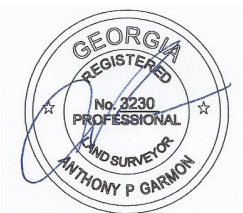
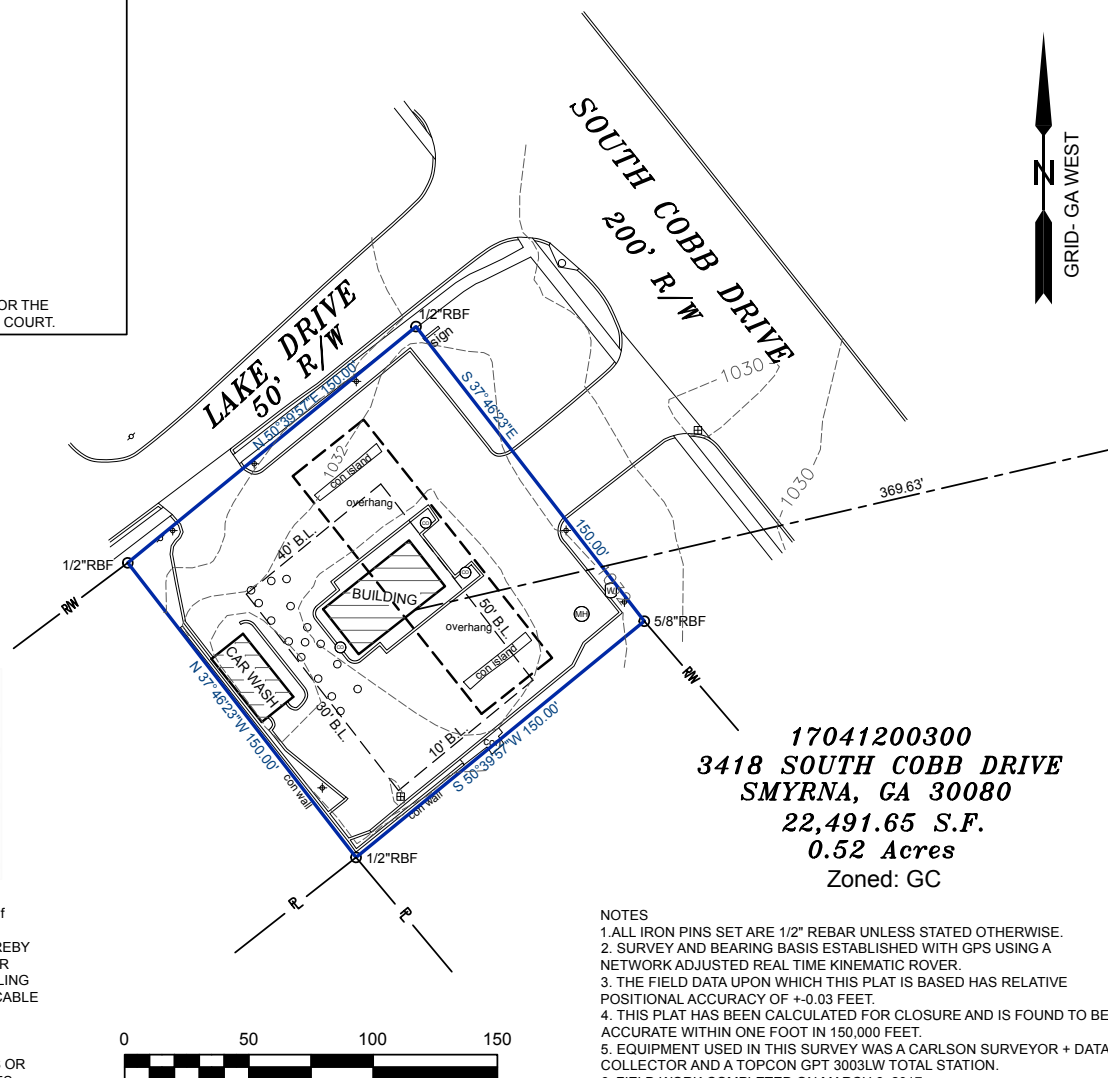


THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.



AS REQUIRED BY SUBSECTION (c) of
O.C.G.A. SECTION 15-6-67, THE
REGISTERED LAND SURVEYOR HEREBY
CERTIFIES THAT THIS MAP, PLAT, OR
PLAN HAS BEEN APPROVED FOR FILING
IN WRITING BY ANY AND ALL APPLICABLE
MUNICIPAL, COUNTY, OR
MUNICIPAL-COUNTY PLANNING
COMMISSIONS OR MUNICIPAL OR
COUNTY GOVERNING AUTHORITIES OR
THAT SUCH GOVERNMENTAL BODIES
HAVE AFFIRMED IN WRITING THAT
APPROVAL IS NOT REQUIRED.



17041200300
3418 SOUTH COBB DRIVE
SMYRNA, GA 30080
22,491.65 S.F.
0.52 Acres
Zoned: GC

NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ± 0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
6. FIELD WORK COMPLETED ON MARCH 8, 2017.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

LEGEND

RBF=REBAR FOUND
CTF=CRIMP TOP PIPE FOUND
IPS= IRON PIN SET
DE=DRAINAGE EASEMENT
B.L.=BUILDING LINE
N/F=NOW OR FORMERLY
PL=PROPERTY LINE
R/W=RIGHT-OF-WAY
DB=DEED BOOK
PG=PAGE
CON=CONCRETE
S/W=SIDEWALK
○=POWER POLE
⊙=WATER METER

DISTANCE SURVEY:

SCHOOL: 1195' TO KING SPRINGS ELEMENTARY SCHOOL

CHURCH: 369.63' TO SHARON BAPTIST CHURCH

PARK: 785' TO LAKE COURT PARK


PUBLIC BUILDING: 614' TO CITY OF SMYRNA BUILDING - 3475 LAKE DR SE

LIBRARY: 1.19 MILES TO SMYRNA PUBLIC LIBRARY

RESIDENCE: 573' TO 944 SHARON CIRCLE

SURVEY FOR:

CASCADE PROPERTIES LLC

LAND LOT:	DATE	
412	3./10/2017	
DISTRICT: 17	SCALE	
SECTION:	1"=50'	
COUNTY:	JOB NO.	COBB
COBB	2017-69	
		1920 Railroad Street Statham, Ga 30666 678-776-3544 - tony@garmonlandsurveying.com DRAWING NAME: 3418 S COBB DR