

PARCEL INFORMATION:

PROPERTY ADDRESS: 990 PEBBLEBROOK ROAD
MABLETON, GA 30126-5610
LOT AREA : 44,628 SQ. FT. OR 1.0245 ACRES
RIGHT OF WAY: 50' (PUBLIC)

OWNER INFORMATION:

BRIAN D. MINNICK
293 MEADOW PATH DRIVE
MARIETTA, GA 30364

FLOOD STATEMENT:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0209 H, DATED MARCH 4, 2013.

OWNER'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY THE CITY OF SMYRNA IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF SMYRNA SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OF DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE PRINTED NAME DATE

SIGNATURE PRINTED NAME DATE

SURVEY NOTES

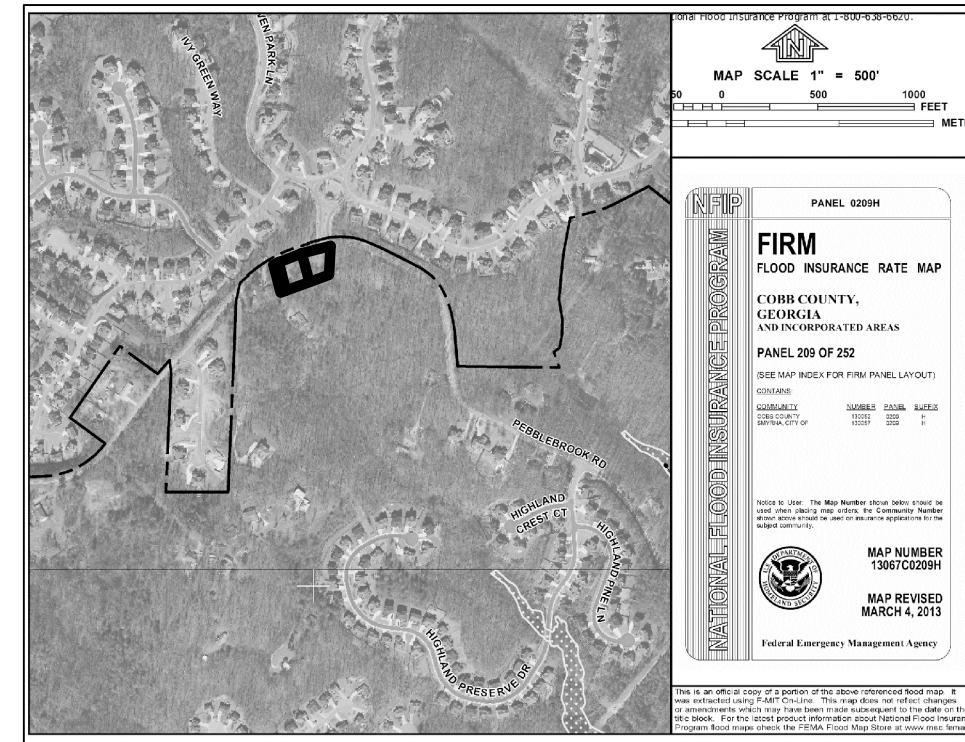
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) THE FIELD DATE OF SURVEY IS NOV. 25, 2003.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
- 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \geq 15,000 FEET AND AN ANGULAR ERROR OF \leq 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- 7.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN \geq 93,627 FEET.
- 8.) NO GEODETIC MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- 9.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.
- 10.) EQUIPMENT USED: TOPCON TOTAL STATION

ZONING REQUIREMENTS:

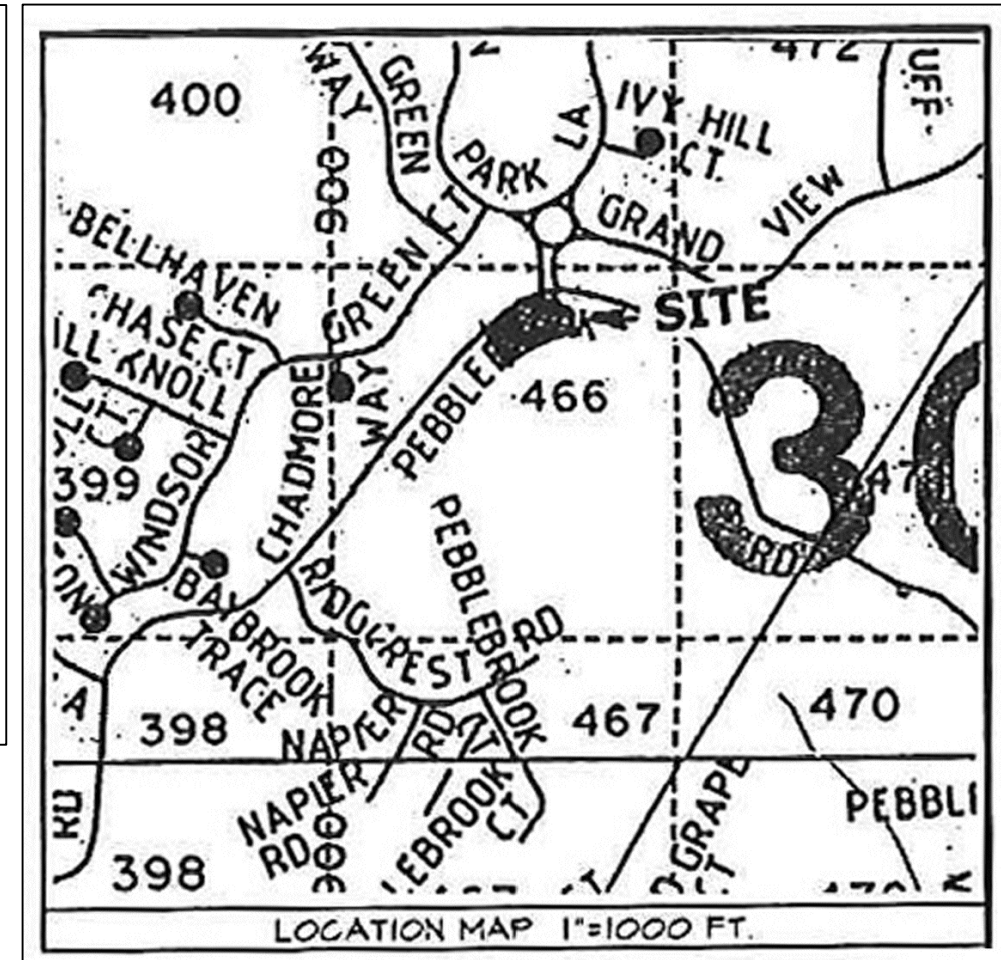
ZONING: R-20

BUILDING LINES:
FRONT:.....35 FEET
SIDE:.....12 FEET
REAR:.....35 FEET

MINIMUM LOT SIZE - 20,000 SQ. FT.
MINIMUM LOT WIDTH @ SETBACK LINE - 100 FEET
MINIMUM FLOOR AREA FOR HOME - 2,100 SQ. FT.
MAXIMUM LOT COVERAGE - 35%
MAXIMUM BUILDING HEIGHT - 35 FEET



F.I.R.M. PANEL



LOT SPLIT PLAT FOR
990 PEBBLEBROOK ROAD
SPR-2018-_____
TAX I.D.#17046600030
TAYLOR ESTATES
L.L. 466, DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO TWO LOTS KNOWN AS LOTS 1 AND 2.

CITY OF SMYRNA DEVELOPMENT CERTIFICATION:
THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION OF DEDICATION OF ALL ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

CITY ENGINEER DATE

MAYOR, CITY OF SMYRNA DATE

COMMUNITY DEVELOPMENT DIRECTOR DATE

PUBLIC WORKS DIRECTOR DATE

BUILDING INSPECTOR DATE

PLANNING AND ZONING COMMISSIONER DATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

SIGNATURE PRINTED NAME DATE
REGISTERED GA. LAND SURVEYOR

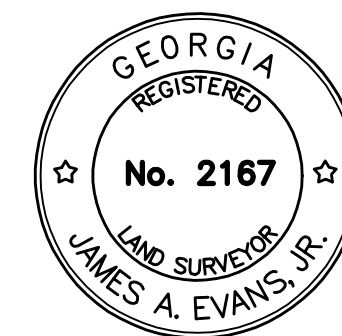
SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

DATE GEORGIA REGISTERED LAND SURVEYOR REG. NO.



SURVEYED HLP
DRAWN RAM
DWG NAME TAYLOR ESTATES
JOB NO.
DATE JAN. 16, 2018

LOT SPLIT PLAT FOR
990 PEBBLEBROOK ROAD
SPR-2018-_____
TAX I.D.#17046600030
TAYLOR ESTATES
L.L. 466, DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

J.A. EVANS & ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
R.L.S # 2167
James A. Evans, Jr.
GEORGIA REGISTERED LAND SURVEYOR

