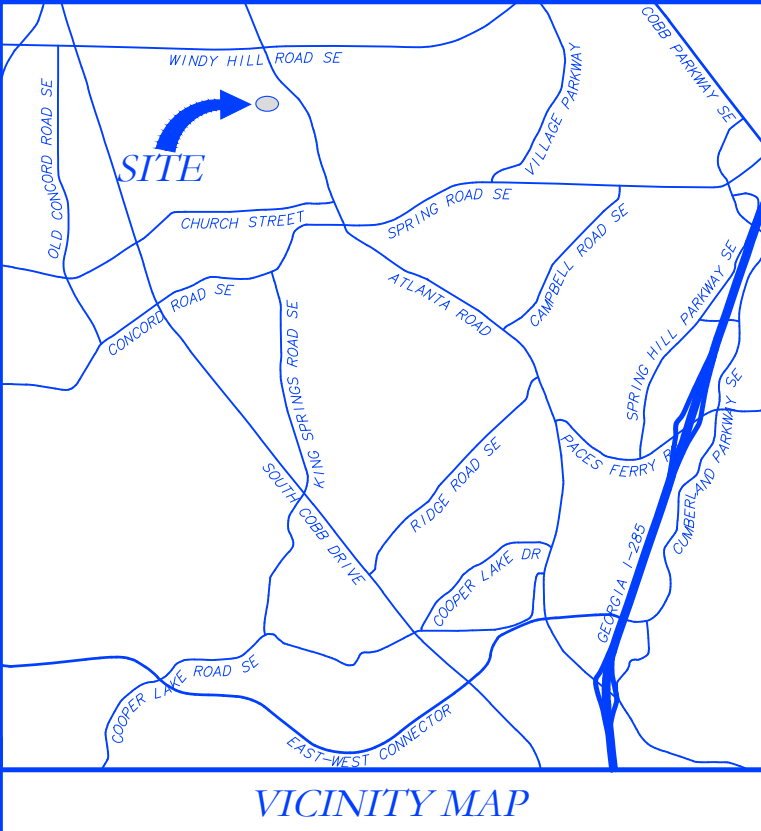


RESERVED FOR COURT CLERK



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:99,237.

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).

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-15 (RESIDENTIAL) PER CITY OF SMYRNA ZONING ORDINANCES.

MINIMUM LOT WIDTH	85 FEET
FRONT SETBACK	35 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 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 13067C0119H AND THE DATE OF SAID MAP IS MARCH 4, 2013. 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.

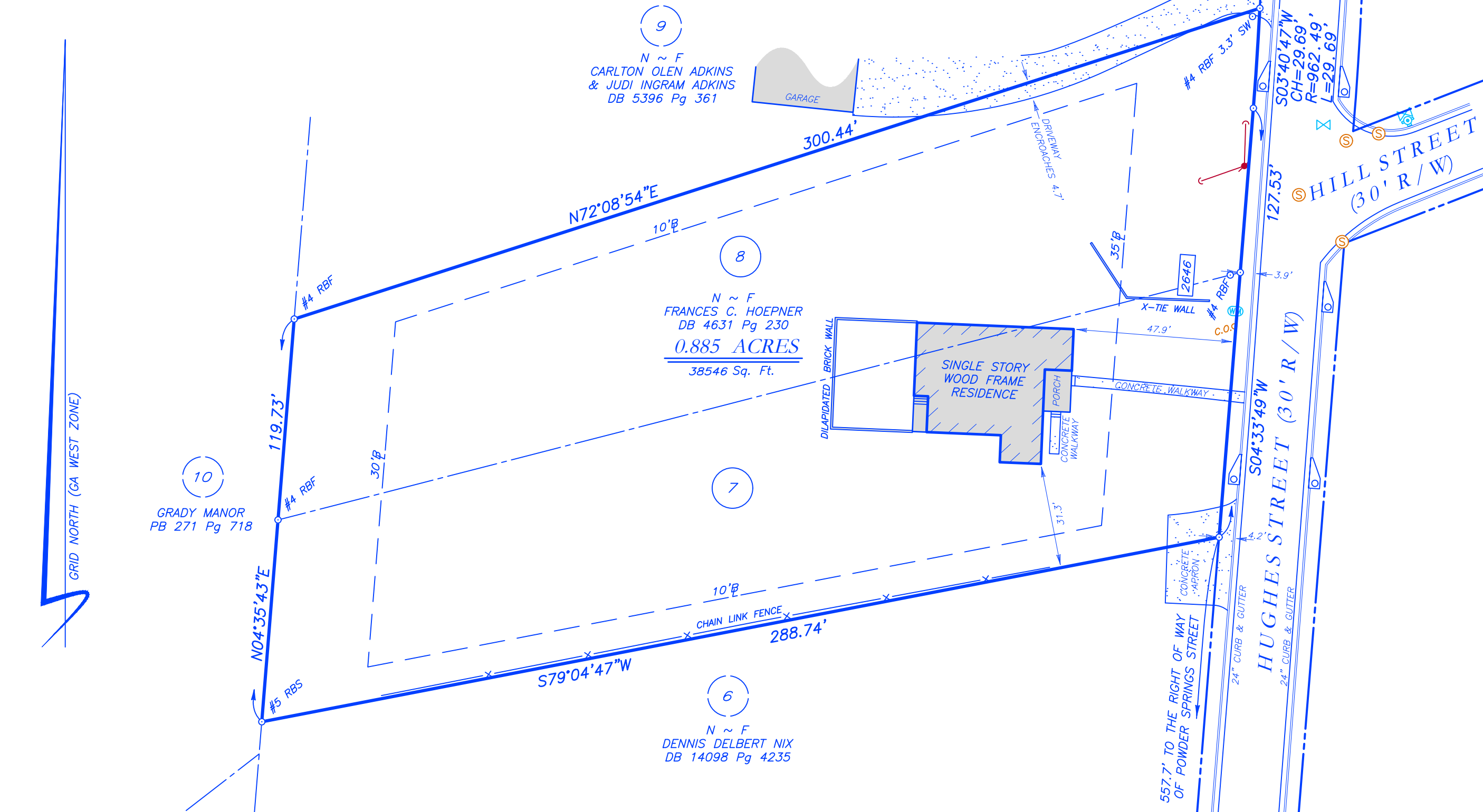
SURVEY REFERENCES

1. REFERENCE A DEED TO SECURE DEBT TO FRANCES C. HOEPNER RECORDED IN DEED BOOK 4631, PAGE 230.
2. REFERENCE A PLAT OF MRS. R.N. HUGHES SUB-DIVISION RECORDED IN PLAT BOOK 3, PAGE 199.
3. REFERENCE A COMBINATION PLAT FOR WILLIAM D. LESTER & ROY D. WARREN COMPANY, INCORPORATED, LOT 7 & 8, MRS. R. N. HUGHES SUBDIVISION PREPARED BY A.S. GIOMETTI & ASSOC. INC. DATED NOVEMBER 4, 1963.

SURVEYOR'S CERTIFICATION

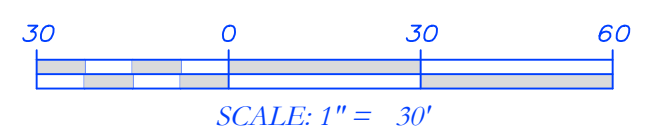
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

JOSEPH T. BAKER, LS # 2674
 DATE 3-5-19



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



REVISIONS

NO.	DATE

JOB NO. 5256
 DRAWN BY JBD/JRP
 CHECKED JTB
 DATE 3-5-19
 FIELD DATE 2-23-19
 SCALE 1"=30'

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

BOUNDARY SURVEY FOR
FAIRBANKS CONSTRUCTION
 LOCATED IN LAND LOT 489 OF THE 17th DISTRICT
 2nd SECTION, COBB COUNTY, CITY OF SMYRNA, GEORGIA
 2646 HUGHES STREET, SMYRNA, GEORGIA 30080