

AREA NOTES  
TRACT ONE ORIGINAL:  
15,211 SQUARE FEET OR 0.35 ACRES  
  
TRACT TWO ORIGINAL:  
13,320 SQUARE FEET OR 0.31 ACRES  
  
PROPOSED ADDITION:  
1,984 SQUARE FEET OR 0.05 ACRES  
  
TRACT ONE FINAL:  
17,195 SQUARE FEET OR 0.40 ACRES  
  
TRACT TWO FINAL:  
11,336 SQUARE FEET OR 0.26 ACRES

RESERVED FOR CLERK OF SUPERIOR COURT

SURVEYOR NOTES

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
2. 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.
3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
4. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
5. OWNERSHIP OF IMPROVEMENTS MADE TO THE PROPERTY WHICH CREATE AN ENCROACHMENT CAN NOT BE DETERMINED SOLEY BY ON SITE INSPECTION. ENCROACHMENTS DEPICTED ON THIS PLAT MAY NOT REPRESENT THE CORRECT OWNERSHIP.

REFERENCE

DEED BOOK 15676 PAGE 5355  
DEED BOOK 16038 PAGE 2258  
PLAT BOOK 15 PAGE 6  
PLAT BOOK 80 PAGE 93

ADDRESS:

TRACT ONE:  
3710 ASHWOOD DRIVE SE  
SMYRNA, GEORGIA 30080  
PART OF LOT 10, BLOCK D, UNIT ONE,  
HICKORY HILLS

TRACT TWO:  
1487 SPRING WOOD DRIVE  
SMYRNA, GEORGIA 30080  
LOT 13, BLOCK A, SPRING WOOD MANOR  
SUBDIVISION

BOUNDARY SURVEY FOR:

**KYLE VINCENT**  
**MARIA VINCENT**

LAND LOTS 554 & 553  
17TH DISTRICT  
2ND SECTION  
COBB COUNTY, GEORGIA  
CITY OF SMYRNA

**HARBUCK LAND SURVEYORS, INC**

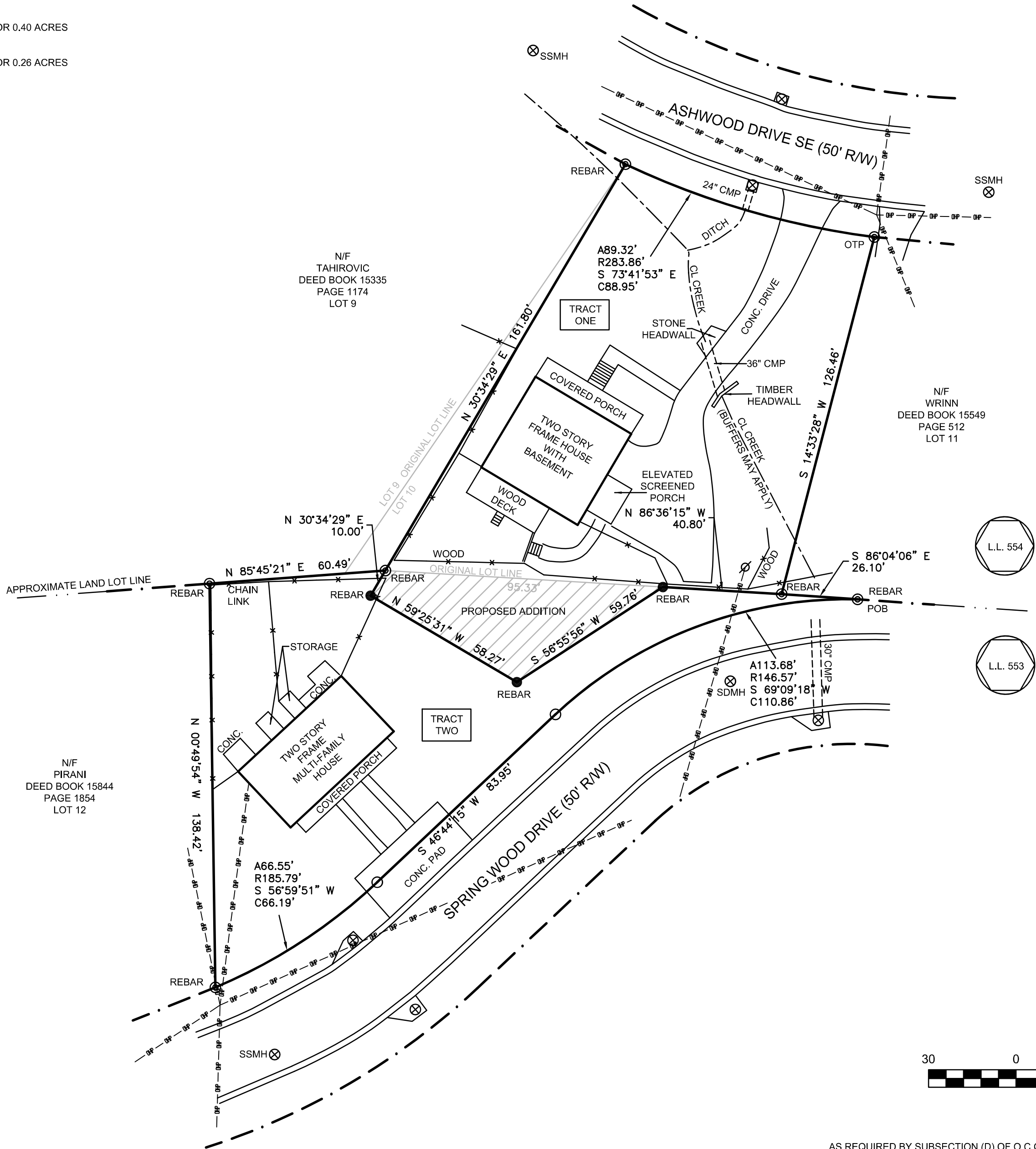
LAND SURVEYOR FIRM NO: 959  
WILLIAM G. HARBUCK  
GEORGIA REGISTERED LAND SURVEYOR NO. 3006  
53C JEFFERSON STREET  
NEWNAN, GA 30263  
770-253-5585  
HARBUCKLANDSURVEYORS@GMAIL.COM  
SCALE: 1" = 30'  
07.11.2022  
FIELD WORK: 05.27.2022

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,535 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 110,677 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

BEARINGS ARE BASED ON  
PLAT BOOK 80 PAGE 93

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY CORNER
- POWER POLE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WATER METER
- DROP INLET
- MANHOLE
- HARDWOOD TREE
- PINE TREE
- WATER VALVE
- MARSH



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 HEREON. 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. 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.

*William G. Harbuck*  
WILLIAM G. HARBUCK, GA. R.L.S. #3006