

HAYES DRIVE (50' R/W)  
N89°16'33"E - 110.04' (ACTUAL)  
(110' BY PLAT AND DEED)

#1314  
N/F  
JAMES PATRICK WINCHESTER, JR.  
VANESSA VICKERY WINCHESTER  
DB 15174 PG 181

533' TO EAST  
R/W OF KING  
SPRINGS ROAD  
(FORMERLY COOPER LAKE ROAD)

#1272  
N/F  
HORACE J. PACE  
MARBLE J. PACE  
DB 1047 PG 629  
DB 1237 PG 519

S00°41'31"E - 185.00' (ACTUAL)  
(185' BY PLAT AND DEED)

S00°38'35"E  
185.03'

N00°35'39"W - 185.07' (ACTUAL)  
(185' BY PLAT AND DEED)

S13°58'04"E - 197.84' (ACTUAL)  
(197.72' BY PLAT AND DEED)

S14°03'45"E  
197.22'

N14°09'28"W - 196.60' (ACTUAL)  
(196.50' BY PLAT AND DEED)

S89°56'37"W - 110.02' (ACTUAL)  
(110' BY PLAT AND DEED)

NB89°56'49"W - 109.94' (ACTUAL)  
(110' BY PLAT AND DEED)

1/2" REBAR FOUND SOUTH 1.5'

1/2" AXLE FOUND

1" OPEN TOP PIPE FOUND

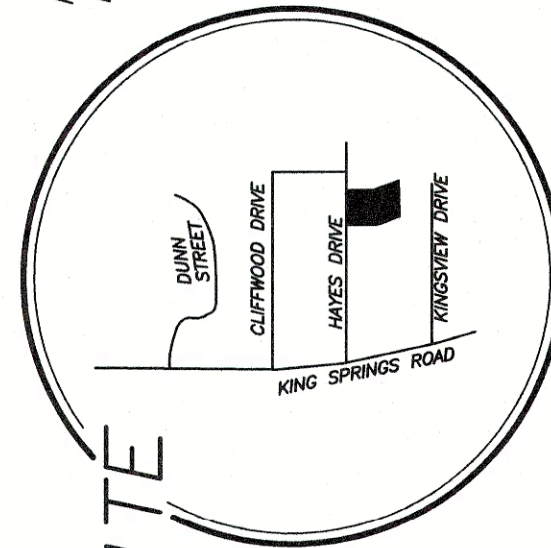
1" OPEN TOP PIPE FOUND

1" CRIMP TOP PIPE FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND



VICINITY MAP  
NOT TO SCALE

**THIS PROPERTY SUBJECT TO THE FOLLOWING**

- CURRENT ZONING PER CITY OF SMYRNA, GEORGIA R-15
  - MINIMUM LOT AREA= 15,000 SQ. FT.
  - MINIMUM FLOOR AREA= 2,000 SQ. FT.
  - MAXIMUM LOT COVERAGE= 35 PERCENT
  - MINIMUM LOT WIDTH= 85 FEET AT SETBACK LINE
  - LOT WIDTH (VARIANCE REQUESTED)
  - MINIMUM FRONT YARD SETBACK= 35 FEET (OTHER)
  - MINIMUM SIDE YARD SETBACK= 10 FEET
  - 5 FEET (VARIANCE REQUESTED)
  - MINIMUM REAR YARD SETBACK= 30 FEET
  - MAXIMUM HEIGHT= 35 FEET
- MUST BE VERIFIED BY CITY OF SMYRNA BEFORE CONSTRUCTION

**LEGEND**

- B DENOTES BUILDING LINE
- P DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- FEN DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- WH DENOTES WATER HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR ANY RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY 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 EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 151,270 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS 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 MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



**REFERENCE MATERIAL**

- WARRANTY DEED IN FAVOR OF KAMRON L. RUSH AND MANDI SANDERS DEED BOOK 14532 PAGE 1480-1481 COBB COUNTY, GEORGIA RECORDS
- QUITCLAIM DEED IN FAVOR OF KAMRON L. RUSH DEED BOOK 15478 PAGE 4578-4579 COBB COUNTY, GEORGIA RECORDS

**FLOOD NOTE**

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13067C0207 H EFFECTIVE DATE: MARCH 4, 2013. COBB COUNTY, GEORGIA



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG

**SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HERON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael R. Noles  
Georgia RLS No. 2646  
Date 4/14/18

NO.	REVISIONS	DATE

**MCSURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcsurveying.com  
Certificate of Authorization #LSF000752

RE-PLAT FOR  
**JW HALL BUILDING COMPANY**

1300 HAYES DRIVE  
SMYRNA, GEORGIA  
TOTAL AREA= 0.953± ACRES  
OR 41,507± SQ. FT.

LOT 2  
MAY-BELL PARK SUBDIVISION  
AND TRACT TO REAR

LAND LOT 527  
17TH DISTRICT  
COBB COUNTY  
GEORGIA  
PLAT PREPARED: 4-14-18  
FIELD: 4-5-18 SCALE: 1"=30'

