

**LEGEND**

- NTS = NOT TO SCALE
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P.L. = PROPERTY LINE
- C.L. = CENTERLINE
- IPF = IRON PIN FOUND
- RBF = REBAR FOUND
- CTP = CRIMP TOP PIPE
- OTP = OPEN TOP PIPE
- BSL = BUILDING SETBACK LINE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- F1E = FIRST FLOOR ELEVATION
- BFE = BASEMENT FLOOR ELEVATION
- GFE = GARAGE FLOOR ELEVATION
- UTP = UNDERGROUND TELE. PED.
- S = SANITARY SEWER LINE/PIPE
- ST = STORM SEWER LINE/PIPE
- F = FENCE LINE
- N/F = NOW OR FORMERLY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

A PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13067C0207H, DATED MARCH 4, 2013

A TOPCON GTS-235W TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +10,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,285 FEET AND CONTAINS 0.843 ACRES.



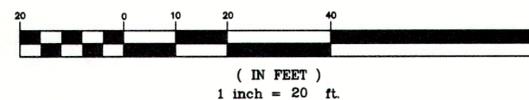
Know what's below.  
Call before you dig.



City of Smyrna Development Certification:  
THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION OF DEDICATION OF ALL ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

CITY ENGINEER DATE \_\_\_\_\_  
MAYOR, CITY OF SMYRNA DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR DATE \_\_\_\_\_  
PUBLIC WORKS DIRECTOR DATE \_\_\_\_\_  
BUILDING INSPECTOR DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSIONER DATE \_\_\_\_\_

**GRAPHIC SCALE**



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 THE LAW.

*BBSutherland*  
BRIAN R. SUTHERLAND, R.L.S.

LOCATED IN THE CITY OF SMYRNA

FINAL PLAT FOR:  
**PARAMOUNT REALTY GROUP, LLC**



**GEORGIA PREMIER LAND SERVICES, INC.**  
PROFESSIONAL LAND SURVEYING  
3010 HAMILTON MILL ROAD BUFORD, GEORGIA 30519  
(770) 614-3004 FAX (770) 614-3956  
C.O.A. 1177

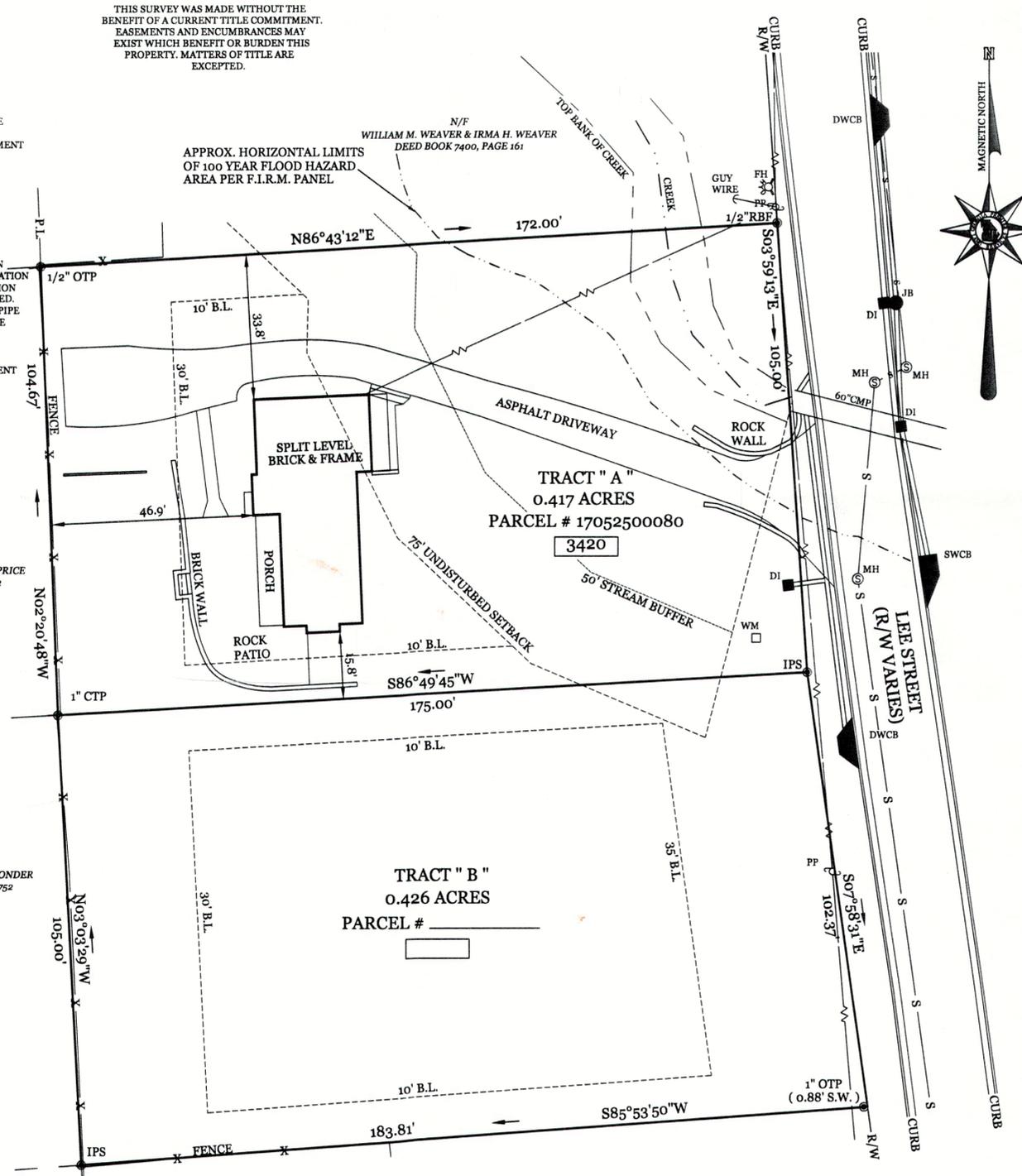
Date: 10.26.2015	Land Lot: 525	District: 17th	Sheet No.
Section: 2nd	County: COBB, GEORGIA	Scale: 1"=20'	1 of 1
Project: 15362	Drawn By: AS		

THIS SURVEY WAS 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 THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REFERENCES:  
1) SURVEY FOR LEE GROGAN, PREPARED BY SOLAR LAND SURVEYING COMPANY RECORDED IN PLAT BOOK 11, PAGE 87 COBB COUNTY RECORDS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



N/F  
JOSEPH T. PRICE, JR. & PAULA J. PRICE  
DEED BOOK 13351, PAGE 4732

N/F  
LINDA B. WIX & BRITNEY W. PONDER  
DEED BOOK 15141, PAGE 4752

N/F  
THOMAS H. WILLIAMS  
DEED BOOK 13784, PAGE 291

