

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

6: Vesting Deed is not descriptive enough to retrace the original boundary. The boundary lines shown reflect those shown on the survey by Solar Land Dated 7-15-14.

IMPERVIOUS BUFFER
ENCROACHMENT
924 SQ. FT.

TO BE OFFSET BY 1481 SF
GREEN-SPACE AREA
RESERVED OUTSIDE BUFFER

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC

SOURCE OF TITLE DESCRIPTION FOR SUBJECT

PROPERTY: DB 15140 PG 31-32

PROPERTY OWNER AT TIME OF SURVEY:

MARIO GONZALEZ

PARCEL NUMBER: 17 059400400

PROPERTY LINE IS BEARING BASIS

FROM SURVEY FOR MARIO GONZALEZ BY SOLAR LAND

SURVEYING COMPANY DATED 7/15/2014

TOTAL AREA: 10,971 SQ FT, 0.25 AC

CALCULATED PLAT CLOSURE: 1:120,299

FIELD DATA:

DATE OF FIELD SURVEY 6-4-2015, 8-31-2015

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.017 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

PROPOSED SITE PLAN FOR
GREG WILLIAMS

2963 & 2965 ELIZABETH
STREET

CITY OF SMYRNA, COBB COUNTY, GEORGIA

LAND LOT 594, DIST 17, SECT 2

DATE: SEPTEMBER 16, 2015

REFERENCE: PB 4 PG 91

PB 46 PG 91

DB 15140 PG 31-32

SURVEY FOR MARIO GONZALEZ BY
SOLAR LAND SURVEYING COMPANY
DATED 7/15/2014

FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY IS LOCATED
IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB
COUNTY, GEORGIA 13067C0119H EFFECTIVE DATE MAY 16, 2013

ZONING: LI-LIGHT INDUSTRIAL

IMPERVIOUS SURFACES:

WALL = 24 SQ. FT.

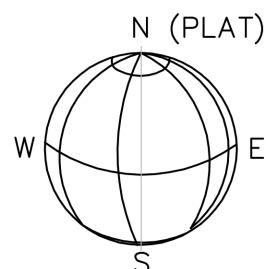
HOUSE = 1,243 SQ. FT.

DECK = 107 SQ. FT.

TOTAL IMPERVIOUS = 1,374 SQ. FT. (12.5%)

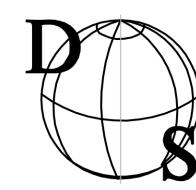
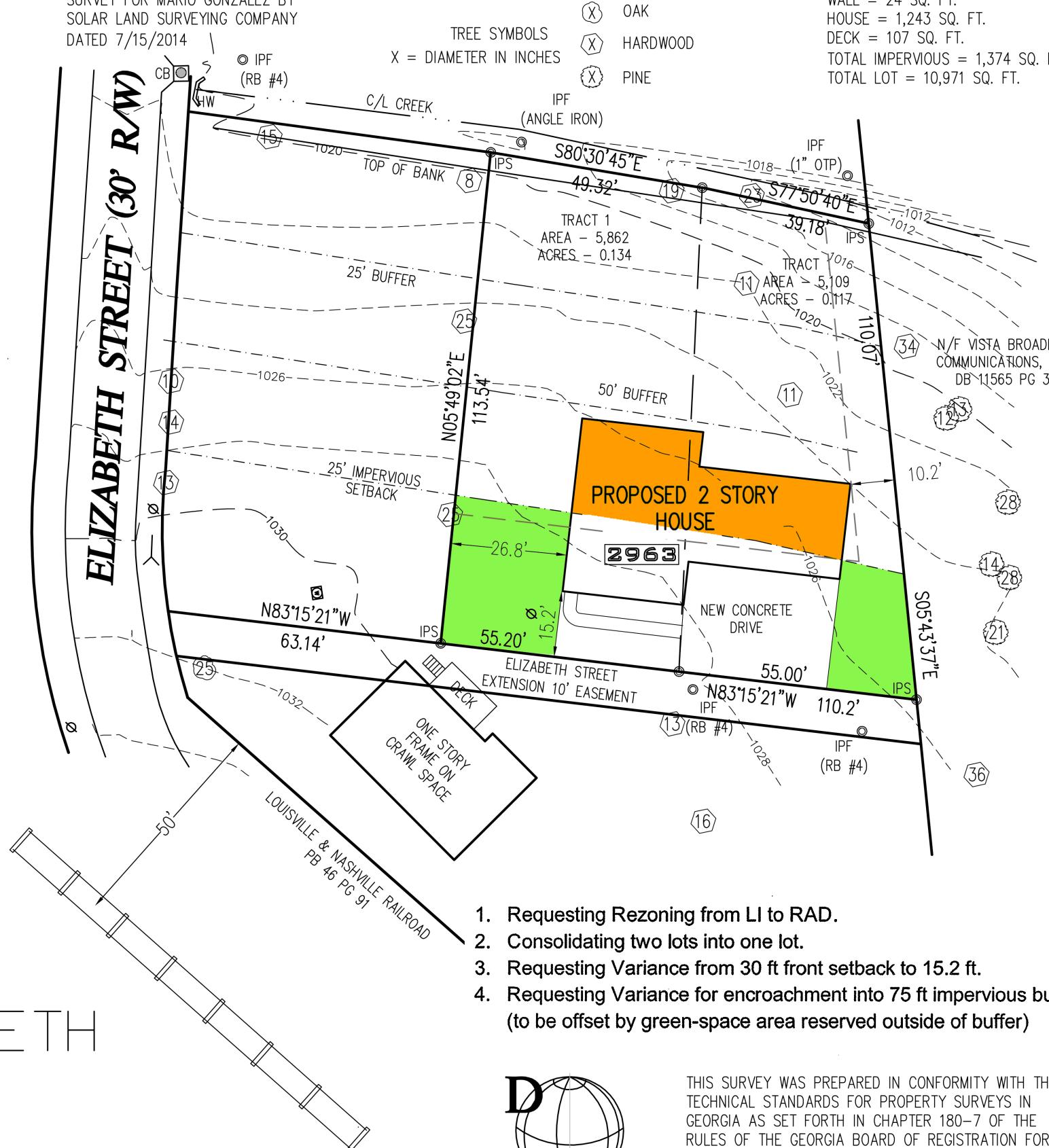
TOTAL LOT = 10,971 SQ. FT.

15 0 30 60
1" = 30'



LEGEND

EOP	EDGE OF PAVEMENT (CURB)
PP	POWER POLE
R/W	RIGHT OF WAY
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
SW	SIDE WALK
CB	BOLLARD
OHP	OVERHEAD POWER
FH	FIRE HYDRANT
CB	CATCH BASIN
MH	MANHOLE
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
	CONCRETE PAD



www.dekalbsurveys.com

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 THE 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. 15-6-67,
43-15-4, 43-15-6, 43-15-19, 43-15-22.

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