

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFORDED IN ANY MANNER.

PROPOSED REAR ADDITION (700' S.F.)

IMPERVIOUS AREA  
 EXISTING = 3315' SF  
 PROPOSED = 940' S.F.  
 TOTAL = 4255' S.F.  
 4255/23427 = 18.2%

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

\* LEGEND \*

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS	N NEIGHBOR'S
APD AS PER DEED	N/F NOW OR FORMERLY
APP AS PER PLAT	NAIL NAIL FOUND
BSL BUILDING (SETBACK) LINE	P PLAT (BOOK/PAGE)
CP COMPUTED POINT	POB POINT OF BEGINNING
CTP CRIMP TOP PIPE FOUND	POC POINT OF COMMENCEMENT
D DEED (BOOK/PAGE)	R RADIUS LENGTH
DW DRIVEWAY	R/W RIGHT-OF-WAY
EP EDGE OF PAVEMENT	RBF REINFORCING BAR FOUND (1/2" UNO)
FFE FINISH FLOOR ELEVATION	RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS	SW SIDEWALK
IPF IRON PIN FOUND	SSE SANITARY SEWER EASEMENT
L ARC LENGTH	SSCO SANITARY SEWER CLEANOUT
LL LAND LOT	-X- FENCE LINE
LLL LAND LOT LINE	█ WALL

PROPERTY ADDRESS:  
776 Pinehill Dr  
Smyrna, GA 30080

LAND AREA:  
23427 SF  
0.538 AC

IMPERVIOUS AREA:  
EXIST= 3315 SF=14.2%

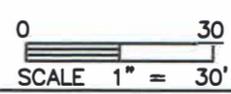
ZONING: R-15

PLAT PREPARED FOR:  
776 Pinehill Dr

LOT 11	BLOCK B	UNIT 4	CHENY WOODS SUBDIVISION
LAND LOT 415	17th DISTRICT	2nd SECTION	BY:
COBB COUNTY, GEORGIA	FIELD DATE: 6-18-2019	MF	
LOCATED IN SMYRNA	DRAWN DATE: 6-19-2019	SS	
REFERENCE: PLAT BOOK 14, PAGE 77	ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING		
REFERENCE: DEED BOOK , PAGE			

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 40,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.



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