

EXISTING CONDITIONS PLAN FOR:
PRITCHARD BUILDERS, INC.
2680, 2664 & 2670 GRADY STREET

LAND LOT 489, 17th DISTRICT
 2nd SECTION
 COBB COUNTY, GEORGIA
 CITY OF SMYRNA
EXISTING ZONING: R-15
 PIN: 170 489 00140, 170 489 00720, & 170 489 00130

42,804 SQ FT
0.98 ACRES

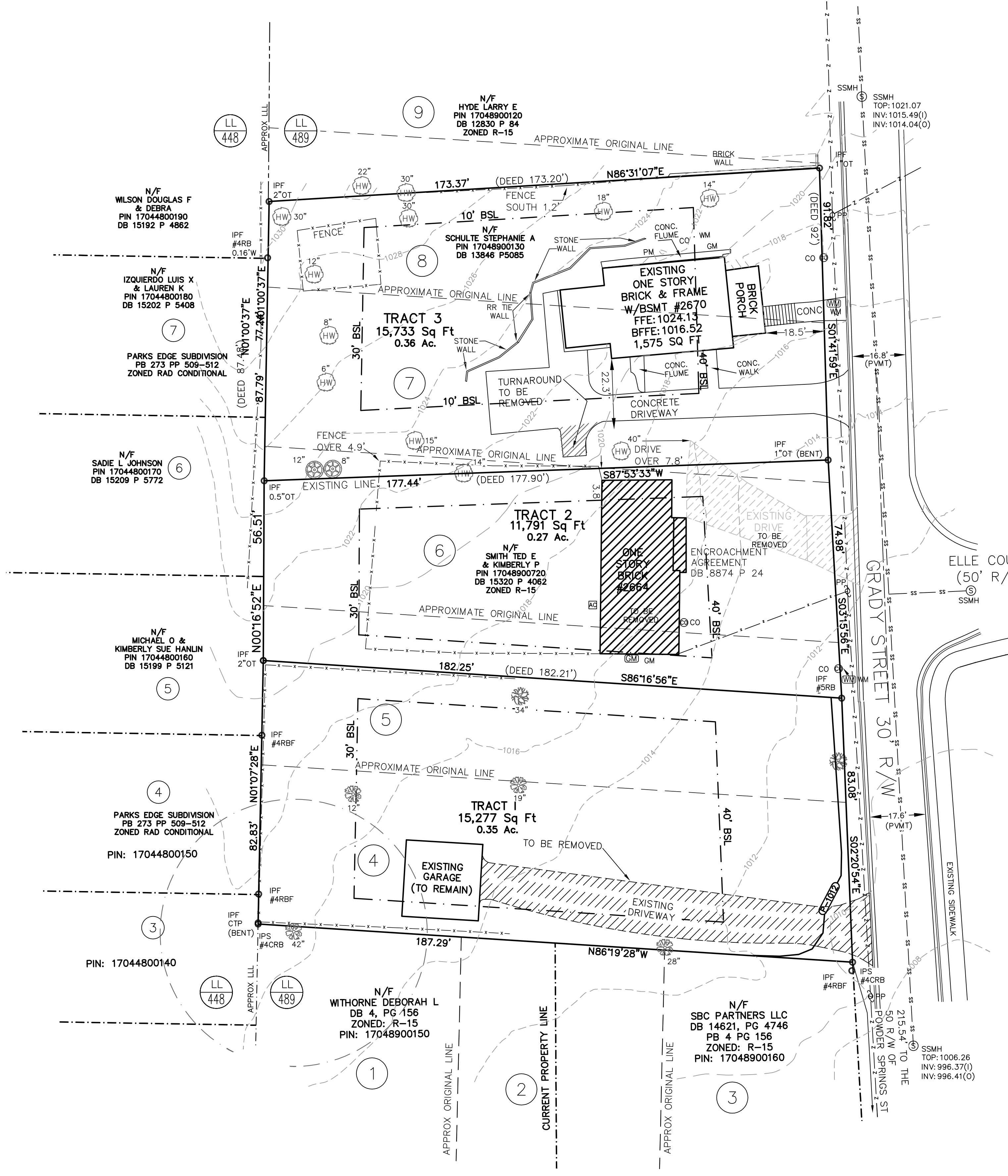
CURRENT ZONING: R-15
BUILDING SETBACKS:
 FRONT: 40' MINIMUM
 SIDE: 10' MINIMUM
 REAR: 30' MINIMUM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:	
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CR	CRIMP TOP PIN
RB	RE-REINFORCING BAR
CRB	CAPPED RE-REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT LINE
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GV	GAS VALVE
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
X	FENCE
AE	ACCESS EASEMENT
PROP	PROPOSED
AC	AIR-CONDITIONER
PB	POWER MANHOLE
CATV	CABLE TELEVISION JUNCTION BOX
TP	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HAND-CAP
⊕	BOLLARD
⊗	CONCRETE MONUMENT FOUND
Z	OVERHEAD UTILITY LINE(S)
SMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	CATCH BASIN
DI	DROP INLET
HW	HEAD WALL
OMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
PIV	POST INDICATOR VALVE
WM	WATER METER
CS	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
GA	GAS POWER MANHOLE
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CHAIN-LINK FENCE
CTW	CROSS-TIE WALL

SURVEY NOTES:

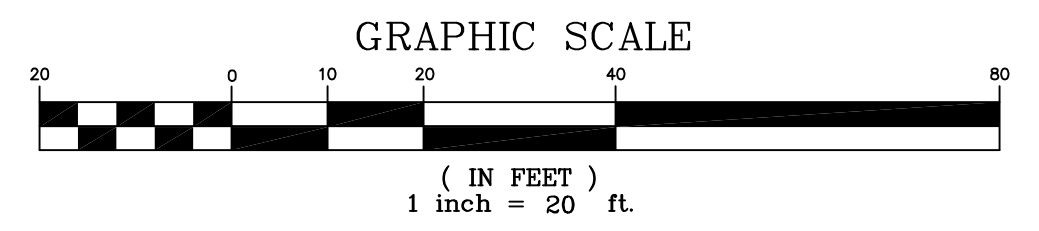
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF COBB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13067C0119H; EFFECTIVE DATE: 03-04-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 09-29-2016 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/gGPS NETWORK.
- ANGULAR ERROR: 05 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:22,999.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:137,325.



TREE LEGEND:			
(HW)	TBD-HARDWOOD	(H)	HOLLY
(P)	POPLAR	(J)	JUNIPER
(Pi)	PINE	(L)	LUSTERIM
(H)	HICKORY	(C)	CRAPE MYRTLE
(M)	MAPLE	(S)	SPRUCE-FUR
(S)	SWEETGUM	(B)	BIRCH
(NI)	NOT IDENTIFIED	(W)	WILLOW
(D)	DOGWOOD	(C)	CYPRUS

NOTE: CONTOURS SHOWN HEREON ARE A COMBINATION OF FIELD-RUN AND GPS TOPOGRAPHY.

SURVEYOR'S CERTIFICATION:
 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 THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY 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 BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
 By: Thomas E. Peay, III., Registered Ga. Land Surveyor #3281 Date 03-16-18
 Frontline Surveying & Mapping, Inc.
 3595 Canton Rd.
 Suite 116, PMB-272
 Marietta, Ga. 30066



SHEET 1 OF 2

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 22,999 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN 137,325 FEET AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
 NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NAMING SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM FRONTLINE SURVEYING & MAPPING, INC. AND NO MATERIALS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
 Suite 116, PMB 272
FRONTLINE SURVEYING & MAPPING, INC.
 Ph. (678) 355-9805
 Fax (678) 355-9805
 www.frontlinesurveying.com

DATE OF FIELD SURVEY: 09-29-16
 SCALE: 1" = 20'
 COBB COUNTY, GEORGIA
 REVISION: BY: DATE: 03/16/18
 DRAWN BY: 7, ANDR. QUARTY 10/29/19
 SURVEY FOR: **PRITCHARD BUILDERS, INC.**
 LAND LOT 489, 17th DISTRICT, BLOCK C
 LOT 4, 5, 6, 7 & PART OF 8
 SUBDIVISION: **MRS. EUNICE ALLEN OWENS PROPERTY**
 I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 156) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID: 13067C-0119H EFFECTIVE DATE: 03/04/2013
 FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000831
 JOB # **63245-E**