

NOTES:

THE PROPERTY IS ZONED R-15. SITE AREAS 19,441 SF FT OR 0.446 AC.

CURRENT MIN. BLDG. SETBACKS: PER COBB COUNTY MUNICODE
FRONT-35' SIDE-10' REAR-30'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 14,457 AND AN ANGULAR ERROR OF 2"
PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

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 JULY 13, 2016.

ELEVATIONS ESTABLISHED ARE BASED ON AN ASSUMED ELEVATION.

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
EXPRESSED 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
13067CD19 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.

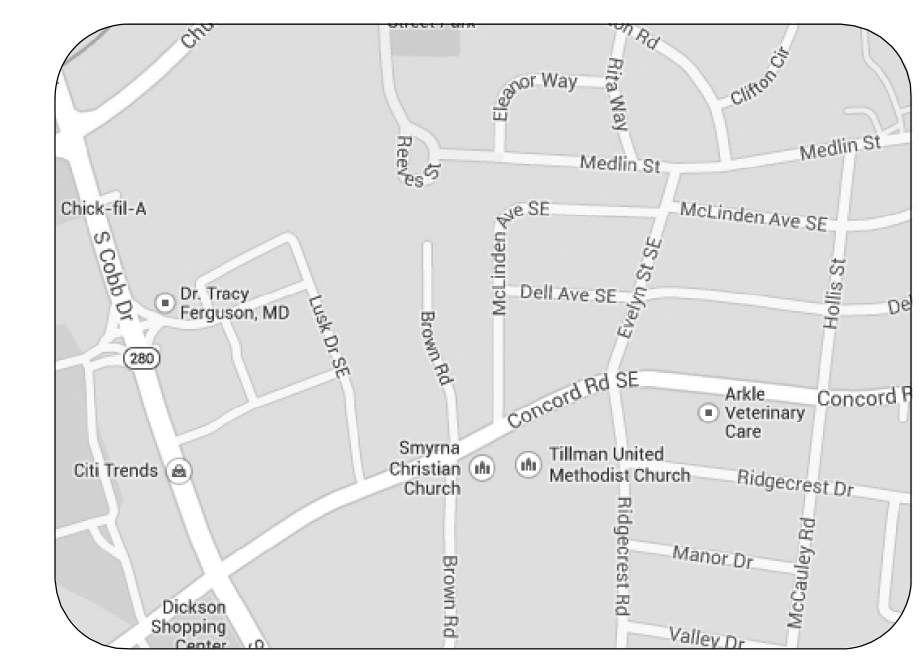
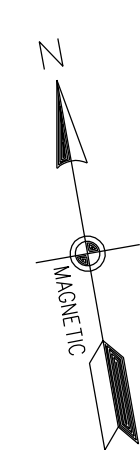
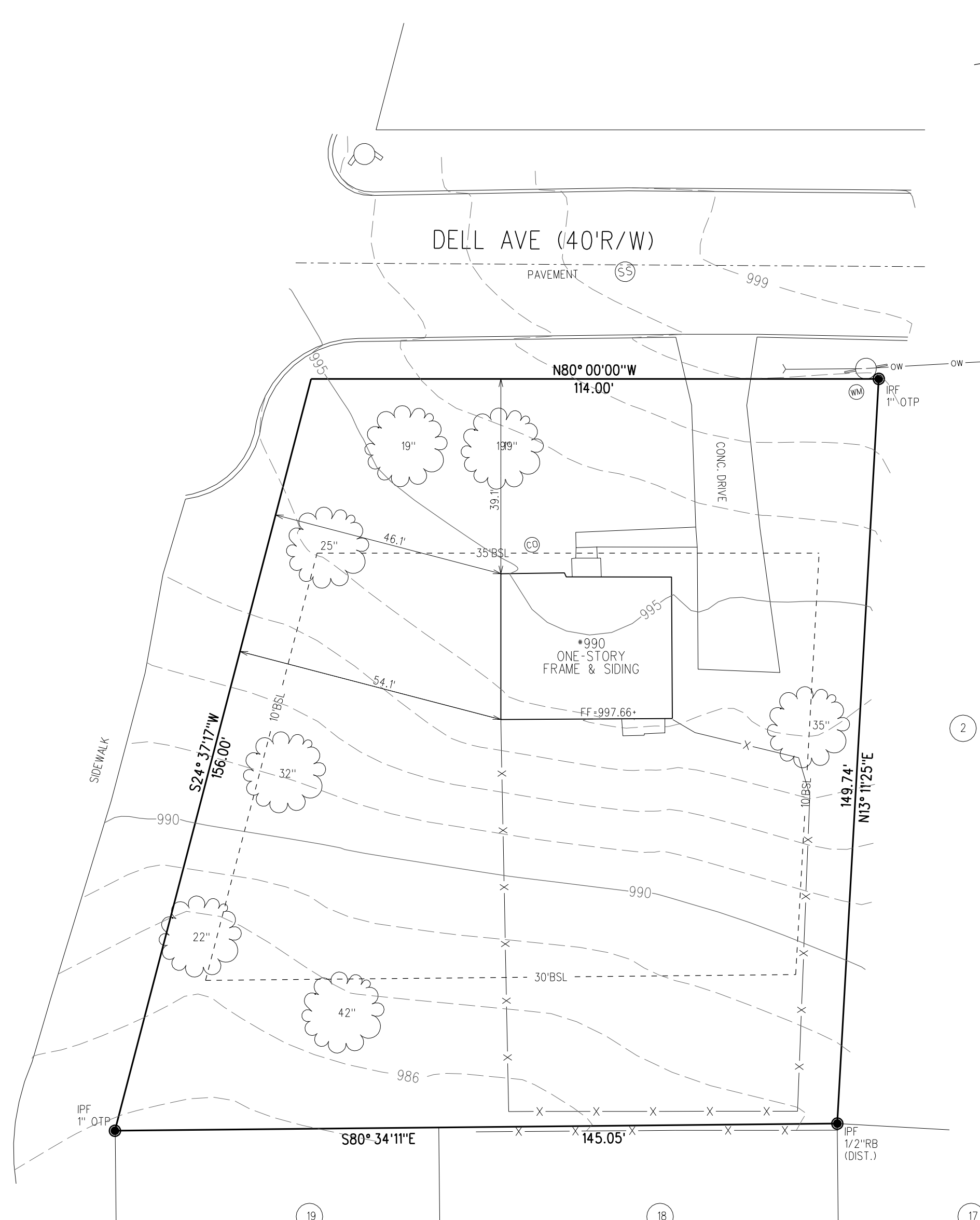
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS
OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A
CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE
PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY
EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK
LINES WHETHER 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
SEARCH OF THE PROPERTY.

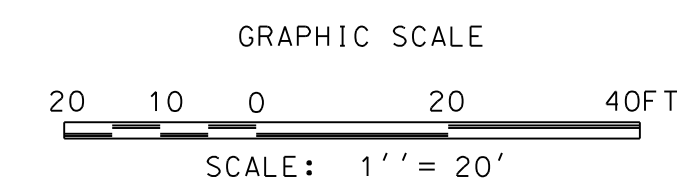
REFERENCE MATERIAL:

- ESTATE OF MARY A. DUNTON PLAT, RECORDED IN
COBB COUNTY RECORDS IN PLAT BOOK 8, PAGE 137.



VICINITY MAP
NOT TO SCALE

- LEGEND
- BSL BUILDING SETBACK LINE
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - DWC DOUBLE WING CATCH BASIN
 - EASEMENT
 - FH FIRE HYDRANT
 - HW HEADWALL
 - IPF IRON PIN FOUND
 - IPF 1/2" RB IRON PIN SET (1/2" REBAR)
 - JB JUNCTION BOX
 - LL LAND LOT
 - LLL LAND LOT LINE
 - MH MANHOLE
 - POB POINT OF BEGINNING
 - R/W RIGHT-OF-WAY
 - SS SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SWC SINGLE WING CATCH BASIN
 - SL STORM LINE
 - WM WATER MAN
 - WM WATER METER
 - WV WATER VALVE
 - UP UTILITY POLE
 - SIGN
 - N/F NOW OR FORMERLY
 - HW HARDWOOD
 - PINE



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. RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF
ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL
REGULATIONS OR REQUIREMENTS, OR SUITABILITY 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.



STEVEN P. GRIGGS, RLS NO.2845

Boundary, Topographic and Tree Survey
Lot 1, Block E, Estate of Mary A. Dunton
Land Lots 452, 17th District, 2nd Section, Cobb County, GA
For:
Kimberly Norwood Properties, LLC

| REVISIONS | DATE |
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SPG Surveying, LLC
Professional Surveying and Engineering Services
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