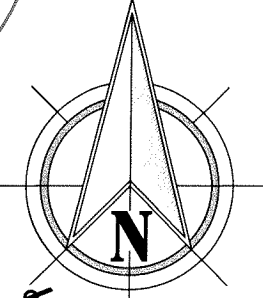


6

NORTH (RECORD)



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REFERENCE
 SUBDIVISION PLAT OF F.W. ELDRIDGE PROPERTY BY C.S. ROBERT C.E. DATED SEPT 1926. RECORDED IN PLAT BOOK 3 PAGE 18

Date: 4-15-19
 Scale: 1" = 40'
 Client: GORDON BRANS
 Drawn By: PC
 Sheet 1 of 1

REFERENCE: SURVEY FOR ROYCE R. POWELL BY LARRY D. NEESE, DATED 6-14-2011

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY, GEORGIA 13067C0119G EFFECTIVE DATE DEC 16, 2008

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 15442 PG 3716
 PROPERTY OWNER AT TIME OF SURVEY: DIXIE ATLANTA HOLDINGS, LLC
 PARCEL NUMBER: 17049200340

NORTH PROPERTY LINE IS BEARING BASIS FROM DB 15442 PG 3716

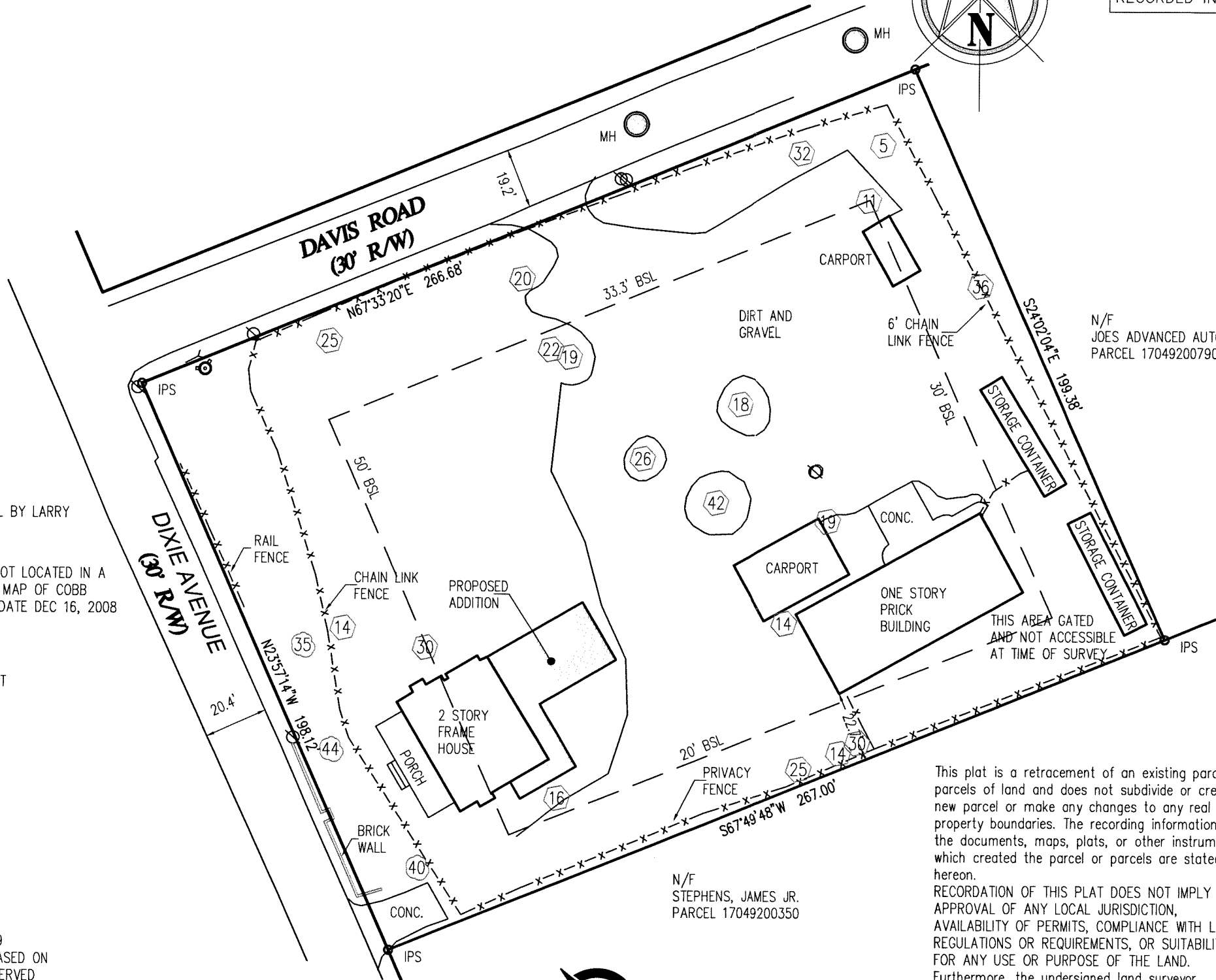
TOTAL AREA: 53,007 SQ FT, 1.22 AC

CALCULATED PLAT CLOSURE: 1:34281

FIELD DATA:

DATE OF FIELD SURVEY 4-2-19 & 4-10-19
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.025 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION



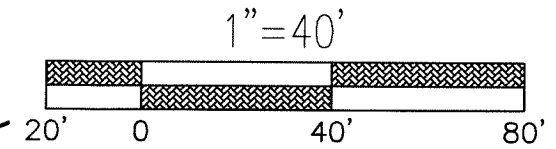
LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- FH FIRE HYDRANT
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE

TREE SYMBOLS

- (X) OAK
- (X) HARDWOOD

X = DIAMETER IN INCHES



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

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.



PATRICK F. CAREY, R.L.S. #3077
 FOR
 KEYSTONE LAND SURVEYING, INC.
 162 E. CROGAN STREET
 SUITE F
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700

BOUNDARY AND TREE SURVEY	
F.W. ELDRIDGE PROPERTY	
PART OF LOTS 5,6,7,8,9	
LAND LOT 492 - 17TH DISTRICT - SECOND SECTION	
CITY OF SMYRNA - COBB COUNTY, GEORGIA	
REVISIONS	By
date	Description