



**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES SEARCH FOR EASEMENTS OF RECORD, EVIDENCE, OR ANY RESTRICTIVE COVENANTS, OWNERSHIP TITLE SEARCH MAY DISCLOSE. OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY AND THE SURVEYOR WITHOUT THE EXPRESS RESERVATION OF THE SURVEYOR'S NAME, NAME OF PERSONS, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN A MILE. THE SURVEYOR HAS CONDUCTED A SERIES OF TOTAL STATION WITH CARBON SURETY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE GEODESIC DATUM OF 1983.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBAR SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE AND LOCATION OF UTILITY SERVICES ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA, FOR THE PURPOSE OF THIS SURVEY, THE SURVEYOR HAS DETERMINED THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED OR FURTHER INFORMATION CONTACT THE LOCAL BRANCH OF THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OR APPRAISER.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988



**LEGEND**

- DENOTES BUILDING LINE
- DENOTES PROPERTY LINE
- DENOTES RIGHT-OF-WAY
- DENOTES EASEMENT
- DENOTES BACKLOT CURB
- DENOTES GUTTER
- DENOTES EDGE OF PAVING
- DENOTES BOTTOM OF WALL
- DENOTES FENCE
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES CORRUGATED METAL PIPE
- DENOTES POWER POLE
- DENOTES POWER LINE
- DENOTES FIBER OPTIC
- DENOTES TELEPHONE BOX
- DENOTES GAS METER
- DENOTES GAS LINE MARKER
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES MONITORING WELL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT
- DENOTES POINT OF BEGINNING
- DENOTES POINT OF COMMENCEMENT

**REFERENCE MATERIAL**

- TRUSTEE'S DEED IN FAVOR OF THE TRUSTEES OF THE TRUST OF THE HOLDINGS, LLC 1987 COBB COUNTY, GEORGIA RECORDS (#11420)
- TRUSTEE'S DEED IN FAVOR OF OFORD HOLDINGS, LLC 1987 COBB COUNTY, GEORGIA RECORDS (#11430)

**FLOOD NOTE**

THE PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130670119 H COBB COUNTY, GEORGIA, DATE: MARCH 4, 2013.

**THIS PROPERTY SUBJECT TO THE FOLLOWING**

- CURRENT ZONING PER CITY OF SMYRNA, GEORGIA R-15
  - MINIMUM FLOOR AREA= 15,000 SQ. FT.
  - MINIMUM LOT COVERAGE= 35 PERCENT
  - MINIMUM FRONT YARD SETBACK= 35 FEET
  - MINIMUM SIDE YARD SETBACK= 10 FEET
  - MINIMUM REAR YARD SETBACK= 30 FEET
  - MINIMUM THOROUGHFARE= 30 FEET
- MUST BE VERIFIED BY CITY OF SMYRNA BEFORE CONSTRUCTION

**RECEIVED**  
FEB - 8 2020  
COMMUNITY DEVELOPMENT  
SMYRNA, GA

**SURVEYOR'S CERTIFICATE**  
This plat is a representation of an existing survey of land and does not constitute a new survey or make any other survey real property boundaries. The recording information of the documents, as stated herein, RECORDED INFORMATION OF THIS PLAT DOES NOT MAKE OR ALTER ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH PURPOSE OF THE LAND. The Surveyor certifies that this plat complies with the minimum technical standards for the Georgia Board of Registration in Professional Surveying and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Niles  
Georgia RLS No. 2646  
Member SAGSOG

NO.	REVISIONS	DATE

**McClung SURVEYING**  
McClung Surveying Services, Inc. 200  
4833 South Co. Rd. 100  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcclungsurveying.com Certificate of Authorization #S3900702

TOPOGRAPHIC MAP FOR  
JUNGER HOMES

1420-1430 ROSWELL STREET  
SMYRNA, GEORGIA  
TOTAL AREA= 1.174± ACRES  
OR 51,144± SQ. FT.



LAND LOT 561  
17TH DISTRICT  
COBB COUNTY  
GEORGIA  
2ND SECTION  
PLAT PREPARED: 1-15-19  
SCALE: 1"=20'

JOB#249351