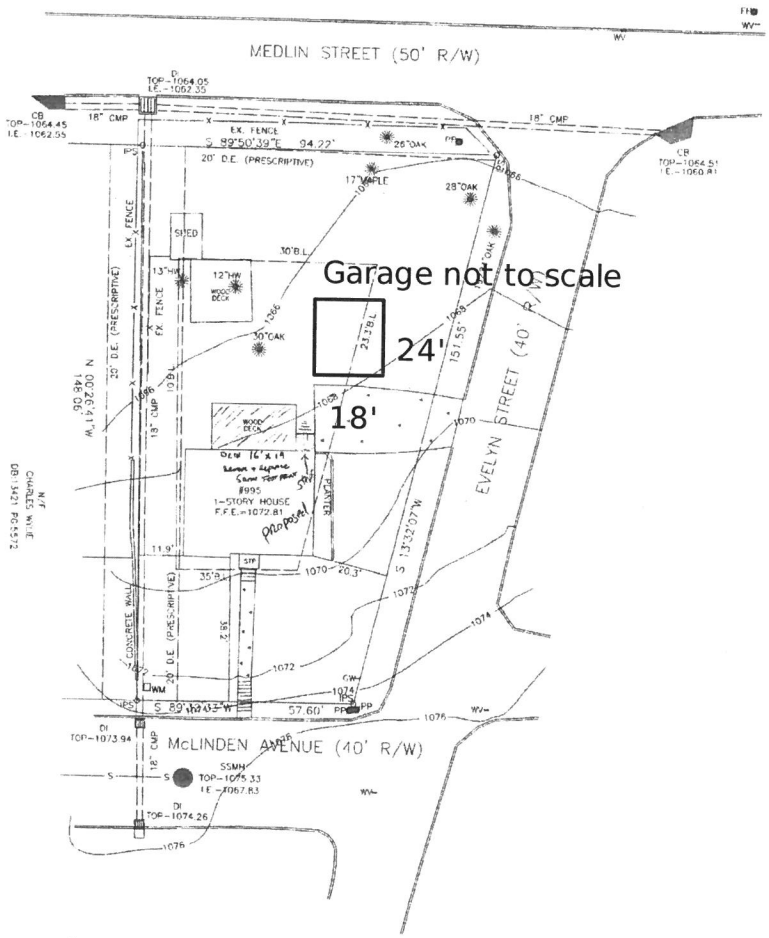

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1 A-1.2 Existing Site Plan

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
—X—X—X— = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
—SW— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

The field data upon which this plat is based has a closure precision of one foot in feet and an angular error of seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in feet.

Equipment used: Topcon GTS-213 Total Station

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 130672 0119H, DATED 03/04/13

CAUTION:

The utilities are shown for the contractors convenience only, and there may be other utilities not shown on these plans. The engineer assumes no responsibility for the size or location of these utilities. The size and location was derived from a combination of field measurements and the utility company's verbal information. It shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.

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

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA 30052
ENGINEERING • LAND SURVEYING
OFF. 770.896.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REF. PLAT: PB. 9 P. 198

SURVEY FOR:
995 McLINDEN AVENUE

TAX PARCEL: 17045100180

LAND LOT: 451 | LOT: 22 BLOCK: C
DISTRICT: 17TH | SUB:
COBB COUNTY | SMYRNA HEIGHTS
GEORGIA
FIELD DATE: 08/07/17 | AREA = 0.257 ACRES
PLAT DATE: 08/09/17 | JOB No. 17-08-280

Project:
995 McLendon Ave.
Smyrna, GA 30080

For:
Rob & Kristin Jackson
Smyrna, GA

Contractor:

Project No: 2017-03

Date: Revisions:

A|D
AXIS DESIGN
P.O. Box 71062
Newnan, GA 30271
Phone: (770) 778-7595

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PLEASE NOTE:

Axis Design assumes no liability for the home constructed from this plan. It is the responsibility of the party for whom this set of documents was prepared to perform the following before commencing construction.

1. The contractor for this project must verify ALL DIMENSIONS prior to proceeding with construction.
2. The contractor for this project must verify compliance with ALL LOCAL BUILDING CODES in the area where this project is to be constructed.
3. Garagem stations must be exercised before making any changes in this plan. Only the Designer or a structural engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area.

Sheet Title: Existing Site Plan

Sheet No: A-1.2