

SURVEY NOTES

EQUIPMENT USED:
A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 396,125 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL ACCURACY ALLOWED FOR ALTA ACSM AND TITLE SURVEYS PER THE 2011 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND ACSM AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

MEASURING UNITS OF THIS PLAT ARE IN U.S. SURVEY FEET.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO 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 HEREON MAY BE PRESENT. THIS SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND/OR THIS AGENTS SHALL HEREBY DISTRICTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

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.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON APRIL 11, 2014.

SITE INFORMATION

CURRENT OWNER: HALPERN ENTERPRISES, INC.
DB: 15152 PG. 4667

CURRENT ZONING: MU (MIXED USE DISTRICT) SEE SECTION 720 OF ZONING CODE JURISDICTION: CITY OF SMYRNA

LOT DENSITY
4 PARCELS / 12.6258 SITE DEVELOPED ACRES (NOT INCLUDING R/W TAKE AREA) = 0.3156 LOTS PER ACRE

MINIMUM LOT SIZE 39,897 SQ FT OR 0.9159 AC

MAXIMUM LOT SIZE 211,790 SQ FT OR 4.8620 AC

AVERAGE LOT SIZE 137,495 SQ FT OR 3.1565 AC

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF COBB COUNTY, GEORGIA (PANEL NUMBER 13067C0119H), DATED MARCH 4, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHTS OF WAY OF SPRING ROAD AND ATLANTA ROAD.

REFERENCE MATERIAL

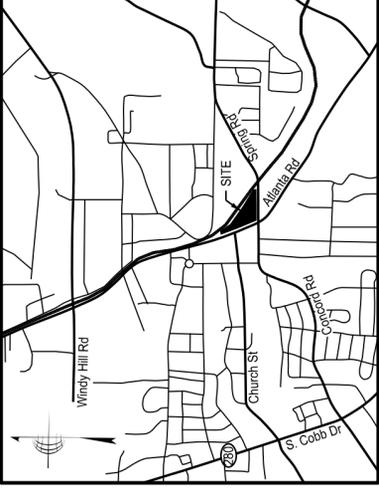
1. ALTAACSM LAND TITLE SURVEY FOR HALPERN ENTERPRISES, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED APRIL 22, 2014

2. JONQUIL - PARCEL PLAN PREPARED BY B&C STUDIO DATED JUNE 5, 2015 AND RECEIVED JUNE 9, 2015

SURVEYOR'S CERTIFICATE

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 PROFESSIONAL CONDUCT FOR SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT, O.C.G.A. SEC. 15-6-67, 43-15-6, 43-15-6, 43-15-19, 43-15-22.

SCOTT E. BURSON, RLS
REGISTERED NUMBER: 3037



LOCATION MAP

NOT TO SCALE
LAT - 33°52'52.67"N
LONG - 84°30'43.60"W

CURVE TABLE

CURVE	ARC	RADIUS	BEARING	DISTANCE
C1	300.87'	1900.00'	S 85°08'35" W	300.56'
C2	122.47'	6047.63'	N 22°03'25" W	122.46'
C3	13.89'	66.96'	N 04°03'01" W	13.87'
C4	51.50'	258.74'	N 30°45'02" W	50.24'
C5	298.74'	1493.70'	N 21°59'24" W	298.71'
C6	43.88'	115.00'	N 55°47'33" E	43.62'
C7	78.43'	55.00'	N 65°42'43" E	71.95'
C8	39.07'	6047.63'	N 22°27'08" W	39.07'
C9	83.39'	6047.63'	N 21°52'18" W	83.39'
C10	46.20'	85.00'	N 52°08'18" E	46.64'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°36'23" W	7.06'
L2	N 89°19'14" W	568.89'
L3	N 55°08'08" W	28.37'
L4	N 24°07'20" W	328.64'
L5	N 24°07'20" W	313.12'
L6	N 13°54'36" W	88.07'
L7	N 88°08'23" E	126.73'
L8	S 42°31'53" E	72.50'
L9	S 46°46'35" E	99.82'
L10	N 65°12'53" E	31.92'
L11	S 50°16'06" E	18.71'
L12	S 52°06'23" E	64.54'
L13	S 54°06'29" E	64.54'
L14	S 55°54'57" E	126.46'
L15	S 55°38'02" E	119.70'
L16	S 52°42'45" E	124.68'
L17	S 51°20'25" E	122.55'
L18	S 50°27'07" E	126.31'
L19	S 49°54'40" E	73.86'
L20	S 50°05'23" E	88.89'
L21	S 08°28'03" E	73.79'
L22	N 89°19'14" W	313.52'
L23	N 89°19'14" W	256.37'
L24	N 00°36'24" E	45.47'
L25	N 08°43'20" W	74.45'
L26	N 53°26'08" W	71.98'
L27	N 36°33'54" E	340.76'
L28	S 54°19'07" E	62.67'
L29	N 24°30'29" W	123.49'
L30	S 65°49'39" W	8.16'
L31	N 23°29'40" W	441.85'
L32	N 12°13'50" W	88.27'
L33	N 68°08'23" E	5.50'
L34	N 66°43'56" E	25.54'
L35	S 53°26'08" E	232.28'
L36	S 33°45'08" E	306.25'
L37	N 36°34'01" E	184.57'
L38	N 45°57'24" W	2.58'
L39	S 54°19'07" E	62.02'
L40	N 68°08'23" E	131.23'

AREA TABLE

PARCEL 1 -	39,897 SQ FT OR 0.9159 AC
PARCEL 2 -	211,790 SQ FT OR 4.8620 AC
PARCEL 3 -	83,456 SQ FT OR 2.1455 AC
PARCEL 4 -	204,837 SQ FT OR 4.7024 AC
R/W TAKE AREA -	9,048 SQ FT OR 0.2077 AC
OVERALL -	559,028 SQ FT OR 12.8335 AC



RE-COMBINATION PLAT
FOR
HALPERN ENTERPRISES, INC.
(JONQUIL VILLAGE)
LOCATED IN
LAND LOTS 559 & 594, 17TH DISTRICT
CITY OF SMYRNA, COBB COUNTY, GEORGIA

SHEET NO.
1/1
DRAWING# TM 14-053D

L.L.
599
L.L.
599

