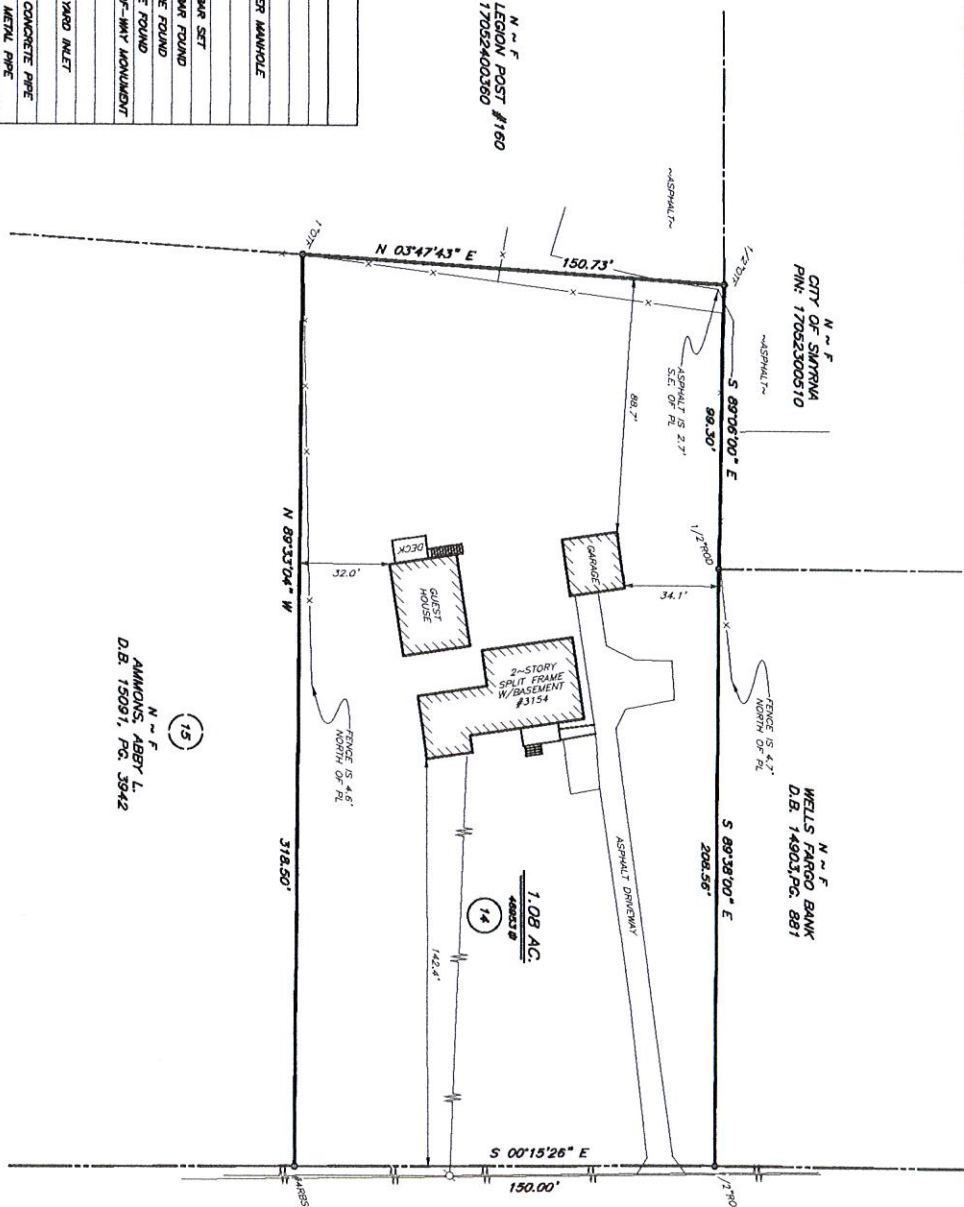


THIS SURVEY WAS PREPARED WHOLLY FOR THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HERETO FOR ANY ASSIGNMENTS, REASSIGNATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. ANY OTHER ASSIGNMENTS, REASSIGNATIONS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS MADE TO ANY SUCH RECORD.

A horizontal scale bar with alternating black and white segments. Below the bar, the text "SCALE IN FEET" is written. The bar is marked with numbers 0, 1, 2, 3, and 4 at regular intervals.



DUNN STREET
(30' R/W)

MAGNETIC NORTH

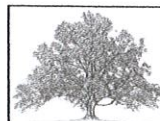
LEGEND

\overline{P}	P.R. - POWER POLE
\overline{L}	L.R. - LIGHT POLE
Φ	F.H. - FIRE HYDRANT
\odot	M.H. - SANITARY SEWER MANHOLE
$\odot W$	W.M. - WATER METEER
$\odot W$	G.M. - GAS METEER
\odot	R.RS. - REINFORCING BARS SET
\odot	R.R. - REINFORCING BARS FOUND
\odot	C.T. - CONCRETE TOP POLE FOUND
\odot	O.T. - OPEN TOP POLE FOUND
\square	R/W MARK - RIGHT-OF-WAY MONUMENT
X	CORNER OF FENCE
\square	J.B. - JUNCTION BOX
\square	D. - DROP INLET / YARD INLET
\square	C.B. - CURB BASIN
\square	R.C.R. - REINFORCED CONCRETE PIPE
\square	C.M.R. - CONCRETE METAL PIPE
\square	F.F.E. - FINISHED FLOOR ELEVATION
\square	W.V. - WATER VALVE
\square	L.S. - UNDERGROUND ELECTRIC
\square	S. - SOUTHERN BELL MANHOLE
\square	G. - GAS LINE
\square	O.H. - OVERHEAD POWER LINES
\square	H.W. - HIGHWALL
\square	W. - WATER LINE
\square	P. - POWERBOX

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT REQUIRED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

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 RESTORATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, SET FORTH IN THE GEORGIA PLAY ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 15-13-4, 15-13-6, 15-13-10, & 15-13-22.

LAND LOT 524, 17th DISTRICT, 2nd SECTION
LOT 14 OF THE PROPERTY OF MRS. PEAR J. TIMMERMAN
CITY OF SMYRNA
COBB COUNTY, GEORGIA



LAND SERVICES
Land Surveyors • Landscapes • Environmental
4131 Boilingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com

REVISIONS



DATE : 6-27-15
SCALE : 1"=30'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2015020

THIS PLAY IS FOR THE EXCLUSIVE USE OF JOHN BROOKER. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS PLAY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REQUESTOR ACROSS THE REQUESTANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EXISTING RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. EXISTING RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR ANY OTHER SOURCE ARE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ERROR.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER. THE PURCHASER OR ANY AGENTS THEREOF:

N ~ F
AMERICAN LEGION POST #160
PIN: 17052400360

LEGEND

3	P.A. - POWER POLE
X	L.R. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
W	M.H. - WATER METER
Q	G.A. - GAS METER
Q	G.A.S. - GAS METER
⊙	RBS - REINFORCING BAR SET
⊙	RBS - REINFORCING BAR POUND
⊙	C.T. - CEMENT TOP PIRE FOUND
⊙	O.T. - OPEN TOP PIRE FOUND
⊙	R/W MON. - RIGHT-OF-WAY MONUMENT
X	- TYPE OF FENCE
○	U.B. - JUNCTION BOX
□	D.I. - DROP INLET / YARD INLET
△	C.I. - CATCH BASIN
■	R.C.P. - REINFORCED CONCRETE PIPE
■	C.M.P. - CORRUGATED METAL PIPE
△	F.F.E. - FINISHED FLOOR ELEVATION
▽	WATER VALVE
—	UNDERGROUND ELECTRIC
●	SOUNDING BELL MANHOLE
—	GAS LINE
+	O.D.H. - OVERHEAD POWER LINES
▽	H.W. - HIGHWALL
—	WATER LINE
□	POWERBOX

ZONING:

CURRENTLY ZONED: R-15

MINIMUM LOT AREA: 15,000 S.F.

MINIMUM FLOOR AREA: 2,000 S.F.

MINIMUM LOT WIDTH AT SETBACK: 85'

MINIMUM FRONT SETBACK FROM RIGHT OF WAY

MAJOR THOROUGHFARE: 50'

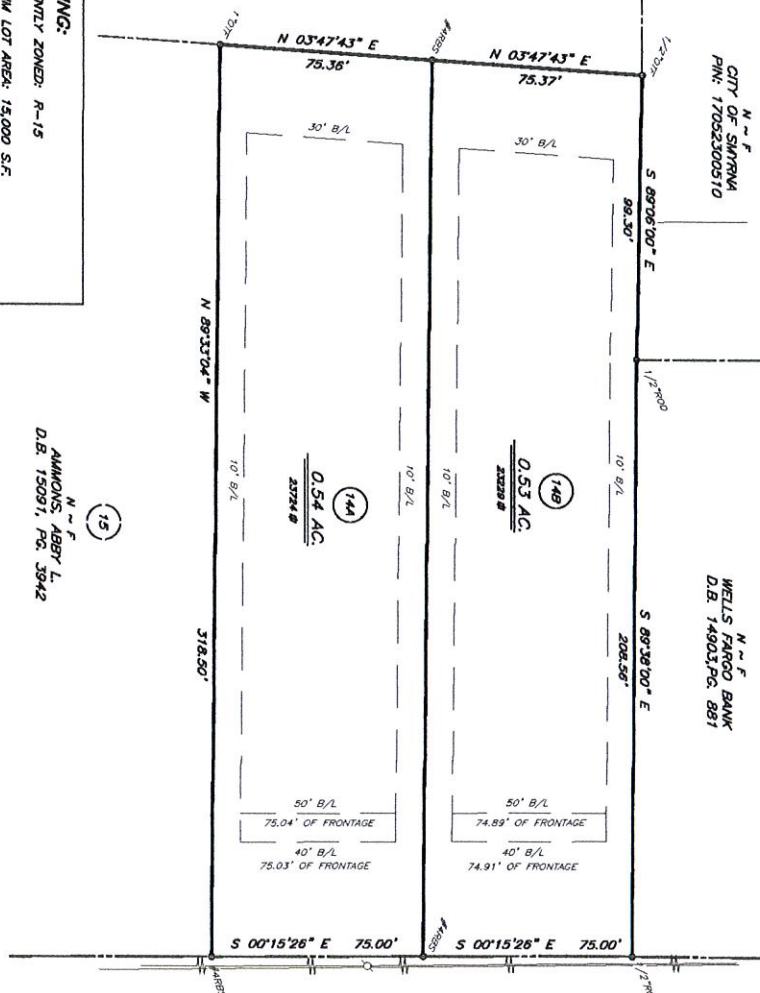
MINOR THOROUGHFARE: 40
OTHER: 35'

100

MINIMUM SIDE YARD: 10'

MINIMUM REAR YARD: 30'

MAXIMUM HEIGHT OF BUILDINGS: 35'

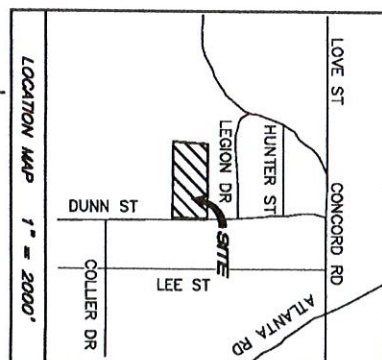


DUNN STREET
(30' R/W)

MAGNETIC NORTH



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 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-18, & 43-15-22

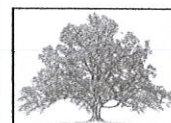


LOCATION MAP 1" = 2000

REVISIONS



MINOR SUBDIVISION PLAT FOR
JOHN
BRADFORD
LAND LOT 524, 17th DISTRICT, 2nd SECTION
LOT 14 OF THE PROPERTY OF MRS. PEAR J. TIMMERMAN
CITY OF SMYRNA
COBB COUNTY, GEORGIA

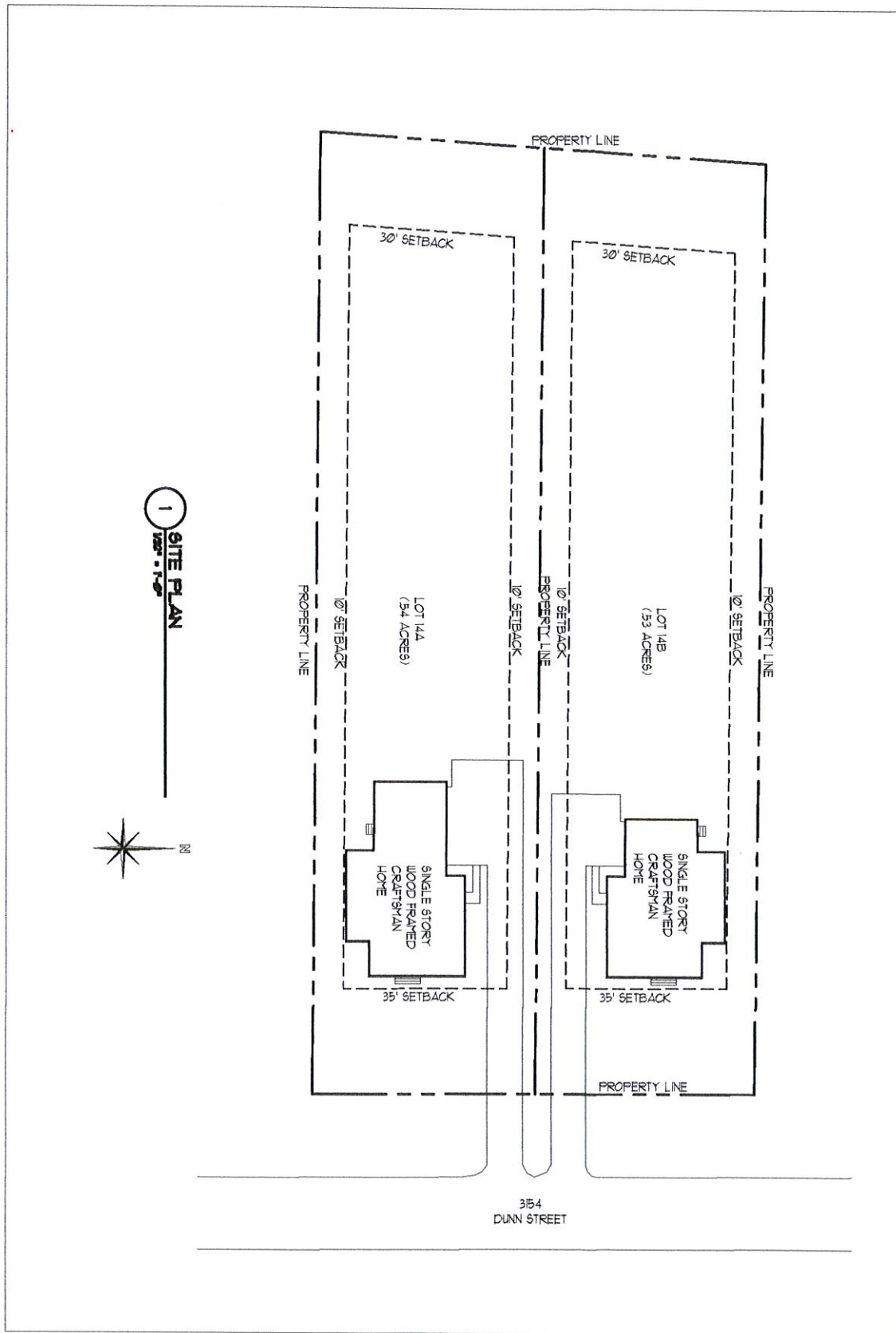


PRISTINE

LAND SERVICES
Land Surveyors • Landscapes • Environmental
4131 Bollingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
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DATE : 6-27-15
SCALE : 1"=30'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2015020

BRUCE JENNINGS/1/2016 2-1-16 SITE PLANDWG



RUTLEDGE
DESIGN GROUP
1028 RIDGECREST DRIVE
SMYRNA, GA 30080
770.633.6341

Date: 2-1-16
Project No: 201602

SITE PLAN

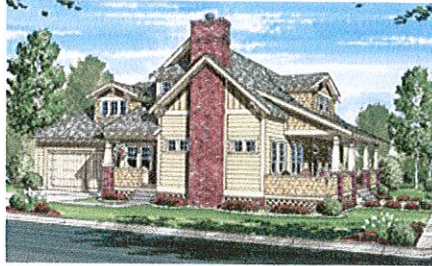
BRADFORD RESIDENCES
3154 DUNN STREET
LOTS 14A AND 14B

Plan Number 56574 | Order Code 01WEB

FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

[Click Here to Mirror Reverse Plan](#)



Plan Number: 56574

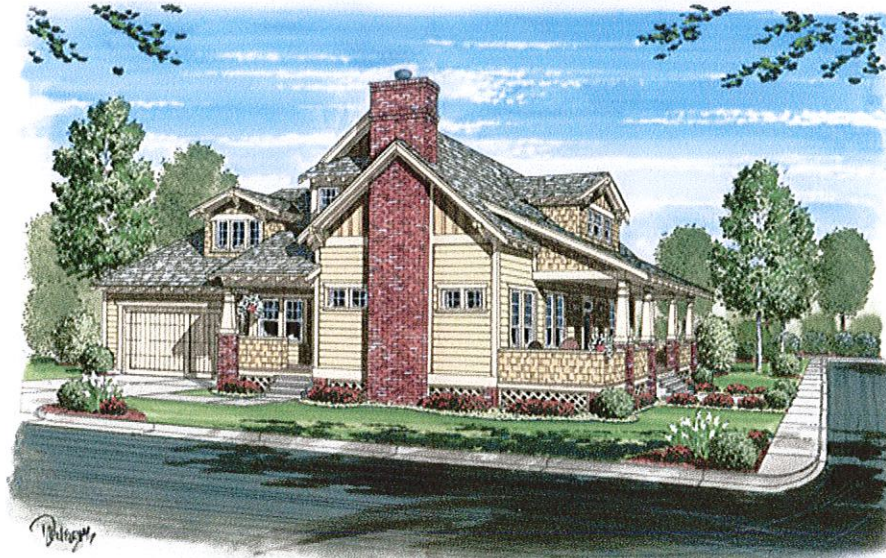
- 2319 Total Living Area
- 1689 Main Level
- 630 Upper Level
- 3 Bedrooms
- 2 Full Bath(s)
- 1 Half Bath(s)
- 2 Car Garage
- 50'4" Wide x 66'0" Deep

Available Foundation Types:

- Not Applicable

Order Code: 01WEB

- Concept Plan Pkg: \$685.00 includes PDF files & CAD (dwg) files (see below for what's included with Conceptual Package).
- Right Reading: \$135.00

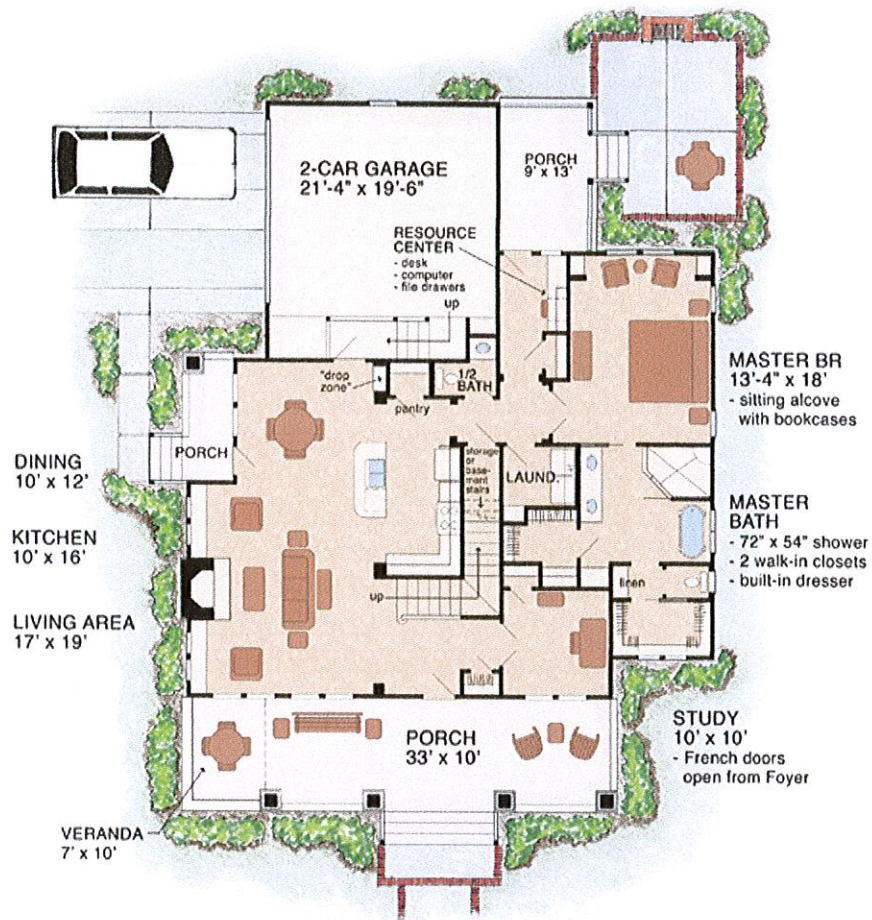


Plan Number 56574 | Order Code 01WEB | Front Elevation

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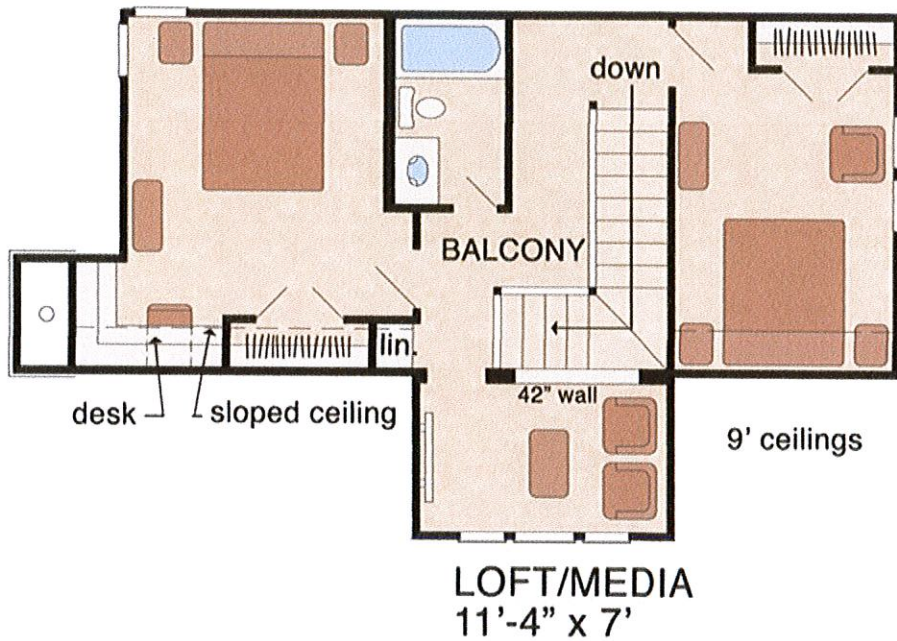
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Plan Number 56574 | Order Code 01WEB | First Floor Plan
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BEDROOM 2
11'-8" x 13'-8"

BEDROOM 3
10' x 13'-8"



Plan Number 56574 | Order Code 01WEB | Second Floor Plan
FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
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