

## ZONING INFORMATION

CITY OF SMYRNA - RD MINIMUM LOT AREA: 12,500 SQUARE FEET MINIMUM LOT WIDTH: 75 FEET MAXIMUM LOT COVERAGE: 35 PERCENT MINIMUM FRONT SETBACK: 40 FEET (MINOR THOROUGHFARE) MINIMUM SIDE SETBACK: 7.5 FEET MINIMUM REAR SETBACK: 35 FEET MUST BE VERIFIED BY CITY OF SMYRNA PRIOR TO CONSTRUCTION.

## SURVEY 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. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

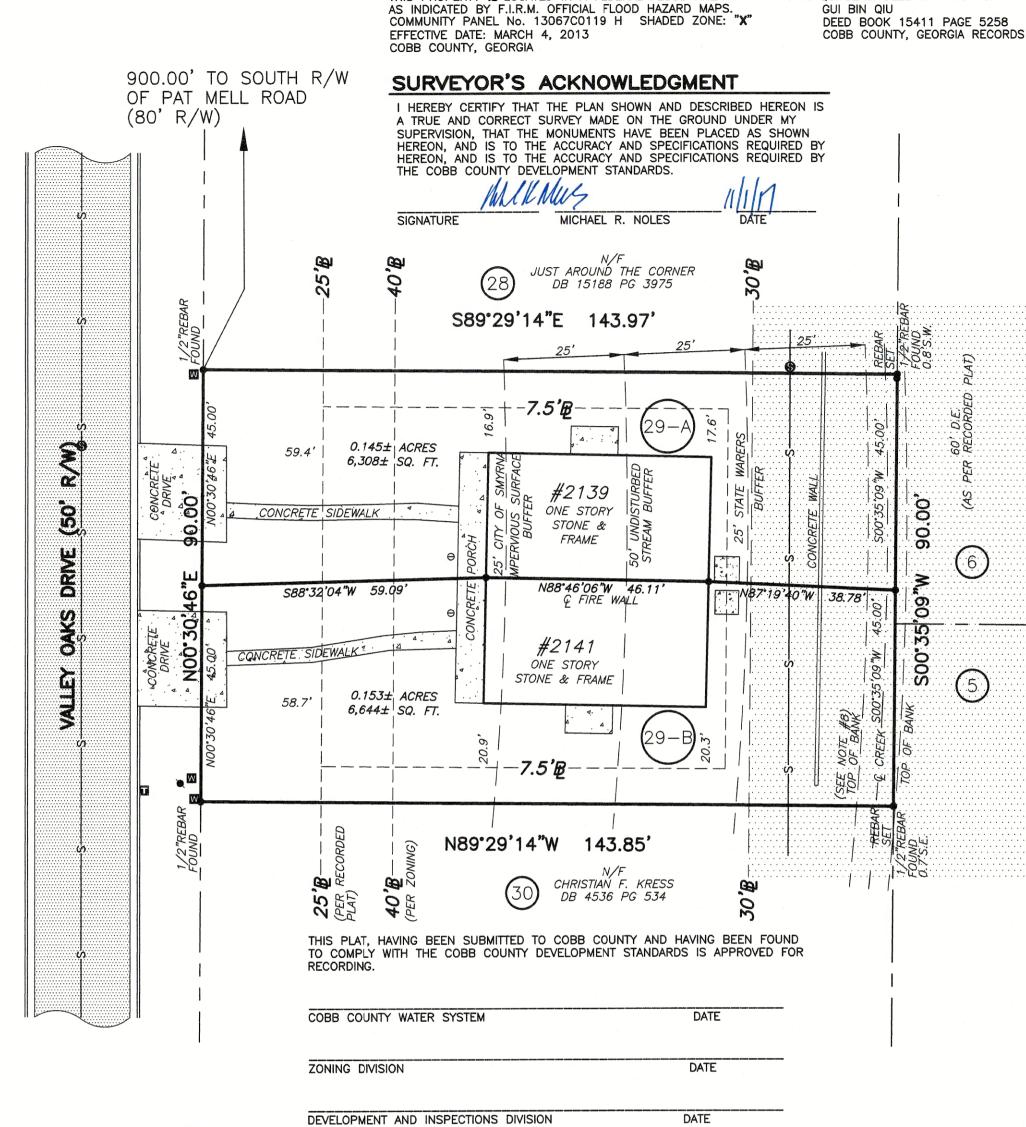


- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES. RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. 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 WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 381,744 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

NO.

- 7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- 9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY
- O. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE INTERIOR WALLS. DATA SHOWN ON THIS PLAT WAS OBTAINED FROM OUTSIDE MEASUREMENTS AND THE ASSUMPTION THAT THE INTERIOR WALLS ARE AS SHOWN ON THE ORIGINAL PLAT OF RECORD.

**REVISIONS** 



FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA

## OWNERS ACKNOWLEDGMENT

SIGNATURE

DATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS WADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OF COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE

www.mcclungsurveying.com

Certificate of Authorization #LSF000752

PRINTED NAME DATE SURVEY FOR 2139-2141 VALLEY OAKS DRIVE SMYRNA, GEORGIA GUI BIN QIU TOTAL AREA= 0.298± ACRES JRVEYING SERVICES, INC. OR 12,952± SQ. FT. 4833 South Cobb Drive Suite 200 10' 0, 20' Smyrna, Georgia 30080 (770) 434-3383

SCALE IN FEET



Georgia RLS #2646

Member SAMSOG

NO. 2646

**LEGEND** 

**RCP** 

CMP

LP

GW

PB FO

HW

DI

SSMH CO

P.O.B.

ATIF M. DABDOUB DB 3105 PG 533

BAHADUŔALI VIRANI

DB 15418 PG 4184

P.O.C.

DENOTES BUILDING LINE

DENOTES PROPERTY LINE

DENOTES RIGHT-OF-WAY

DENOTES BACK OF CURB

DENOTES EDGE OF PAVING

DENOTES BOTTOM OF WALL

DENOTES REINFORCED CONCRETE PIPE

DENOTES CORRUGATED METAL PIPE

DENOTES TOP OF WALL

DENOTES POWER POLE

DENOTES LIGHT POLE

DENOTES POWER LINE DENOTES POWER METER

DENOTES POWER BOX DENOTES FIBER OPTIC

DENOTES GAS VALVE

DENOTES HEADWALL DENOTES JUNCTION BOX

DENOTES DROP INLET

DENOTES CLEAN OUT

DENOTES AIR CONDITION DENOTES TELEPHONE BOX DENOTES GAS METER

DENOTES WATER METER DENOTES FIRE HYDRANT

DENOTES GAS LINE MARKER

DENOTES MONITORING WELL

DENOTES SANITARY SEWER LINE DENOTES SANITARY SEWER MANHOLE

DENOTES POINT OF BEGINNING

PAT MELL ROAD

VICINITY MAP

DENOTES POINT OF COMMENCEMENT

DENOTES GUY WIRF

DENOTES CENTERLINE

DENOTES GUTTER

REFERENCE MATERIAL

QUITCLAIM DEED IN FAVOR OF

AS REQUIRED BY SUBSECTION (d) OF O.C.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 HERON. 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. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING. 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.

Georgia RLS No. 2646 Date Michael R. Noles

> LOTS 29-A & 29-B RE-SUBDIVISION OF LOT 29 VALLEY OAKS SUBDIVISION PLAT BOOK 86 PG 47

LAND LOT 420 17TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA PLAT PREPARED: 11-1-17

FIELD: 10-31-17 SCALE: 1"=20"

JOB#246327-REC