

LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SANITARY SEWER ESMT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- ⊘ - CENTER LINE

ZONING: R-20

SETBACK:

- FRONT - 35 FEET
- MAJOR SIDE - 25 FEET
- MINOR SIDE - 10 FEET
- REAR - 35 FEET

MAX. BLDG. HEIGHT ALLOWED - 35 FEET

MINIMUM AREA - 20,000 SQ. FT.

MINIMUM LOT WIDTH AT SETBACK - 75 FEET

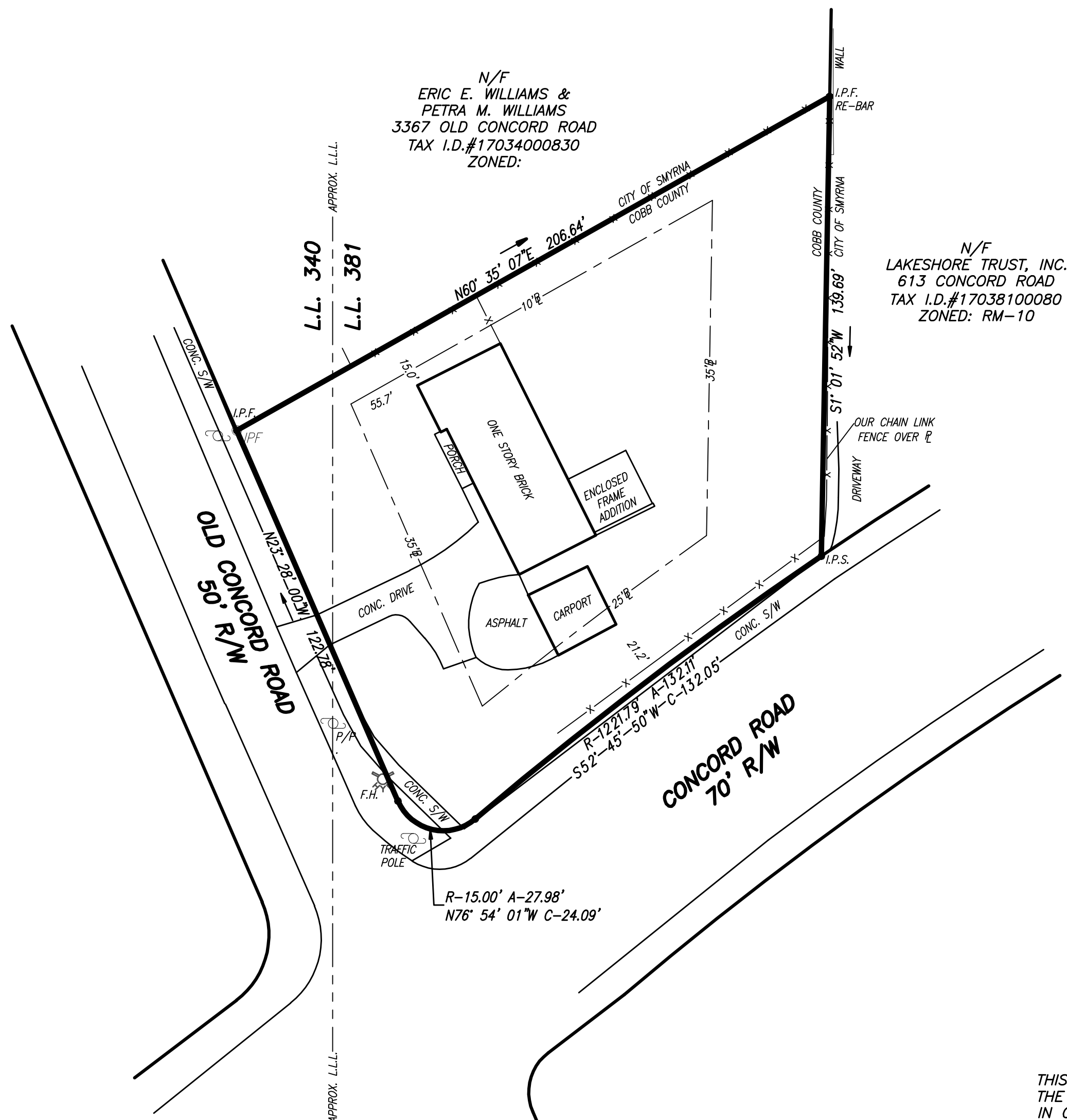
MINIMUM ROAD FRONTAGE - 75 FEET

LOT AREA : 22,674 SQ. FT. OR 0.5205 ACRES

REFERENCE: D.B. 8426, PG. 1
P.B. 22, PG. 81

EQUIPMENT USED: TOPCON DCS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN $\geq 15,000$ FT. AND AN ANGULAR ERROR OF ≤ 5 SEC. PER ANGLE POINT. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.



N/F
LAKESHORE TRUST, INC.
613 CONCORD ROAD
TAX I.D.#17038100080
ZONED: RM-10

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

SURVEYED HLP
DRAWN RAM
DWG NAME CONCORD 3381
JOB NO. 18-0099
DATE MAY 1, 2018

ANNEXATION PLAT FOR
3381 CONCORD
P/O TRACT 7 & 8
HERMAN L. JOLLY, ESTATE
L.L. 340 & 381, DIST. 17, SECT 2
COBB COUNTY, GEORGIA

J.A. EVANS & ASSOCIATES

3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
R.L.S. # 2167
James A. Evans, Jr.
GEORGIA REGISTERED LAND SURVEYOR

