

LEGEND

⊙	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊙	W.M. - WATER METER
⊙	G.M. - GAS METER
⊙	RBS - REINFORCING BAR SET
⊙	RBFF - REINFORCING BAR FOUND
⊙	CTF - CRIMP TOP PIPE FOUND
⊙	OTF - OPEN TOP PIPE FOUND
⊙	R/W MON. - RIGHT-OF-WAY MONUMENT
⊙	X - TYPE OF FENCE
⊙	J.B. - JUNCTION BOX
⊙	D.I. - DROP INLET / YARD INLET
⊙	C.B. - CATCH BASIN
⊙	R.C.P. - REINFORCED CONCRETE PIPE
⊙	C.M.P. - CORRUGATED METAL PIPE
⊙	F.F.E. - FINISHED FLOOR ELEVATION
⊙	WATER VALVE
⊙	C.O. SEWER CLEAN OUT
⊙	TELEPHONE MANHOLE
⊙	OVERHEAD POWER LINES
⊙	HW - HEADWALL
⊙	P.B.X. POWERBOX
⊙	1234 STREET ADDRESS
⊙	W-W - WATER LINE
⊙	T-T - UNDERGROUND TELEPHONE LINE
⊙	G-G - GAS LINE
⊙	E-E - UNDERGROUND ELECTRICAL LINE

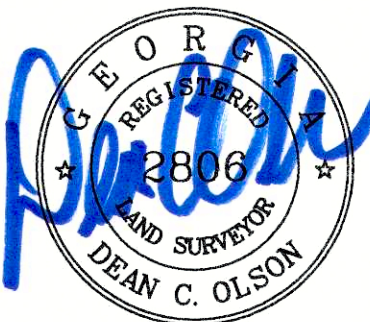
SURVEY NOTES:

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) SOUTHERN PORTION OF PROPERTY WAS FORMERLY CARSON DRIVE WAS GRADED AND WATER MAIN INSTALLED. WATER MAIN HAS BEEN ABANDONED AT NORTHEAST PROPERTY LINE. PAVEMENT ENDS AT PROPERTY LINE.
- 7.) INTERIOR IMPROVEMENTS NOT SHOWN ON LOT SPLIT. CURRENTLY EXISTING IMPROVEMENTS ARE BEING DEMO'D.

SURVEYOR REFERENCES:
UNRECORDED SURVEY FOR
EMORY PARIS BY GASKINS
SURVEYING CO. DATED 2-13-84,
LAST REVISED 11-4-85.
D.B. 13971, PG. 2510
P.B. 6, PG. 22

CURRENT OWNER:
MAGNOLIA HOMES OF GEORGIA,
INC.
D.B. 15331, PG. 760

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.



LOCATION MAP 1" = 2000'

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE IF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: _____ DATE _____
CITY ENGINEER _____ DATE _____
MAYOR, CITY OF SMYRNA _____ DATE _____
PLANNING AND ZONING COMMISSION _____ DATE _____
ENGINEERING DEPT. _____ DATE _____
BUILDING INSPECTOR _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
LAND SURVEYOR _____ DATE _____

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SMYRNA SUBDIVISION REGULATIONS.

DEAN C. OLSON, GEORGIA R.L.S. # 2806 DATE _____

GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A CHAMPION TKG GPS RECEIVER WITH A SCEPTER II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

TOTAL AREA = 1.10 ACRES
TOTAL NO. OF LOTS = 2
(PROPERTY WAS ANNEXED INTO THE CITY OF SMYRNA FEBRUARY 1, 2016)
DENSITY / YIELD = 1.82 LOTS PER ACRE
PRESENT ZONING - R-20
MIN. MINOR FRONT YARD = 40'
MIN. SIDE YARD = 12'
MIN. REAR YARD = 35'
MIN. FIRST FLOOR = 2100 #
MAX. BUILDING HEIGHT = 35'

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067 C 0226 G DATED DECEMBER 16, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/409,391; ANGULAR ERROR: 4" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/69,378. MATTERS OF TITLE ARE EXCEPTED.

CRESTWOOD TRAIL

UTILITIES:

WATER - COBB COUNTY
SEWER - COBB COUNTY
ELECTRICITY - GEORGIA POWER
SOLID WASTE - ADVANCE DISPOSAL
NATURAL GAS - ATLANTA GASLIGHT

N ~ F
CEDAR CLIFFS
UNIT 3
P.B. 122, PG. 58

JASON MCCLURE
D.B. 13971, PG. 1469

N ~ F
CEDAR CLIFFS
UNIT 3
P.B. 96, PG. 28

J. HAROLD MASHBURN &
SUSAN K. MASHBURN
D.B. 9111, PG. 104

OWNER/DEVELOPER:
MAGNOLIA HOMES OF
GEORGIA
2451 CUMBERLAND
PKWY, SUITE 3600
ATLANTA, GEORGIA
30339
OFFICE (770) 590-8339
FAX (404) 591-5140

CONTACT:
CORBIN ADAMS

REVISIONS
REV.#1- OFFICE ONLY
8-4-16: ADDRESS
CLIENT COMMENTS.

Gaskins
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy
Ste. 8 Canton, GA 30114
Phone: (770) 479-9698

FIELD DATE: 1-07-16
OFFICE DATE: 2-26-15
SCALE: 1"=40'

DRAWN BY: MAN
CHECKED BY: DCO
FILE: S:/BND/COBB/17/...

LOT SPLIT FOR:

MAGNOLIA HOMES OF GA.,
INC.
#3621 RIDGE ROAD

LOCATED IN L.L. 698
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.