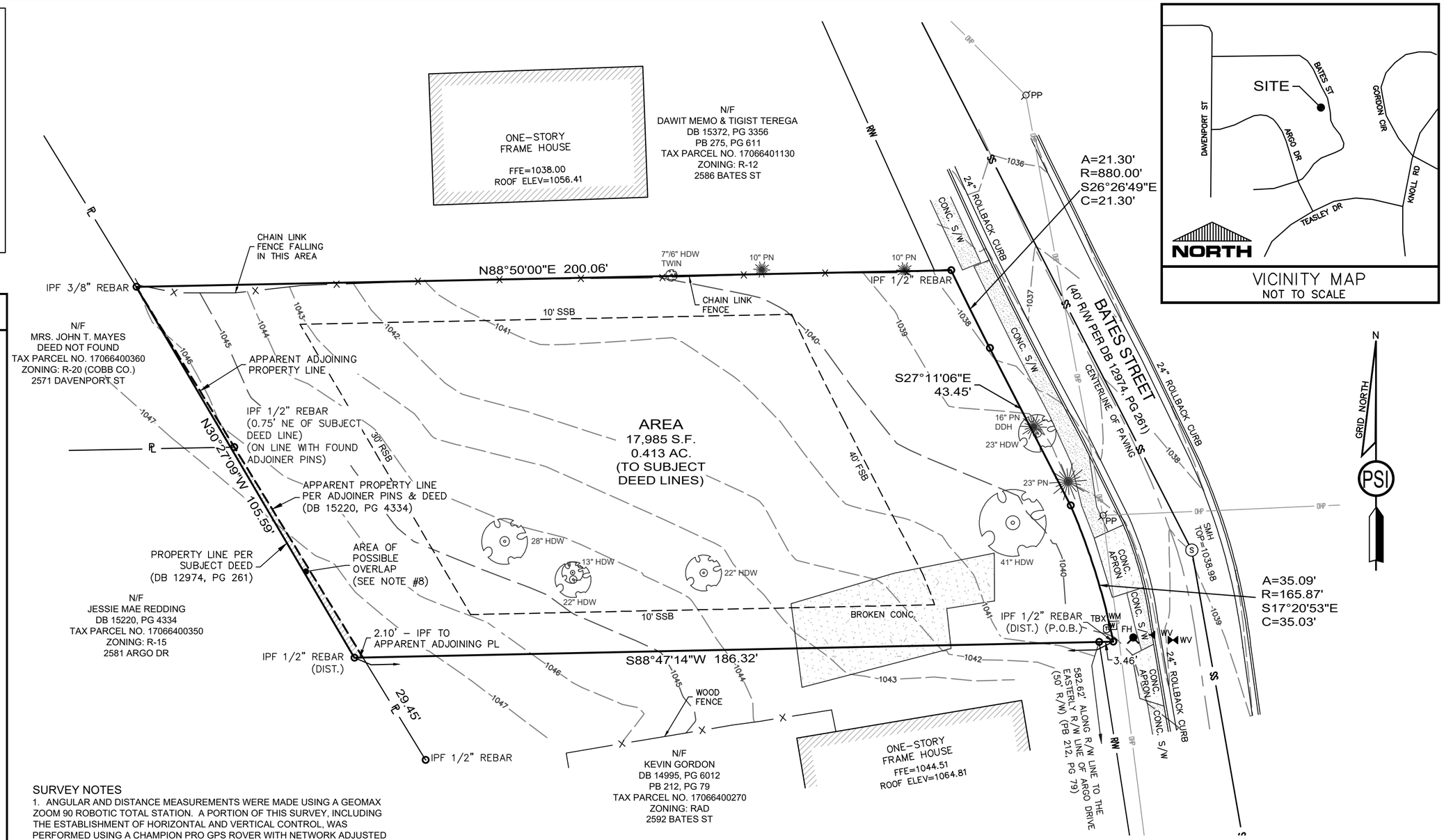
RECORDING INFORMATION



LEGEND

BFE	BASEMENT FLOOR ELEVATION
BOC	BACK OF CURB
C&G	CURB & GUTTER
C/L	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
C/O	CLEAN OUT
CTP	CRIMPED TOP PIPE
DB/PG	DEED BOOK/PAGE NUMBER
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
EB	ELECTRIC BOX/TRANSFORMER
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX	EXISTING
--x--x--x--	FENCE LINE
FH	FIRE HYDRANT
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
—s→	FLOW ARROW
FSB	FRONT BUILDING SETBACK LINE
GV	GAS VALVE
GI	GRATE INLET
GW	GUY WIRE
HDW	HARDWOOD TREE
HW	HEADWALL
ICV	IRRIGATION CONTROL VALVE
IE/INV	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LP	LIGHT POLE/LAMP POST
LL	LAND LOT
LLL	LAND LOT LINE
MFE	MINIMUM FLOOR ELEVATION
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
--OHP--OHP--	OVERHEAD POWER LINE
OTP	OPEN TOP PIPE
PN	PINE TREE
PB/PG	PLAT BOOK/PAGE
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
POL	POINT ON LINE
PP	POWER POLE
RAH	RECORD ANGLE HELD
RSB	REAR BUILDING SETBACK LINE
RD	RECORD DISTANCE
RDH	RECORD DISTANCE HELD
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
SSB	SIDE BUILDING SETBACK LINE
--SS--SS--	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
STA	STATION
TBM	TEMPORARY BENCHMARK
TBX	TELEPHONE BOX/PEDESTAL
--C--C--C--	UNDERGROUND CABLE TV LINE
--E--E--E--	UNDERGROUND ELECTRIC LINE
--G--G--G--	UNDERGROUND GAS LINE
--W--W--W--	UNDERGROUND WATER LINE
WM	WATER METER
WV	WATER VALVE
WI	WEIR INLET

SURVEY NOTES

1. ANGULAR AND DISTANCE MEASUREMENTS WERE MADE USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION. A PORTION OF THIS SURVEY, INCLUDING THE ESTABLISHMENT OF HORIZONTAL AND VERTICAL CONTROL, WAS PERFORMED USING A CHAMPION PRO GPS ROVER WITH NETWORK ADJUSTED REAL TIME KINEMATIC MEASUREMENTS REFERENCED TO THE EGPS NETWORK. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY OF BETTER THAN 0.04' (HORIZONTAL) AND 0.07' (VERTICAL).
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 91,017 FEET.
3. HORIZONTAL DATUM: NAD83
   VERTICAL DATUM: NAVD88 USING GEOID MODEL GEOID2018.
4. ZONING INFORMATION SHOWN HEREON OBTAINED FROM CITY OF SMYRNA PUBLIC RECORDS AT THE TIME OF SURVEY. THIS SURVEYOR MAKES NO CERTIFICATION AS TO MATTERS OF ZONING.
5. BUILDING SETBACK LINES SHOWN HEREON PER CURRENT CITY OF SMYRNA ZONING INFORMATION.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ALL MATTERS OF TITLE REGARDING THIS PROPERTY ARE EXCEPTED.
7. THE DEED OF RECORD FOR THE SUBJECT PROPERTY DESCRIBES BATES STREET AS A 40' R/W. DESCRIPTIONS FOR BOTH THE NORTHERLY AND SOUTHERLY ADJOINERS DESCRIBE BATES STREET AS A 50' R/W. THIS SURVEYOR HAS NOT FOUND OR BEEN PROVIDED WITH EVIDENCE THAT THE SUBJECT PARCEL IS SUBJECT TO A 50' R/W.
8. IRON PINS FOUND ALONG THE REAR PROPERTY LINE PRESENT EVIDENCE OF A POSSIBLE OVERLAP WITH THE ADJOINING PARCELS TO THE WEST. THIS SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT WITH SAID ADJOINING PROPERTY OWNERS TO CLARIFY THE LOCATION OF THIS COMMON PROPERTY LINE.

FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER THE FEMA FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA AND INCORPORATED AREAS, MAP NUMBER 13067C0138G DATED DECEMBER 16, 2008.

REFERENCE DOCUMENTS

1. FINAL SUBDIVISION PLAT FOR HABITAT ON BATES, PREPARED BY LARRY D. NEESE, PLS, DATED 4-6-16, AS RECORDED IN PLAT BOOK 275, PAGE 611, COBB COUNTY RECORDS.
2. SURVEY FOR RENEE PERKINS, PREPARED BY TRU-LINE SURVEYING, INC., LAST REVISED 11/13/02, AS RECORDED IN PLAT BOOK 212, PAGE 79, COBB COUNTY RECORDS.

SUBJECT PROPERTY INFORMATION

N/F CARLA CHRISTIAN
DB 12974, PG 261
TAX PARCEL NO. 17066401120
ZONING: R-15
POSTAL ADDRESS: BATES ST
SMYRNA, GA 30080
(ADDRESS SHOWN PER TAX RECORD)

GENERAL NOTES

1) CURRENT ZONING:	R-15	
2) SETBACKS:	FRONT	40'
	SIDE	10'
	REAR	30'
3) MAXIMUM LOT COVERAGE:		35%
4) MINIMUM FLOOR AREA:		2,000 SF
5) MAXIMUM BUILDING HEIGHT:		35'

GEORGIA PROFESSIONAL No. 3351 8/20/2020 LAND SURVEYOR BARRON M. DUNN

For The Firm
Paramount Surveys, Inc.

20 0 10 20 40 60 80
GRAPHIC SCALE (1 INCH = 20 FEET)

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.

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.

CERTIFICATE OF SURVEYOR

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 the parcel or parcels are stated hereon. 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 and as set forth in O.C.G.A. Section 15-6-67.

8-20-2020
BARRON M. DUNN, GA RLS 3351 — DATE

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

BATES STREET TRACT

PARAMOUNT SURVEYS
PROFESSIONAL LAND SURVEYORS

Richard Barnett
404.354.3122
rb@paramount-surveys.com

Barron Dunn
404.328.5604
bd@paramount-surveys.com

755 S Crosslane Road, Monroe Ga 30656
LSF #1295

DATE: AUGUST 20, 2020	COUNTY: COBB	CITY: SMYRNA	Sheet No.
DISTRICT: 17th	LAND LOT: 664	SECTION: 2nd	1 OF 1
DRAWN BY: BD	CHECKED BY: BD		
SCALE: 1" = 20'	DATE OF FIELD WORK: AUGUST 18, 2020		