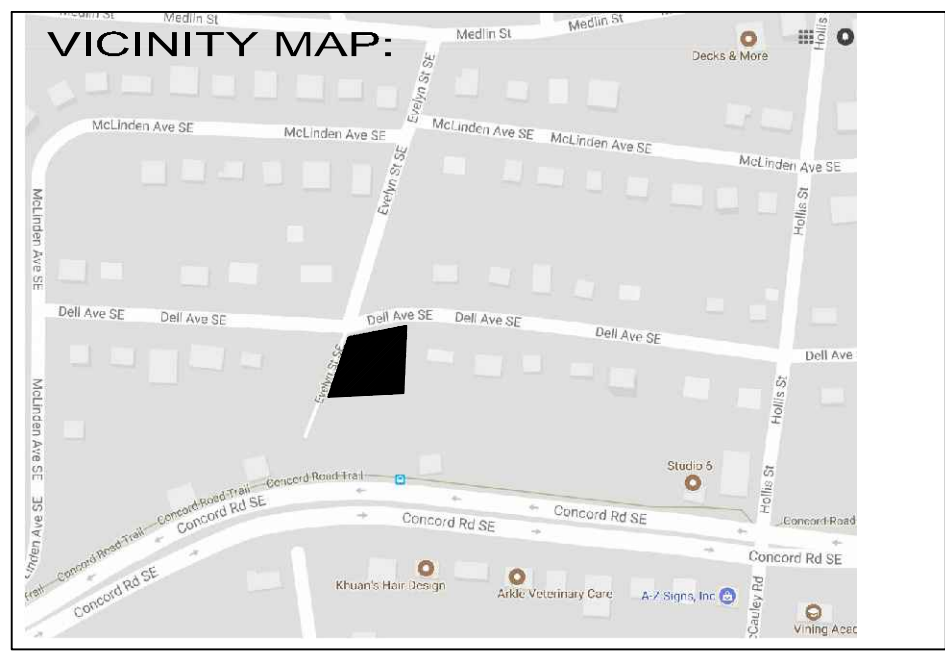


LEGEND:

R/W	—	DENOTES	RIGHT-OF-WAY
C/L	—	DENOTES	CENTERLINE
BC	—	DENOTES	BACK OF CURB
G	—	DENOTES	GUTTER
EP	—	DENOTES	EDGE OF PAVING
TW	—	DENOTES	TOP OF WALL
BW	—	DENOTES	BOTTOM OF WALL
X	X	DENOTES	FENCE
RCP	—	DENOTES	REINFORCED CONCRETE PIPE
CMP	—	DENOTES	CORRUGATED METAL PIPE
PP	—	DENOTES	POWER POLE
LP	—	DENOTES	LIGHT POLE
GW	—	DENOTES	GUY WIRE
P	—	DENOTES	POWER LINE
PM	—	DENOTES	POWER METER
PB	—	DENOTES	POWER BOX
A/C	—	DENOTES	AIR CONDITION
TB	—	DENOTES	TELEPHONE BOX
GM	—	DENOTES	GAS METER
GV	—	DENOTES	GAS VALVE
GLM	—	DENOTES	GAS LINE MARKER
WM	—	DENOTES	WATER METER
WV	—	DENOTES	WATER VALVE
FH	—	DENOTES	FIRE HYDRANT
MW	—	DENOTES	MONITORING WELL
HW	—	DENOTES	HEADWALL
JB	—	DENOTES	JUNCTION BOX
DI	—	DENOTES	DROP INLET
S	—	DENOTES	SANITARY SEWER LINE
SSMH	—	DENOTES	SANITARY SEWER MANHOLE
CO	—	DENOTES	CLEAN OUT

GENERAL NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS. COBB COUNTY R-20



- NOTES:**
- Developer will tap water main
 - Developer will install water services and set water meter box per city specifications
 - City will set water meter
 - Developer will tap sewer main and install sewer tap lateral per city specifications

SURVEYOR CERTIFICATIONS:

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR 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 OF MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT THE APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

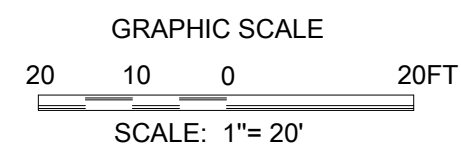
CITY OF SMYRNA

THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NO REQUIRED:

NA

SUCH APPROVALS OF AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

FACSIMILE SIGNATURE



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.



REGISTERED - SEAN J. MURPHY, GEORGIA LA 001156

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 _____

PLANNING AND ZONING COMMISSION _____ DATE _____

ENGINEERING DEPARTMENT _____ DATE _____

BUILDING INSPECTOR _____ DATE _____

PLAT NOTES:

- NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- TOTAL AREA: 0.446 ACRES (PRIOR TO R.O.W. DEDICATION - 0.433 AC AFTER R.O.W. DEDICATION)
- TOTAL NUMBER OF LOTS: 2
- DENSITY 4.48 UNITS/ACRE (PRIOR TO R.O.W. DEDICATION - 4.62 UNITS/ACRE AFTER R.O.W. DEDICATION)
- SETBACKS:
FRONT BUILDING LINE: 25'
REAR BUILDING LINE: 30'
SIDE BUILDING LINE: 7'
- EXISTING ZONING: FC
- PROPOSED ZONING: RAD - Conditional
- BUILDING SETBACKS ALONG ROAD MEASURED FROM R.O.W
- THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES AND OR HISTORIC FEATURES ON THIS PROPERTY.

THIS PLAT FILED IN OFFICE _____

RECORDED IN PLAT BOOK _____ PAGE _____

CIN # _____

CLERK, COBB COUNTY SUPERIOR COURT _____ DATE _____

SUBJECT TO PROTECTIVE COVENANTS

RECORDED IN DEED BOOK _____ PAGES: _____

NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0119 H, REVISED DATE OF MARCH 4, 2013, COBB COUNTY, GEORGIA, AND UNINCORPORATED AREAS.

REFERENCE MATERIAL:

- ESTATE OF MARY A. DUNTON PLAT, RECORDED IN COBB COUNTY RECORDS IN PLAT BOOK 6, PAGE 137

Now or Formerly Lot 1, Block E, Estate of Mary A. Dunton
Land Lot 452, 17th District, 2nd Section, Cobb County, Georgia

BY:	REVISIONS	DATE:

Prepared by Sean J. Murphy
Registered Landscape Architect
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www.seanjmurphy.com
sean@seanjmurphy.com