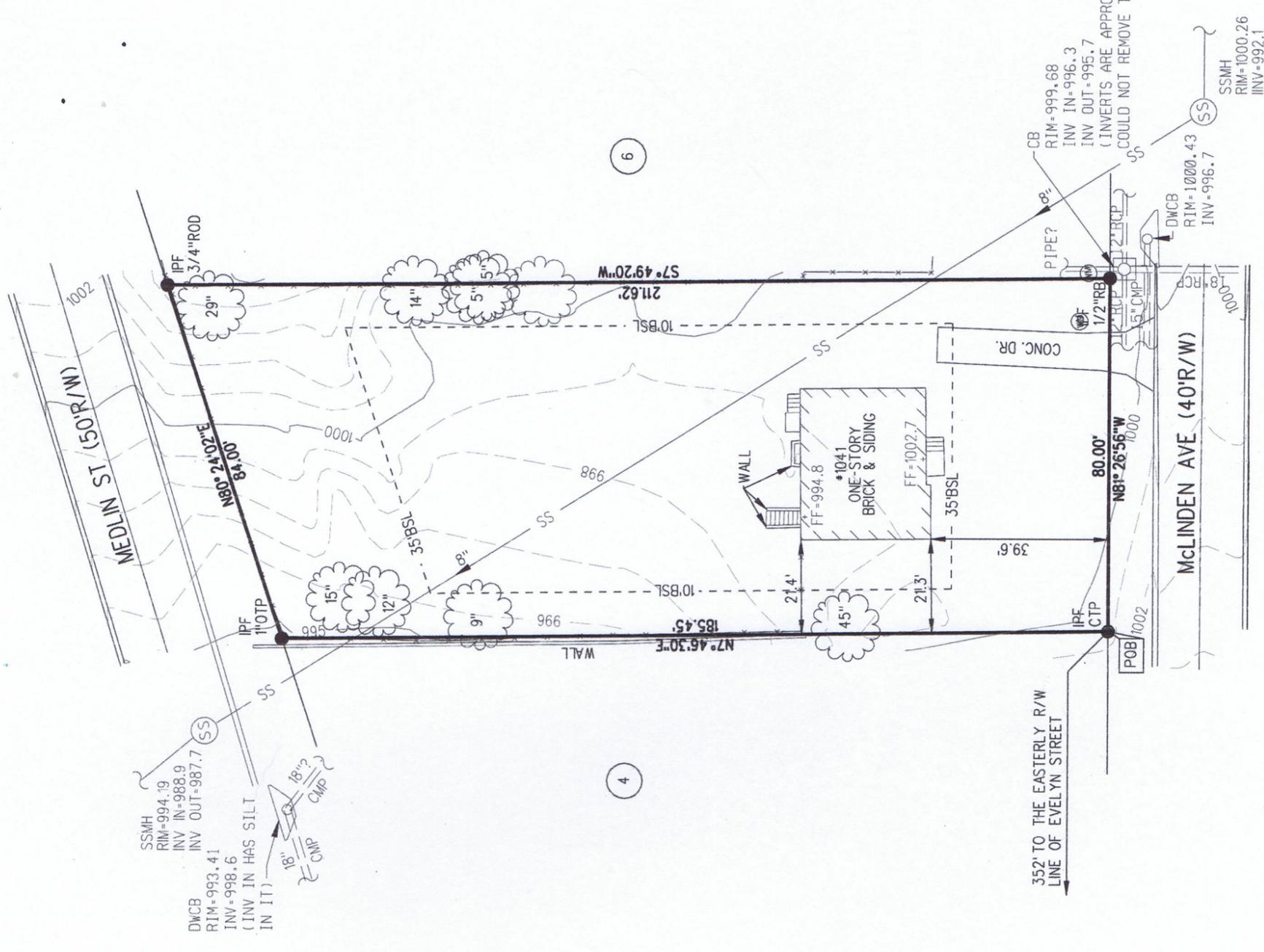
LEGEND

BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND
LL	LAND LOT
LLL	LAND LOT LINE
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
(M)	WATER METER
(C)	HARDWOOD
(P)	PINE

IN MY OPINION, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67.



Steven P. Griggs
 STEVEN P. GRIGGS, RLS NO. 2845



File No. 201332.01	DATE:	REVISIONS	BY:
Drawn By: SC			
Approved By: SC			
Reviewed By: SC			
Date: 07/12/2013			
Project No. 201332.001	8/16/2013	LOCATED SEWER STRUCTURES IN ROADS AND UPDATED TREES THAT ARE REMOVED	

For: Sean Murphy
 Boundary and Topographic Survey
 Lot 5, Block A, Estate of Mary A. Dunton
 Land Lot 451, 17th District, 2nd Section, Cobb County, Georgia

1025 Winding Creek Trail, Atlanta, Georgia 30328
 Phone (404) 557-2170 Fax (404) 252-5935
SPG Surveying, LLC
 Professional Surveying Engineering Services