

*** LEGEND ***

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CO SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- LP LIGHT POLE
- PW POWER LINE
- GW GUY WIRE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR
- AC AIR-CONDITION
- CONC. CONCRETE
- ATTB ATT BOX

- IPF IRON PIN FOUND
- IFS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING
- AIF ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- IRF IRON FENCE
- FC FENCE CORNER
- WW WET WEATHER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PC PROPERTY CORNER
- PL PROPERTY LINE
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- FH FIRE HYDRANT
- CBX CABLE BOX
- COL COLUMN
- BLK BLOCK
- BR BRICK
- FR FRAME
- WD WOOD
- SN SIGN
- LN LANDING
- PLAT PLAT
- D DEED
- R RECORD
- F FIELD
- N NBORS.



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 AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE SEARCH. MATTERS OF TITLE EVIDENCE, ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE COMMITMENT, EASEMENTS AND PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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.

CITY OF SMYRNA
ZONING R-20

BUILDING SETBACK LINE:
FRONT 35' & 2/3 OF FRONT
SIDE 12'
REAR 35'

MAX. LOT COVERAGE 35%

Pre construction survey

FOREST DRIVE 50' R/W

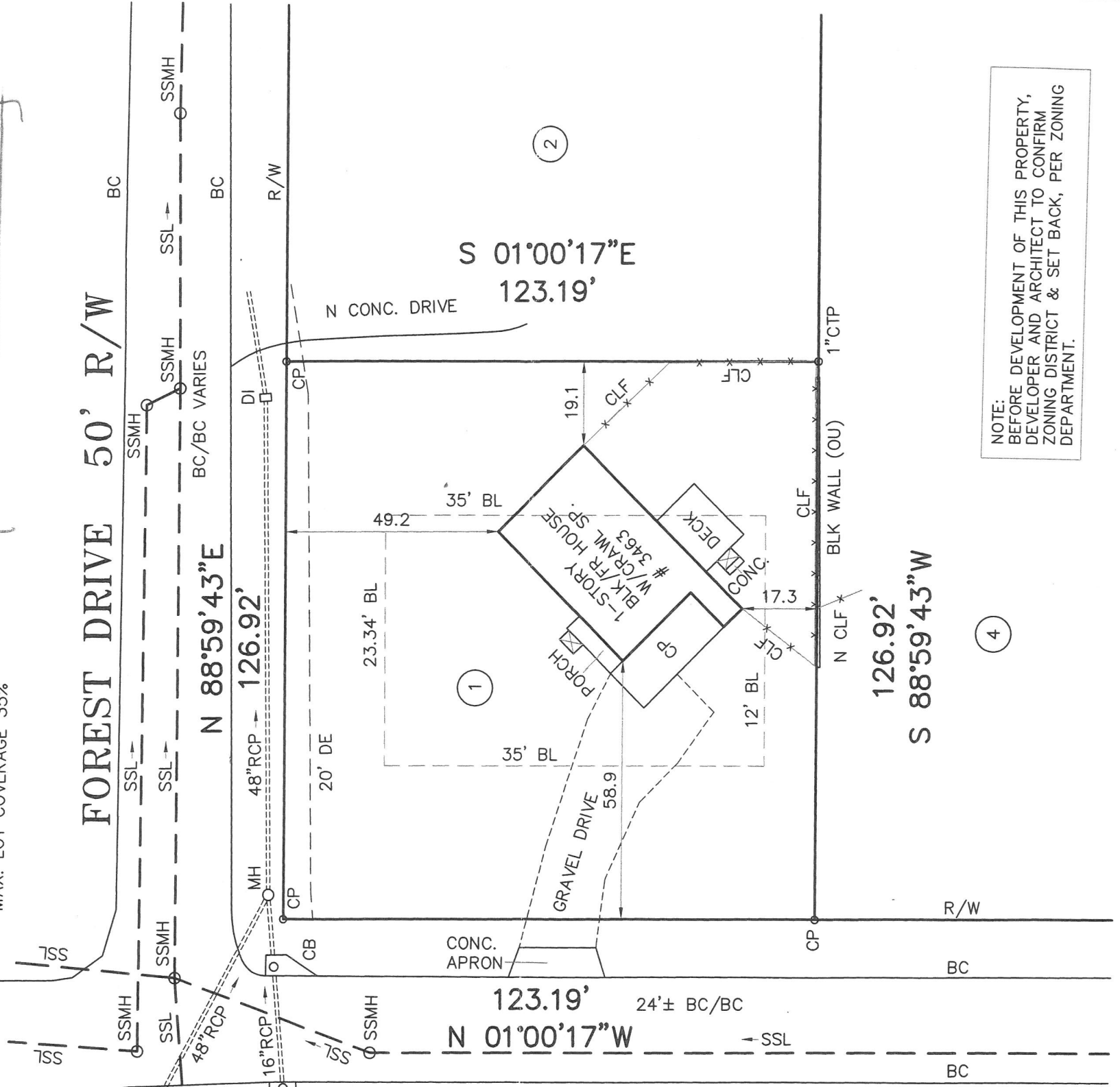
N 88°59'43"E
126.92'

LEE STREET 50' R/W

N 01°00'17"W
123.19'

S 01°00'17"E
123.19'

S 88°59'43"W
126.92'



1"CTP 0

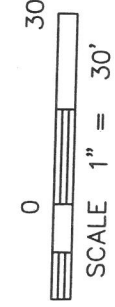
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NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT & SET BACK, PER ZONING
DEPARTMENT.

PROPERTY ADDRESS:
3463 LEE STREET, SE
SMYRNA, GA 30080

LAND AREA:
0.358 AC
15635.13 SF



PAPER FORMAT 11"x17"

PLAT PREPARED FOR:

BENJAMIN GEER

LOT 1	BLOCK	UNIT
SUBDIVISION	FOREST HILLS	
LAND LOT 555	17TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA		
FIELD WORK DATE	SEP 07, 2019	PRINTED/SIGNED SEP 11, 2019
PLAT BOOK 11	PAGE 68	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 15360	PAGE 4621	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED, HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ

COORD # 20191969
DWG # 20191969

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.