

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations 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.

William J. Gilbert
 William J. Gilbert Ga. RLS #2843

Dated: July 5, 2022



OWNER'S ACKNOWLEDGMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL DRAIN EASEMENTS HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

OWNER _____ DATE _____

PREPARER'S ACKNOWLEDGEMENT

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 CITY OF SMYRNA SUBDIVISION REGULATIONS.

William J. Gilbert

REGISTERED - WILLIAM J. GILBERT, GEORGIA RLS 2843

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 INSTALLATION AND DEDICATION OF EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

MAYOR, CITY OF SMYRNA _____ DATE _____

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

PLANNING AND ZONING COMMISSION _____ DATE _____

PUBLIC WORKS DIRECTOR _____ DATE _____

BUILDING INSPECTOR _____ DATE _____

PUBLIC WORKS NOTES:

- Any existing water service will need to be replaced to meet the new lead and copper regulations.
- No meters in driveways
- If no 6 inch clean out exist a new one will need to be installed.
- The builder / developer will be responsible for any new water or sewer services.
- The proposed infiltration basins must be maintained by the property owners and/or HOA

GENERAL NOTES:

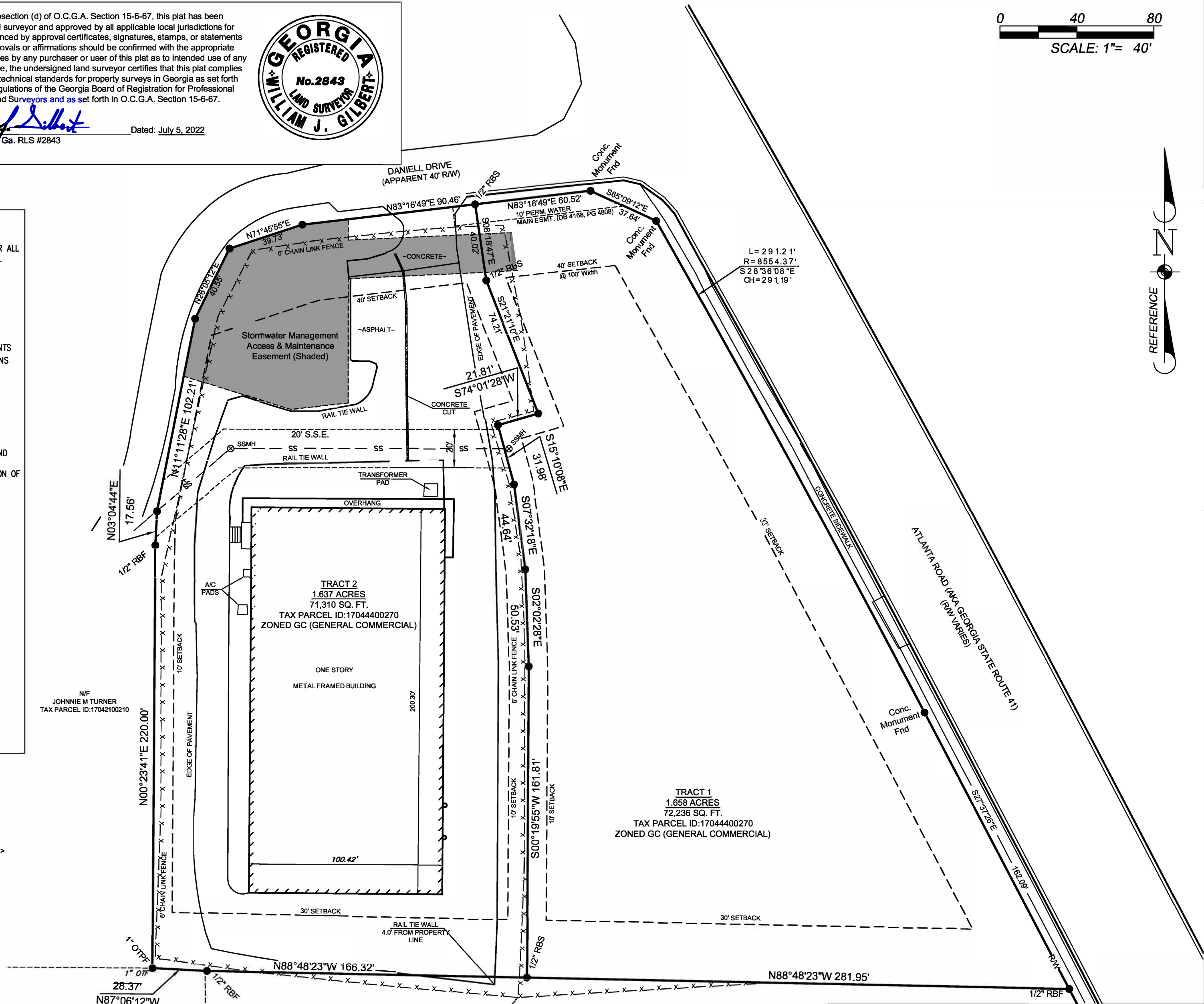
- Field Data: Closure Precision-1/92,851'. Angular Error = 04"/STA.
- Measurements were taken with a Carlson BRX7 on 06/23/2022 and were balanced using the Compass Rule.
- Bearings are based on Reference 1.
- Plat Precision: 1/100,000'+.
- The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
- No portion of this property is located in a Special Flood Area as indicated on F.I.R.M. Map No. 13067C0119H, dated 03/04/2013.

REFERENCES:

- Plat Book 62 Page 32

LEGEND:

BSL	BUILDING SETBACK LINE	POB	POINT OF BEGINNING
IPF	IRON PIN FOUND	R/W	RIGHT-OF-WAY
IPS	IRON PIN SET (#4 REBAR)	WM	WATER METER
LL	LAND LOT		SANITARY MANHOLE
LLL	LAND LOT LINE		CATCH BASIN



REVISED 10-05-2022 TO ADJUST WIDTH AT SETBACK
 REVISED 09-26-2022 TO REVISE SETBACKS
 REVISED 09-08-2022 PER CITY COMMENTS



205 WILLIAMS BRIDGE ROAD,
 TOCCOA, GEORGIA 30577
 PHONE: (678)780-8832

MINOR PLAT
 OF 2028 ATLANTA ROAD FOR:
GFAC REAL ESTATE, LLC
 LOCATED IN:
 LAND LOT 444, 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 CITY OF SMYRNA

DRAWN:	WJG
CC:	WJG
DATE:	06/15/2022
SCALE:	1"=40'
JOB NUMBER:	21-082
SHEET NUMBER:	1 OF 1