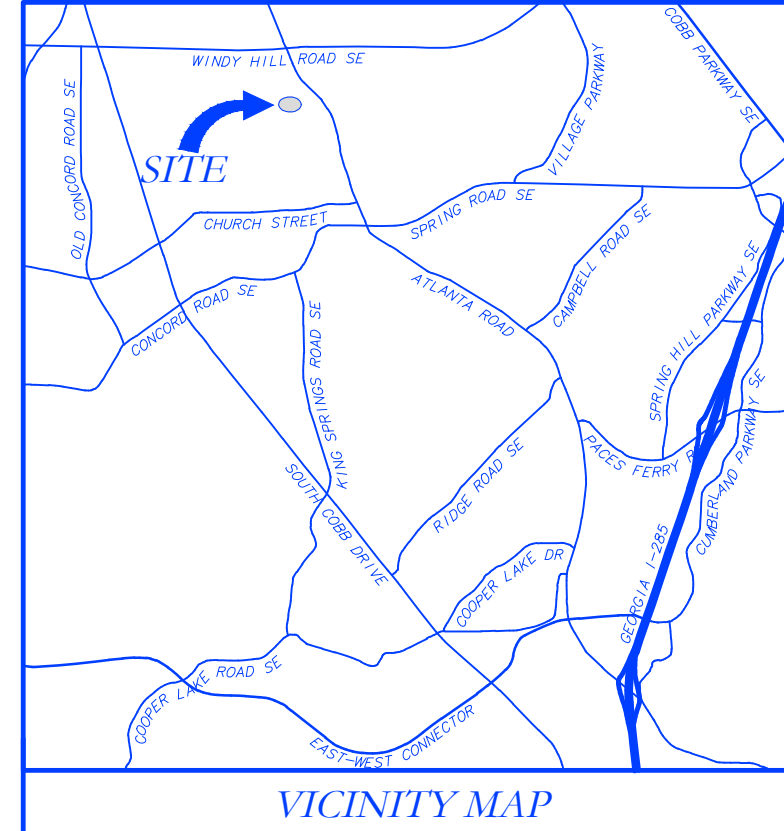


RESERVED FOR COURT CLERK



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:99,237.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-15 (RESIDENTIAL) PER CITY OF SMYRNA ZONING ORDINANCES.

MINIMUM LOT WIDTH	85 FEET
FRONT SETBACK	35 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0119H AND THE DATE OF SAID MAP IS MARCH 4, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

1. REFERENCE A DEED TO SECURE DEBT TO FRANCES C. HOEPNER RECORDED IN DEED BOOK 4631, PAGE 230.
2. REFERENCE A PLAT OF MRS. R.N. HUGHES SUB-DIVISION RECORDED IN PLAT BOOK 3, PAGE 199.
3. REFERENCE A COMBINATION PLAT FOR WILLIAM D. LESTER & ROY D. WARREN COMPANY, INCORPORATED, LOT 7 & 8, MRS. R. N. HUGHES SUBDIVISION PREPARED BY A.S. GIOMETTI & ASSOC. INC. DATED NOVEMBER 4, 1963.

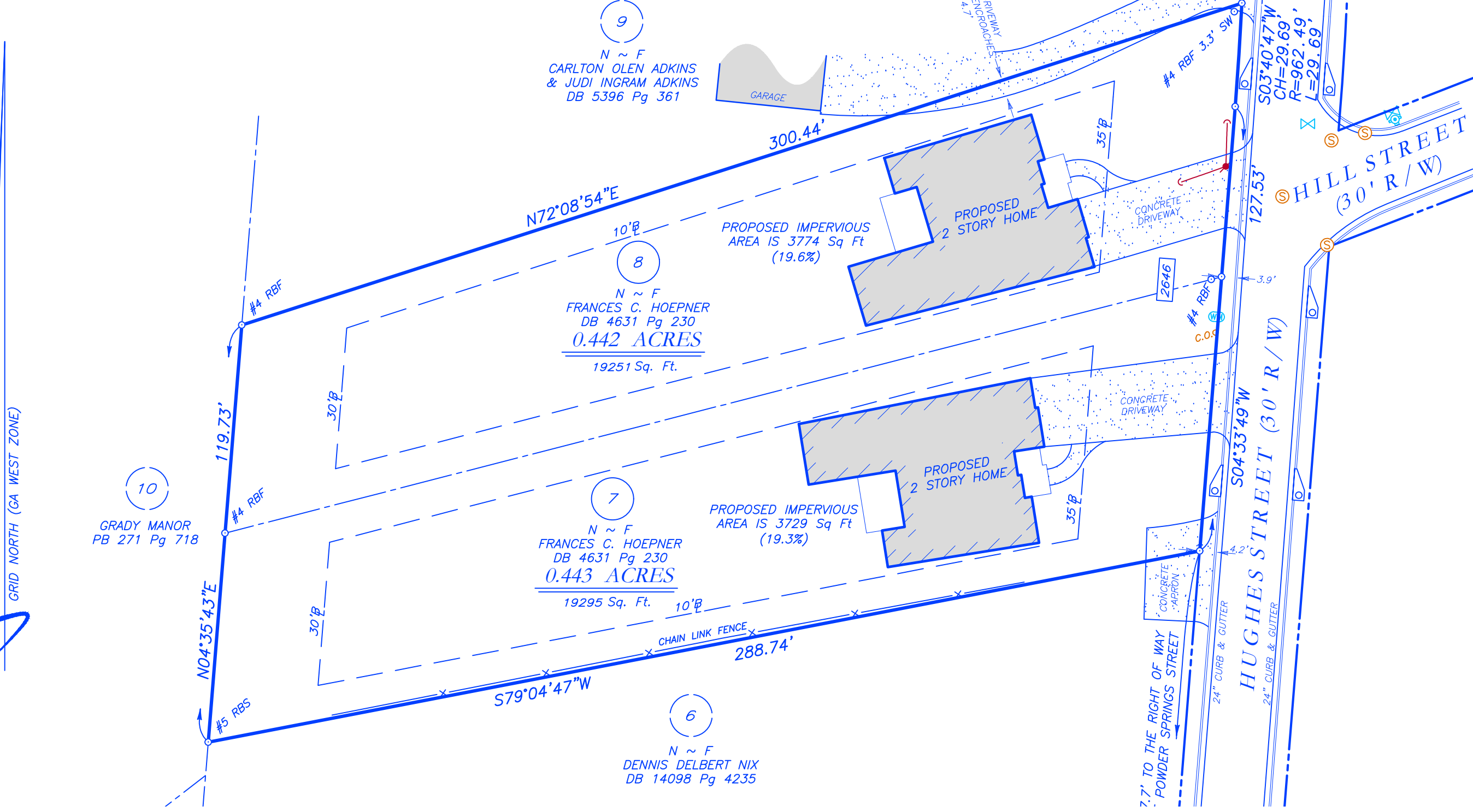
SURVEYOR'S CERTIFICATION

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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.



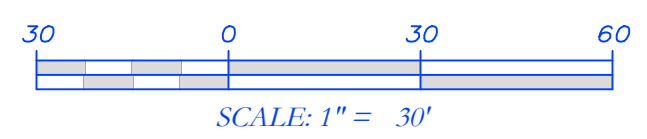
JOSEPH T. BAKER, LS # 2674
 DATE 3-5-19

RESERVED FOR COURT CLERK



LEGEND

POB POINT OF BEGINNING	FIRE HYDRANT
POC POINT OF COMMENCEMENT	WATER VALVE
RBS REBAR SET	WATER METER
RBF REBAR FOUND	GAS METER
MNF MAG NAIL FOUND	POWER METER
MNS MAG NAIL SET	ELECTRICAL BOX
CRF CAPPED REBAR FOUND	POWER POLE
OTF OPEN TOP PIPE FOUND	OVERHEAD ELECTRICAL
CMF CONCRETE MONUMENT FOUND	GUY WIRE
DI DROP INLET	GRD. ROOF DRAIN
CI CATCH INLET	DROP INLET
YI YARD INLET	JUNCTION BOX
OCS OUTLET CONTROL STRUCTURE	SINGLE WING CATCH BASIN
JB JUNCTION BOX	DOUBLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN	HEAD WALL
DWCB DOUBLE WING CATCH BASIN	SAFETY END SECTION
HW HEADWALL	UNDERGROUND GAS LINE
FES FLARED END SECTION	UNDERGROUND WATER LINE
CMP CORRUGATED METAL PIPE	UNDERGROUND ELECTRIC LINE
RCP REINFORCED CONCRETE PIPE	UNDERGROUND TELECOM
SS SANITARY SEWER	SANITARY SEWER LINE
F.M.E. FORCE MAIN EASEMENT	SANITARY SEWER MANHOLE
S.S.E. SANITARY SEWER EASEMENT	CLEAN OUT
D.E. DRAINAGE EASEMENT	GREASE TRAP
W.E. WATER EASEMENT	FENCE
	BOLLARD
	SPOT ELEVATION



REVISIONS

NO.	DATE

JOB NO. 5256
 DRAWN BY JBD/JRP
 CHECKED JTB
 DATE 3-5-19
 FIELD DATE 2-23-19
 SCALE 1"=30'

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR., S.E.
 SMYRNA, GEORGIA 30080
 PHONE: (770) 444-9736
 www.surveysplusinc.com

BOUNDARY SURVEY FOR
 LOTS 7 & 8 OF R.N. HUGHES SUB-DIVISION FOR
FAIRBANKS CONSTRUCTION
 LOCATED IN LAND LOT 489 OF THE 17th DISTRICT
 2nd SECTION, COBB COUNTY, CITY OF SMYRNA, GEORGIA
 2646 HUGHES STREET, SMYRNA, GEORGIA 30080