

RESERVED FOR COURT CLERK

GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS13 R500 P5" WITH A JUNIPER MESA 2 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED A CLOSED TRAVERSE WITH A HORIZONTAL CLOSURE CALCULATED TO BE 1:248062 WITH AN ANGULAR ERROR OF 1 SECONDS TO THE SQUARE ROOT OF n. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:128,606

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE). NAD 1983/94 WEST & NAVD 1988.

ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL.

CONTOURS SHOWN ARE TWO FOOT INTERVALS.

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-20 PER CITY OF SMYRNA ZONING ORDINANCES.

MINIMUM LOT WIDTH	100 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	12 FEET
REAR SETBACK	35 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0206J, AND THE DATE OF SAID MAP IS OCTOBER 5, 2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

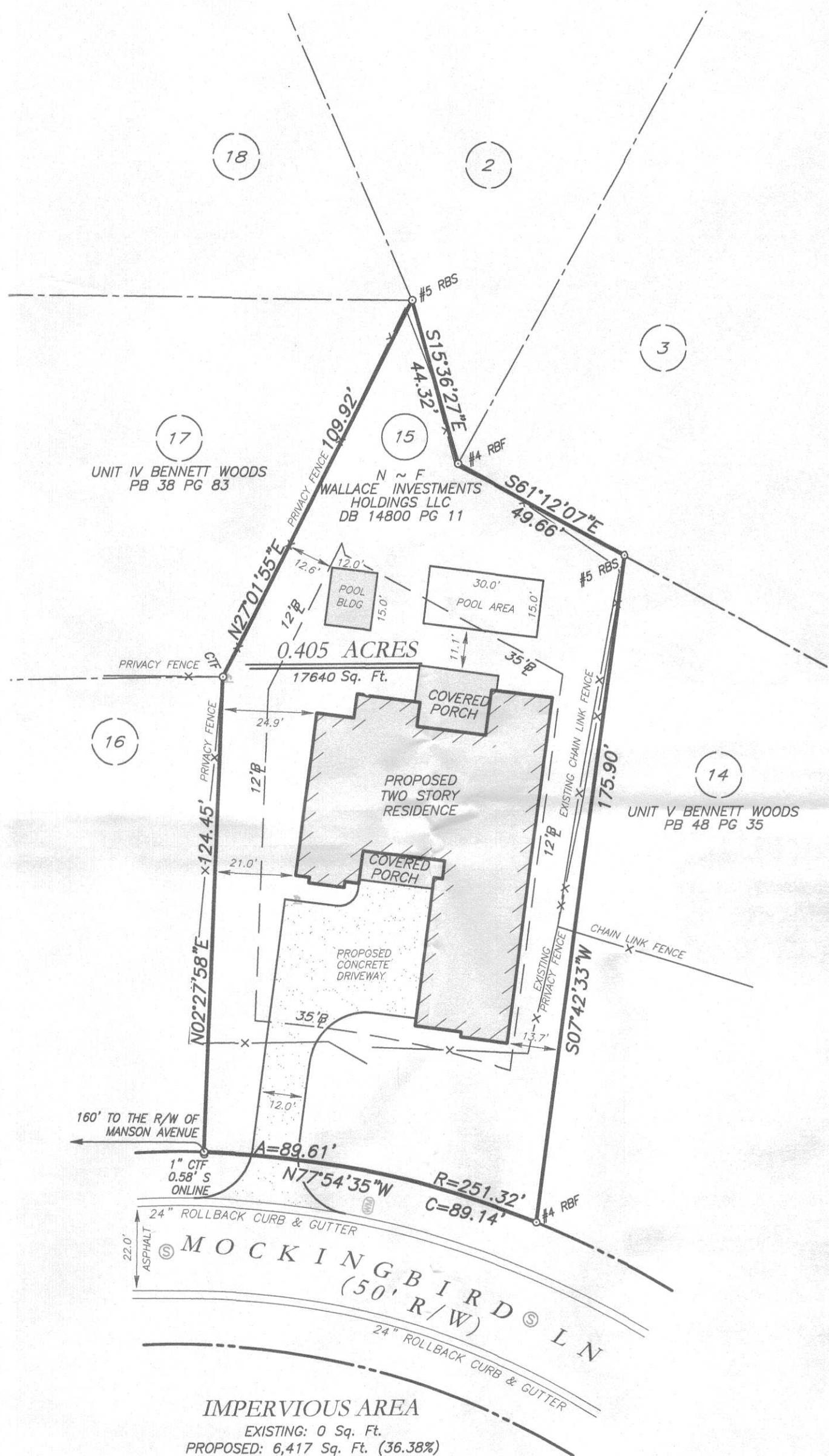
SURVEY REFERENCES

1. REFERENCE A SUBDIVISION PLAT OF UNIT IV BENNETT WOODS PLAT BOOK 38 PAGE 83
2. REFERENCE A SUBDIVISION PLAT OF UNIT V BENNETT WOODS PLAT BOOK 48 PAGE 35
3. REFERENCE A WARRANTY DEED FOR CHRISTOPHER & BRITNEY BUNT DEED BOOK 15837 PAGE 3936
4. REFERENCE A WARRANTY DEED FOR DIANE S. GARRISON DB 15472 PG 122
5. REFERENCE A EXECUTORS DEED TO WALLACE INVESTMENTS HOLDING LLC DEED BOOK 14800 PAGE 11

SURVEYOR'S 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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

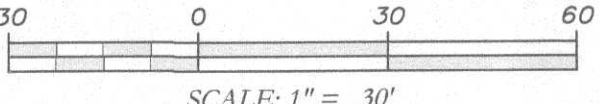
DONALD L. PERRYMAN, LS # 2133 DATE 9-30-2021



IMPERVIOUS AREA
EXISTING: 0 Sq. Ft.
PROPOSED: 6,417 Sq. Ft. (36.38%)

VARIANCE NOTE
CURRENT ZONING: R-20 (RESIDENTIAL)
MINIMUM LOT SIZE: 20,000 Sq. Ft.
CURRENT LOT SIZE: 17,640 Sq. Ft.

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE REQUIRED MINIMUM LOT SIZE FROM 20,000 Sq. Ft. TO 17,640 Sq. Ft. TO ALLOW THE LOT TO RETAIN CURRENT ZONING AND TO RAISE THE MAXIMUM IMPERVIOUS AREA FROM 35% TO 36.5%.



LEGEND

POB	POINT OF BEGINNING	⊕	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊕	WATER VALVE
RBS	REBAR SET	⊕	WATER METER
RBF	REBAR FOUND	⊕	GAS METER
MNF	MAG NAIL FOUND	⊕	POWER METER
MNS	MAG NAIL SET	⊕	ELECTRICAL BOX
CRF	CAPPED REBAR FOUND	⊕	POWER POLE
OTF	OPEN TOP PIPE FOUND	⊕	OVERHEAD ELECTRICAL
CMF	CONCRETE MONUMENT FOUND	⊕	GUY WIRE
DI	DROP INLET	⊕	ROOF DRAIN
CI	CATCH INLET	⊕	DROP INLET
YI	YARD INLET	⊕	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊕	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊕	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊕	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊕	SAFETY END SECTION
HW	HEADWALL	⊕	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊕	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	⊕	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊕	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊕	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊕	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊕	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊕	GREASE TRAP
W.E.	WATER EASEMENT	⊕	FENCE
		⊕	BOLLARD
		⊕	SPOT ELEVATION

GRID NORTH (GA WEST ZONE)

REVISIONS

NO.	DATE

JOB NO.	5736
DRAWN BY	JBD
CHECKED	DLP
DATE	9-30-21
FIELD DATE	8-4-21
SCALE	1"=30'

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR, S.E.
 SMYRNA, GEORGIA 30080
 PHONE: (770) 444-9736
 www.surveysplusinc.com

VARIANCE EXHIBIT FOR
MICHAEL YOFEE
 LOCATED IN LAND LOT 313 OF THE 17th DISTRICT,
 2nd SECTION, COBB COUNTY, CITY OF SMYRNA, GA
 0 MOCKINGBIRD LN, SMYRNA, GEORGIA, 30082