FIGURE NO. 3

SURVEYOR'S NOTES

1. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.

2. THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY – THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

4. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067C0119H, EFFECTIVE DATE MARCH 04, 2013, FOR COBB COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A.

5. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R8 MODEL 3 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.

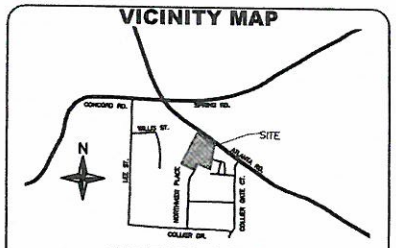
6. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON MARCH 27, 2015. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE M3 TOTAL STATION, AND TRIMBLE TSC3 DATA COLLECTOR; LINEAR PRECISION OF TRAVERSE: 1/84,800; ANGULAR ERROR: 05" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/1,644,396. MATTERS OF TITLE EXCEPTED.

7. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM – WEST ZONE NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS, SHOWN REFLECT HORIZONTAL GROUND – SURFACE MEASUREMENTS.

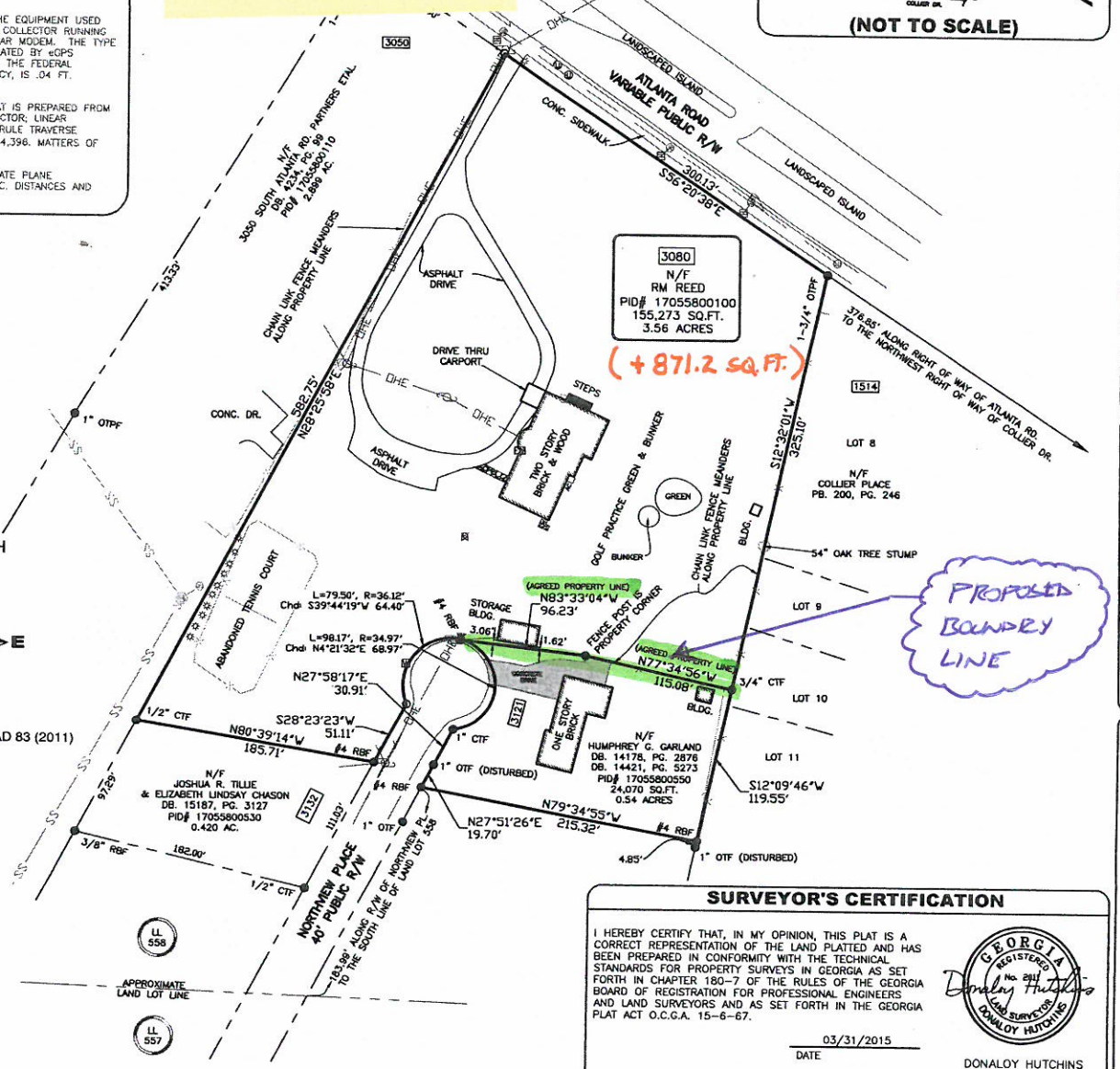
LEGEND

BOUNDARY
ADJ. BOUNDARY
BUILDING
WALL
WOODS LINE
FENCE
SAN. SEWER LINE
LAND LOT LINE
STORM SEWER LINE
JUNCTION BOX
SINGLE WING C.B.
DOUBLE WING C.B.
DROP INLET
ROOF DRAIN
SAN. SEWER MANHOLE
FIRE HYDRANT
WATER METER
IRRIG. CONTROL VALVE
WATER VALVE
FIRE DEPT. CONNECTION
SPRINKLER HEAD
GAS VALVE
TELE. PEDESTAL
ELECTRIC BOX
ELECTRIC METER
PULL BOX
LIGHT POLE
POWER POLE
H/C PARKING
BOLLARD
MAIL BOX
CLEAN OUT
SIGN
TREE
REBAR FOUND
IRON PIN SET (IPS)

VICINITY MAP



(NOT TO SCALE)



60 0 60 120
SCALE IN FEET
1" = 60'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE 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.

GEORGIA REGISTERED No. 2011 LAND SURVEYOR DONALOY HUTCHINS

03/31/2015
DATE

DONALOY HUTCHINS
GEORGIA RLS. NO. 2011
CERTIFICATE OF AUTHORIZATION NO. LSF000878

SHEET NO. 1 OF 1

No.	Revision	Date
2.	REVISED SOUTHERLY BOUNDARY & PROPERTY LINE AGREEMENT	03/16/2016
1.	INITIAL ISSUE	03/31/2015

Project No.	1443.00
Field Surveyed:	03/27/2015
Drawn By:	RK
Checked By:	DH
Date of Plat:	03/31/2015
Scale:	1" = 60'

CROY ENGINEERING
Engineers Planners Surveyors
300 NORTH COBB PARKWAY, SUITE 418, MARIETTA, GA 30062
PHONE: (770) 971-0407 FAX: (770) 971-0503

SURVEY FOR:
3080 ATLANTA ROAD S.E.
LAND LOT 558 OF THE 17TH DISTRICT, 2nd SECTION
CITY OF SMYRNA, COBB COUNTY, GEORGIA

THE BOUNDRY LINE QUIT CLAIM DEED TAKEN FROM THIS PLAT.