LEGEND

I.P.F.	=IRON PIN FOUND	C.B.	=CATCH BASIN
I.P.S.	=IRON PIN SET	SWCB	=SINGLE WING CATCH BASIN
R.B.F.	=RE-BAR FOUND	DWCB	=DOUBLE WING CATCH BASIN
O.T.	=OPEN TOP	J.B.	=JUNCTION BOX
C.T.	=CRIMPED TOP	D.I.	=DROP INLET
FND.	=FOUND	C.I.	=CURB INLET
R/W	=RIGHT-OF-WAY	Y.I.	=YARD INLET
P.L.	=PROPERTY LINE	H.W.	=HEAD WALL
C.L.	=CENTER LINE	C.M.P.	=CORRUGATED METAL PIPE
B.L.	=BUILDING LINE	R.C.P.	=REINFORCED CONCRETE PIPE
L.L.	=LAND LOT	D.I.P.	=DUCTILE IRON PIPE
L.L.L.	=LAND LOT LINE	D.E.	=DRAINAGE EASEMENT
-W-	=WATER LINE	SSMH	=SANITARY SEWER MANHOLE
-S-	=SEWER LINE	S.S.E.	=SANITARY SEWER EASEMENT
-G-	=GAS LINE	F.H.	=FIRE HYDRANT
-X-	=FENCE LINE	W.V.	=WATER VALVE
-P-	=POWER LINE	W.M.	=WATER METER
-W-	=OVERHEAD LINES	G.V.	=GAS VALVE
P.P.	=POWER POLE	G.M.	=GAS METER
U.P.	=UTILITY POLE	N/F	=NOW OR FORMERLY
G.A.	=GUY ANCHOR	D.B.	=DEED BOOK
A.	=ARC	P.B.	=PLAT BOOK
CH.	=CHORD	PG.	=PAGE
R.	=RADIUS	C.M.F.	=CONCRETE MONUMENT FOUND
TAN.	=TANGENT	UGP	=UNDERGROUND POWER LINE
UGT	=UNDERGROUND TELECOMMUNICATIONS LINE		
HDPE	=HIGH DENSITY POLYETHYLENE PIPE		

IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.

BOL. = BOLLARD CO- SEWER CLEANOUT

30 0 30 60 90
GRAPHIC SCALE - FEET

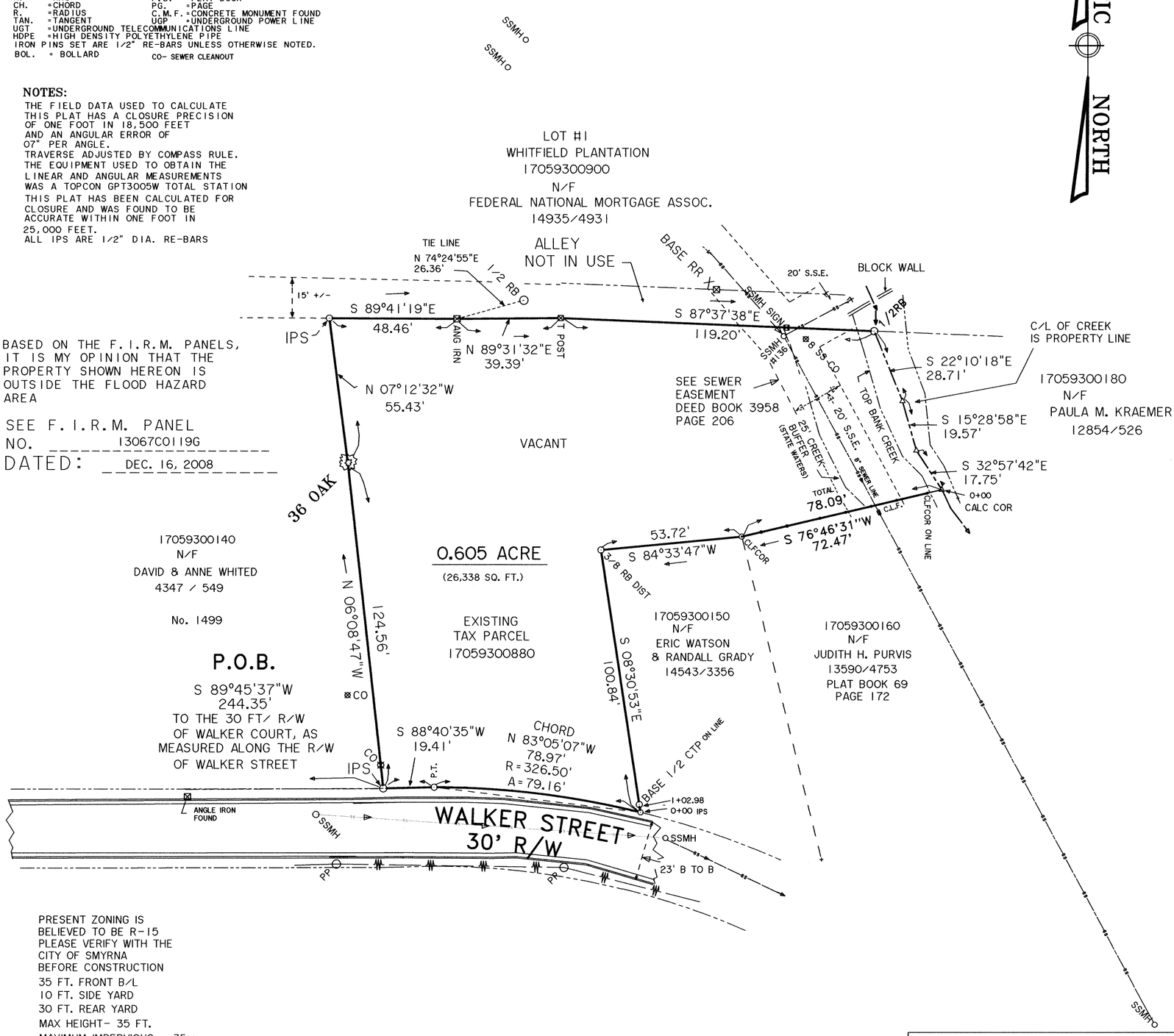
MAGNETIC NORTH

NOTES:

THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 18,500 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE.
TRAVERSE ADJUSTED BY COMPASS RULE.
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A TOPCON GPT3005W TOTAL STATION
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.
ALL IPS ARE 1/2" DIA. RE-BARS

BASED ON THE F.I.R.M. PANELS, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA

SEE F.I.R.M. PANEL NO. 13067C0119G
DATED: DEC. 16, 2008



PRESENT ZONING IS BELIEVED TO BE R-15
PLEASE VERIFY WITH THE CITY OF SMYRNA BEFORE CONSTRUCTION
35 FT. FRONT B/L
10 FT. SIDE YARD
30 FT. REAR YARD
MAX HEIGHT- 35 FT.
MAXIMUM IMPERVIOUS - 35%
MINIMUM FLOOR AREA - 2,000 SQ. FT.

UNDERGROUND UTILITIES WERE NOT LOCATED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.

REFERENCE PLAT
SURVEY FOR SHERMAN WHITAKER
DATED 10-27-83, PREPARED BY
GERALD T. BATCHELOR, R.L.S.

I JOHN C. PARISH DO HEREBY CERTIFY THAT THIS IS AN EXISTING TAX PARCEL NUMBER 17059300880 AND IS NOT A DIVISION OF LAND, AND DOES NOT REQUIRE APPROVAL OF THE COBB COUNTY PLANNING COMMISSION.
O.C.G.A. 15-6-67(d)

DATE OF FIELD WORK: 12/18/2012
DATE OF PLAT PREPARATION : 12/19/2012

GEORGIA REGISTERED NO 2705 LAND SURVEYOR JOHN CHARLES PARISH

SURVEY FOR -

GARETT PLYLER

LAND LOT 593	17th DISTRICT
COBB COUNTY	SMYRNA, GEORGIA
SCALE 1" = 30'	DATE 12/20/2012

SCRNF012-0116 ON 3-19/28-39
CRDF012-0116

JOB NO. 012-0116

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