

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13067C 0119H, DATED 03/04/13

TOTAL LOT AREA:

29,066 sf.
0.667 ACRES

#2979

LOT AREA:

14,533 sf.
0.334 ACRES

EXISTING LOT COVERAGE:

HOUSE = 1548 sf.
DRIVE = 2118 sf.
GARAGE = 513 sf.
PORCH = 147 sf.
PATIO = 74 sf.
STOOPS = 55 sf.
PLANTERS = 44 sf.

TOTAL = 4499 sf.

LOT COVERAGE = 31.0%

#2989

LOT AREA:

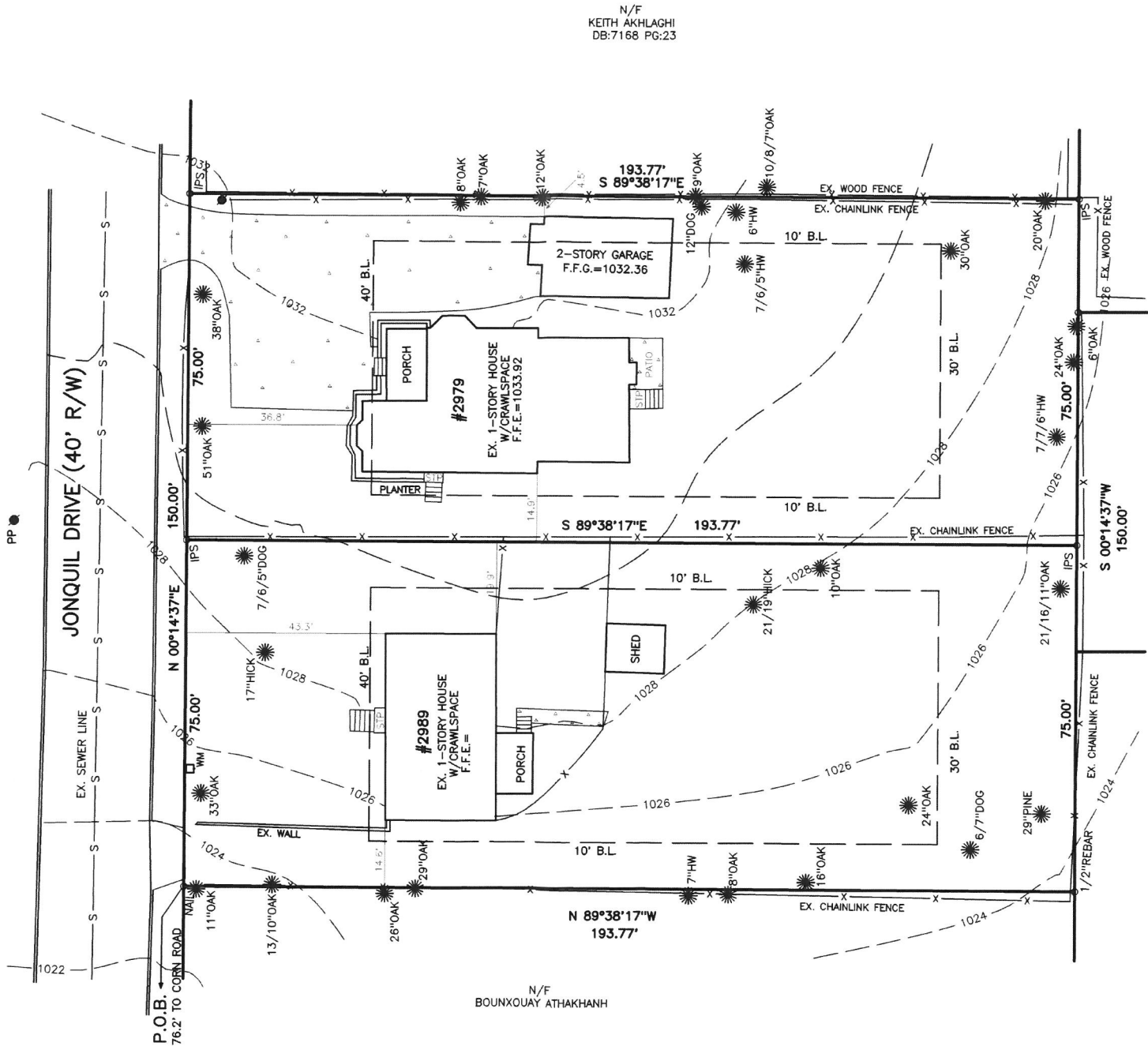
14,533 sf.
0.334 ACRES

EXISTING LOT COVERAGE:

HOUSE = 971 sf.
PORCH = 119 sf.
SHED = 134 sf.
SIDEWALK = 58 sf.
STOOP = 37 sf.
WALL = 26 sf.

TOTAL = 1345 sf.

LOT COVERAGE = 9.3%



AS REQUIRED BY SUBSECTION (d) OF O.C.G.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 HEREON. 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. 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.

ROBERT W. RICHARDSON, GA RLS #3419
DATE 05/11/21
Professional Land Surveyor Seal

ALPHA LAND SERVICES
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OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SURVEY FOR:
2979 & 2989 JONQUIL DRIVE
TAX PARCELS: 17063100280, 17063100270
LAND LOT: 631
DISTRICT: 17TH
SUB: JONQUIL
COUNTY: COBB
FIELD DATE: 05/06/21
PLAT DATE: 05/11/21
AREA: 0.667 ACRES
JOB No. 21-04-235