

NOTES:

1. The public records referenced on this plat were used for the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private.
2. This plat or survey is intended for the sole use of the parties listed hereon, any other use is strictly prohibited.
3. The basis of bearing is Georgia State Plane, North American Datum 1983 (NAD'83), Georgia West Zone.
4. This property is located in Zone "X" (areas of minimal flooding). The map number for this area is 13067C0118J, dated October 5, 2018.

CURB

CORNER LEGEND

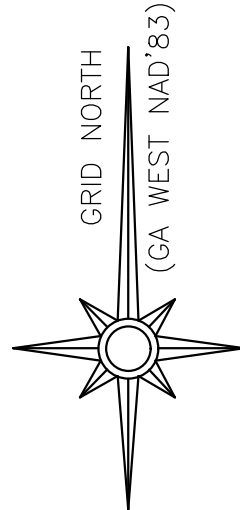
- CTPF = CRIMP TOP PIPE FOUND
- IPF = IRON PIPE FOUND
- RBF = REBAR FOUND
- CMF = CONCRETE MONUMENT FOUND
- CRBS = CAPPED REBAR SET (STAMPED "LSF 1283")
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

LEGEND

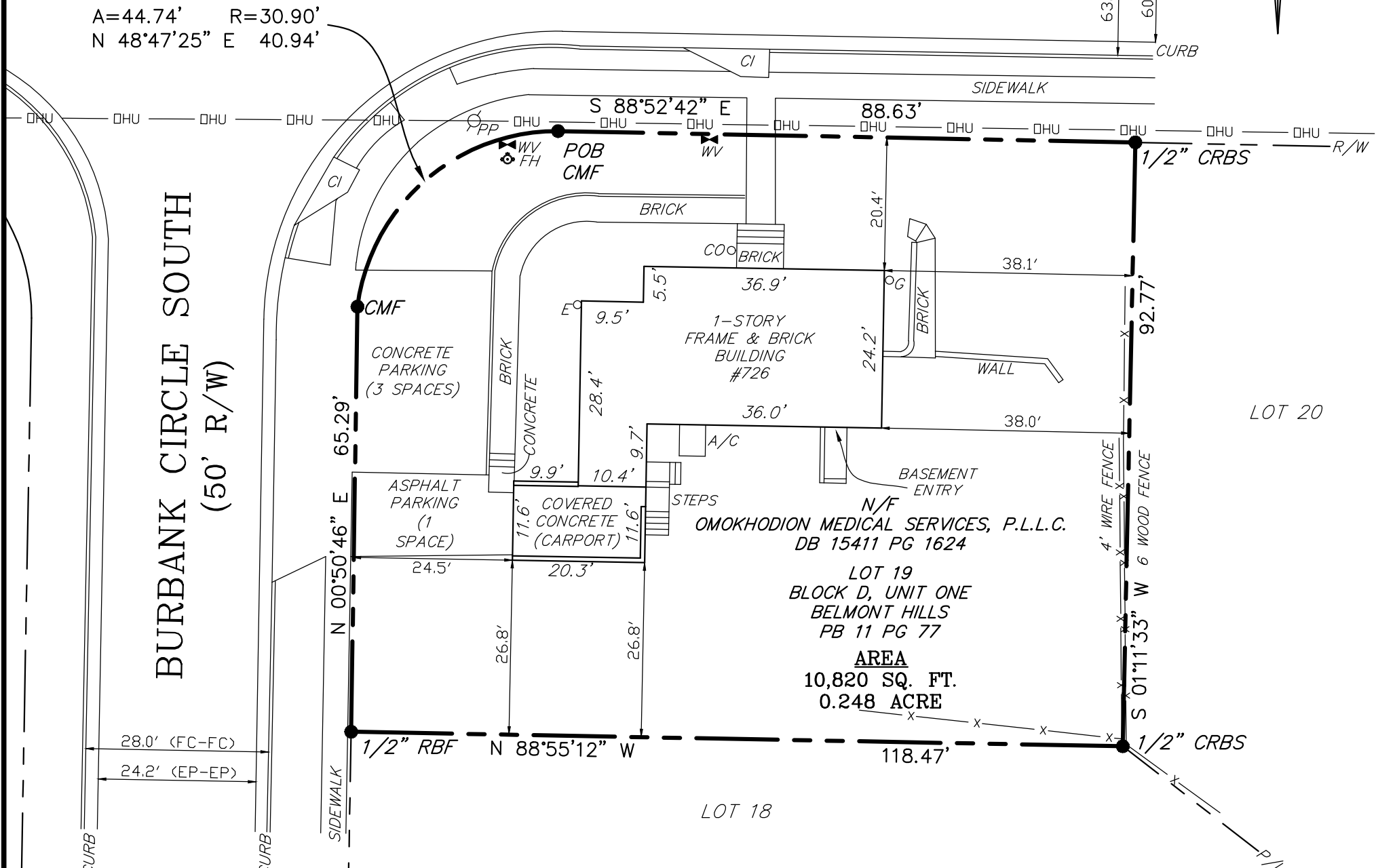
- A/C = AIR CONDITIONING UNIT
- BSL = BUILDING SETBACK LINE
- E = ELECTRIC METER
- G = GAS METER
- PP = POWER POLE
- R/W = RIGHT-OF-WAY
- TP = TELEPHONE PEDESTAL
- WM = WATER METER
- OHU = OVERHEAD UTILITY LINE
- P/L = PROPERTY LINE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- CO = CLEAN OUT
- CI = CURB INLET

AREA RESERVED FOR CLERK OF SUPERIOR COURT STAMP

**WINDY HILL ROAD
(R/W VARIES)**



A=44.74' R=30.90'
N 48°47'25" E 40.94'



**BURBANK CIRCLE SOUTH
(50' R/W)**

EQUIPMENT:

- Trimble 5600 Total Station
- Trimble R10 GPS unit
- Trimble TSc3 Data Collector
- Trimble VRS Network

CLOSURE:

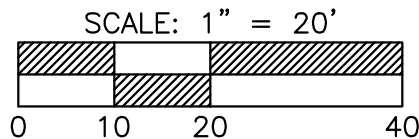
Error of Closure Plat: 1 / 80,632
 Error of Closure Field: N/A
 Angular Error: N/A
 Adjusted by: Least Squares
 The calculated positional tolerance is less than 0.07' per point.
 Field Date: June 30, 2020
 Plat Date: July 10, 2020

ZONING NOTES:

PER THE COBB COUNTY GIS ZONING MAP THIS PROPERTY IS CURRENTLY ZONED "CF" (FUTURE COMMERCIAL DISTRICT).

SETBACKS:

FRONT YARD: "N/A"
 SIDE YARD: "N/A"
 REAR YARD: "N/A"



**Zoning Survey for
Iris Omokhodion**

**PART OF LOT 19
BLOCK D, UNIT ONE
BELMONT HILLS
PB 11, PG 77**

**Land Lot 375,
17th District, 2nd Section
Cobb County, Georgia
GeoTerra USA, LLC**

760 Old Roswell Road, Suite 240
 Roswell, Georgia 30076
 kcolburn@geoterrausa.net
 678-697-7044

COA: LSF001283

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G2020-0128

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Karie L. Colburn
 KARIE L. COLBURN, GAPLS #2963

07/10/2020
 DATE

