

**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

**GENERAL NOTES:**

BOUNDARY PIN VERIFICATION DONE BY SPG SURVEYING, LLC. BOUNDARY SURVEY DONE AND SUPPLIED BY SPG SURVEYING.

THE PROPERTY IS ZONED R15. SITE AREAS 20,852 SF FT OR 0.479 AC.

CURRENT MIN. BLDG SETBACKS: PER SMYRNA MUNICODUE FRONT=35' (SHORT STREET, 2/3 OF 35' FOR LONGER STREET) SIDE=10' REAR=30'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 AND NO ADJUSTMENT WAS MADE. A TOPCON GTS225 TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

FIELD WORK WAS COMPLETED ON DECEMBER 29, 2014.

ELEVATIONS ESTABLISHED ARE BASED ON NAVD88 DATUM AND WERE ESTABLISHED USING GPS EQUIPMENT ON GPS REFERENCE STATIONS.

NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.

BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION UNLESS OTHERWISE NOTED HEREON.

SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

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 CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS PROPERTY IS NOT LOCATED WITHIN A ZONE (SHADED X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0119 H, EFFECTIVE DATE MARCH 04, 2013, FOR UNINCORPORATED COBB COUNTY, GEORGIA.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE SUCH AS MANHOLES, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC. 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 AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OF "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY ARE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.

REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED AND SIGNED WITH AN ORIGINAL SIGNATURE.

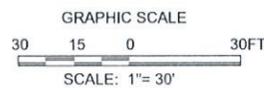
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE OR TITLE.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OR OMISSIONS TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.

**LEGEND**

BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
DI	DROP INLET
WC	DOUBLE WING CATCH BASIN
FD	EASEMENT
HY	FIRE HYDRANT
HW	HEADWALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" REBAR)
JB	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
M	MANHOLE
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SW	SINGLE WING CATCH BASIN
SL	STORM LINE
WM	WATER MAIN
WM	WATER METER



**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 \_\_\_\_\_

**SURVEYOR'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT THE PLAT 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 LAND SURVEYOR - STEVEN P. GRIGGS, RLS NO. 2815

**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: 0.479 ACRES
- TOTAL NUMBER OF LOTS: 2
- DENSITY: 4.2 UNITS/ACRE
- SETBACKS: FRONT BUILDING LINE: 20' REAR BUILDING LINE: 30' SIDE BUILDING LINE: 7.5' AND 15' @ ROAD
- ZONING: R15 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 AE) 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 8, PAGE 137.
- EXECUTIVE DEED TO THE MCLINDEN GROUP, RECORDED IN COBB COUNTY, GEORGIA, IN DEED BOOK 18208 PAGE 460.



Preliminary Plat, Boundary, Topographic and Tree Survey  
 Lot 1, Block D, Estate of Mary A. Dunton  
 Land Lot 451, 17th District, 2nd Section, Cobb County, GA

For: The McLinden Group LLC.

NO.	DATE	REVISIONS

FILE NO. 2015-011  
 DRAWN BY: SG  
 APPROVED BY: SG  
 REVISIONS BY: SG  
 DATE: June 10, 2016  
 PROJECT NO. 2014-001

**SPG Surveying, LLC**  
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