

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**SURVEY NOTES**

A LEICA TS12 ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED A OPEN TRAVERSE WITH AVERAGED ANGLES AND DISTANCES TO CONTROL AND BOUNDARY POINTS.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,263 FEET.

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 13067C0207H, AND THE DATE OF SAID MAP IS 4 MAR 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

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.

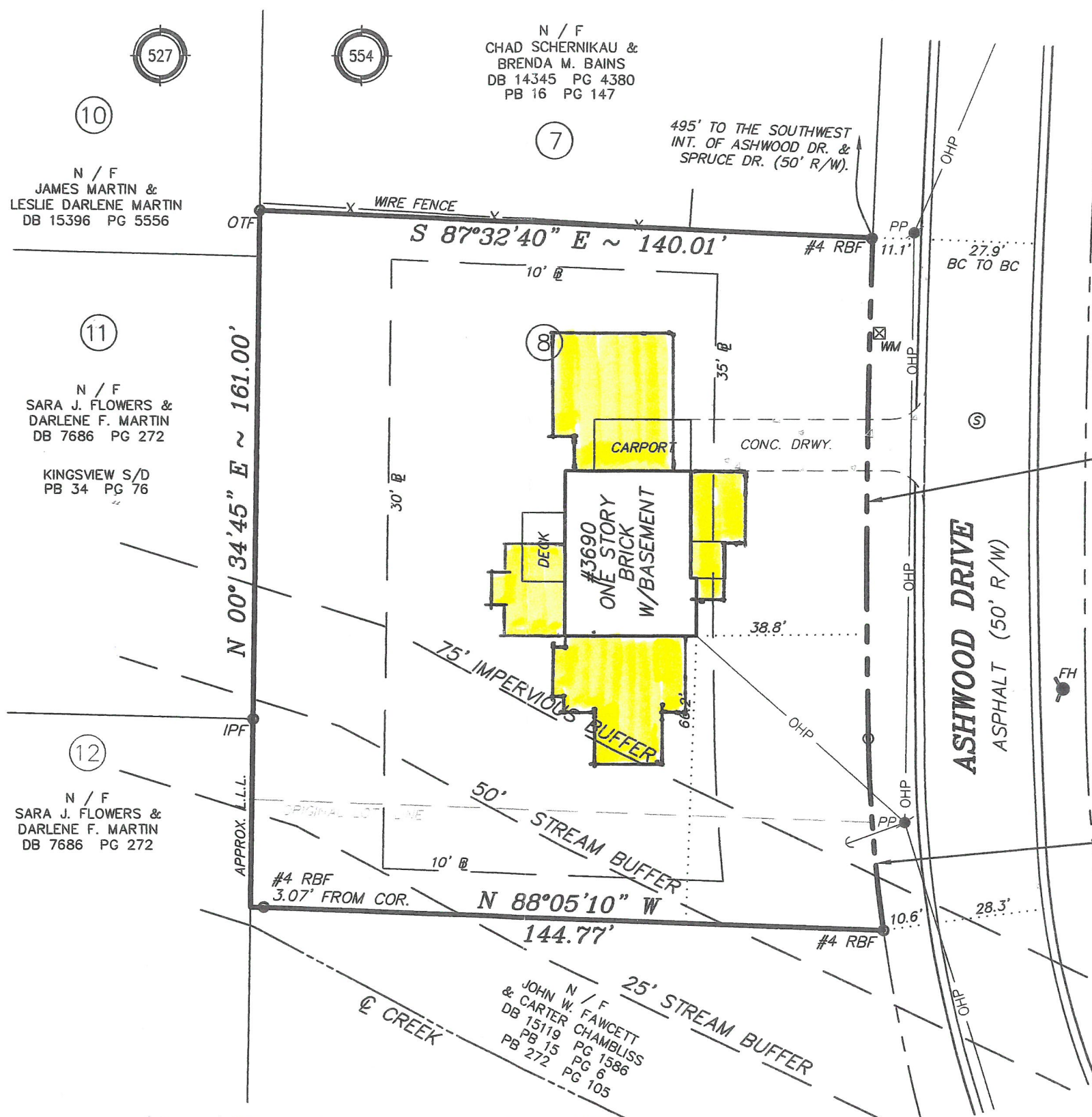
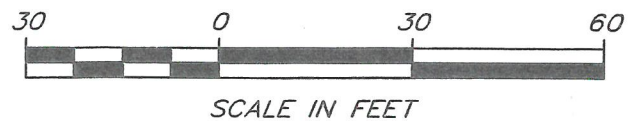
AREA = 0.517 AC.  
or 22516 SQ. FT.

**BOUNDARY REFERENCES**

1. PB 15 PG 6
2. PB 16 PG 147, HICKORY HILLS, U1
3. PB 272 PG 105
4. DB 14597 PG 804

THE FOLLOWING BUILDING SETBACKS APPLY TO PROPERTIES ZONED R15 PER CITY OF SMYRNA ZONING ORDINANCE:

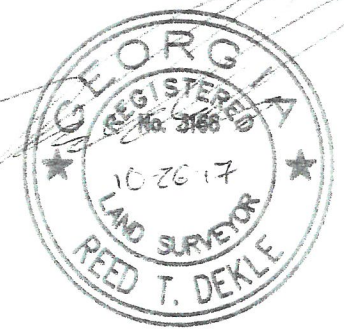
- FRONT SETBACK: 35'  
SIDE SETBACK: 10'  
REAR SETBACK: 30'



Indicates additional footprint

A=115.62'  
R=2027.69'  
CH=115.61'  
S 00°13'56" W

A=44.40'  
R=383.16'  
CH=44.38'  
S 04°43'15" E



LOCATED IN	554
LAND LOTS	17th DISTRICT
	2ND SECTION
	COBB COUNTY,
	CITY OF SMYRNA
	GEORGIA

DATE	REVISIONS

JOB NO.	5106A
DRAWN BY:	SG
CHECKED BY:	RD
DATE	10/11/17
SCALE	1"=30'
FIELD DATE	10/02/17

**SURVEYS PLUS, INC.**  
 3565 SOUTH COBB DR., S.E.  
 SMYRNA, GEORGIA 30080  
 PHONE: (770) 444-9736  
 FAX: (770) 444-9739  
 ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

SURVEY FOR:  
DON RUTZEN OF:  
**3690 ASHWOOD DRIVE**  
DB 14597 PG 804  
PB 16 PG 147



