

* LEGEND *

POB LLL MH SSL CB DB YI HW PP PW SSW DE UE TB BB CMP RCP APP APD APF BFC EP EB EM GM GV WM OH AC CONG. ATTB
POINT OF BEGINNING
LAND LOT LINE
MAN HOLE
SANITARY SEWER LINE
SAN SEWER CLEANOUT
CATCH BASIN
JUNCTION BOX
DRAINAGE INLET
YARD INLET
HEAD WALL
POWER POLE
LIGHT POLE
POWER LINE
GUY WIRE
SANITARY SEWER ESMT.
DRAINAGE EASEMENT
UTILITY EASEMENT
ACCESS EASEMENT
TOP OF BANK
BOTTOM OF BANK
CORRUGATED METAL PIPE
REINFORCED CONC. PIPE
AS PER PLAT
AS PER DEED
AS PER RECORD
BACK OF CURB
EDGE OF PAVEMENT
ELECTRIC POWER BOX
ELECTRIC METER
GAS METER
GAS VALVE
WATER METER
WATER VALVE
OVERHANG
OWNERSHIP UNCLEAR
AIR-CONDITION
CONCRETE
ATT BOX

IPF IRP OTP RBF RBS MAG AIF CP -X-X CLF WDF WRF IRF FC WW BL R/W PL CPT SP FH CBX COL BLK BR FR WD SN LND P D R F N
IRON PIN FOUND
OPEN TOP PIPE FOUND
CRIMP TOP PIPE FOUND
REINFORCING BAR FOUND
REINFORCING BAR SET
MAGNETIC READING
ANGLE IRON FOUND
CALCULATED POINT
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
IRON FENCE
FENCE CORNER
WET WEATHER
BUILDING LINE
RIGHT-OF-WAY
PROPERTY CORNER
PROPERTY LINE
CENTER LINE
CARPORT
SCREEN PORCH
PORCH
FIRE HYDRANT
CABLE BOX
COLUMN
BLOCK
BRICK
FRAME
WOOD
SIGN
LANDING
PLAT
DEED
RECORD
FIELD
N BORS.

INDICATES STAIRS

SURVEY NOTES:

1. 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. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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, ENTITY.

CITY OF SMYRNA
ZONING R-20

BUILDING SETBACK LINE:
FRONT 35' & 2/3 OF FRONT
SIDE 12'
REAR 35'

MAX. LOT COVERAGE 35%

Post construction survey

FOREST DRIVE 50' R/W

N 88°59'43"E

126.92'

N CONC. DRIVE

LEE STREET 50' R/W

N 01°00'17"W

S 01°00'17"E
123.19'

S 88°59'43"W
126.92'

1"CTP

NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT & SET BACK, PER ZONING
DEPARTMENT.

PROPERTY ADDRESS:
3463 LEE STREET, SE
SMYRNA, GA 30080

LAND AREA:
0.358 AC
15635.13 SF

0 30
SCALE 1" = 30'

PAPER FORMAT 11"x17"

PLAT PREPARED FOR:

BENJAMIN GEER

LOT 1	BLOCK	SUBDIVISION	FOREST HILLS	UNIT
LAND LOT 555				
COBB COUNTY, GEORGIA				
FIELD WORK DATE SEP 07, 2019				
PRINTED/SIGNED SEP 11, 2019				
PLAT BOOK 11, PAGE 68				
DEED BOOK 15360, PAGE 4621				
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED				

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
COORD # 20191969
DWG # 20191969

SURVEY LAND EXPRESS, INC.
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