#3

NOTES :

1. REFERENCE BEARINGS ARE BASED ON THE P.B. 148, PG. 75 & P.B. 144, PG. 45

2. ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.

REFERENCE PLATS AND DEEDS :

1. PLAT OF OAKLEY DOWNS - UNIT II BY MALLETT & ASSOCIATES WITH A REVISION DATE OF 05/27/1993 RECORDED IN PLAT BOOK 144 PAGE 45

2. PLAT FOR REVISION OF PROPERTY LINE SEPARATING LOTS 78 & 79A FOR JOHN WIELAND HOMES BY SOLARLAND SURVEYING DATED 09/02/1993.

3. SURVEY FOR ESTHER M. BRAVE OF LOT 78 & PART OF LOT 79A BY MCCLUNG SURVEYING INC. DATED 05/30/2000 RECORDED AS A PART OF DEED BOOK 12292 PAGE 6030.
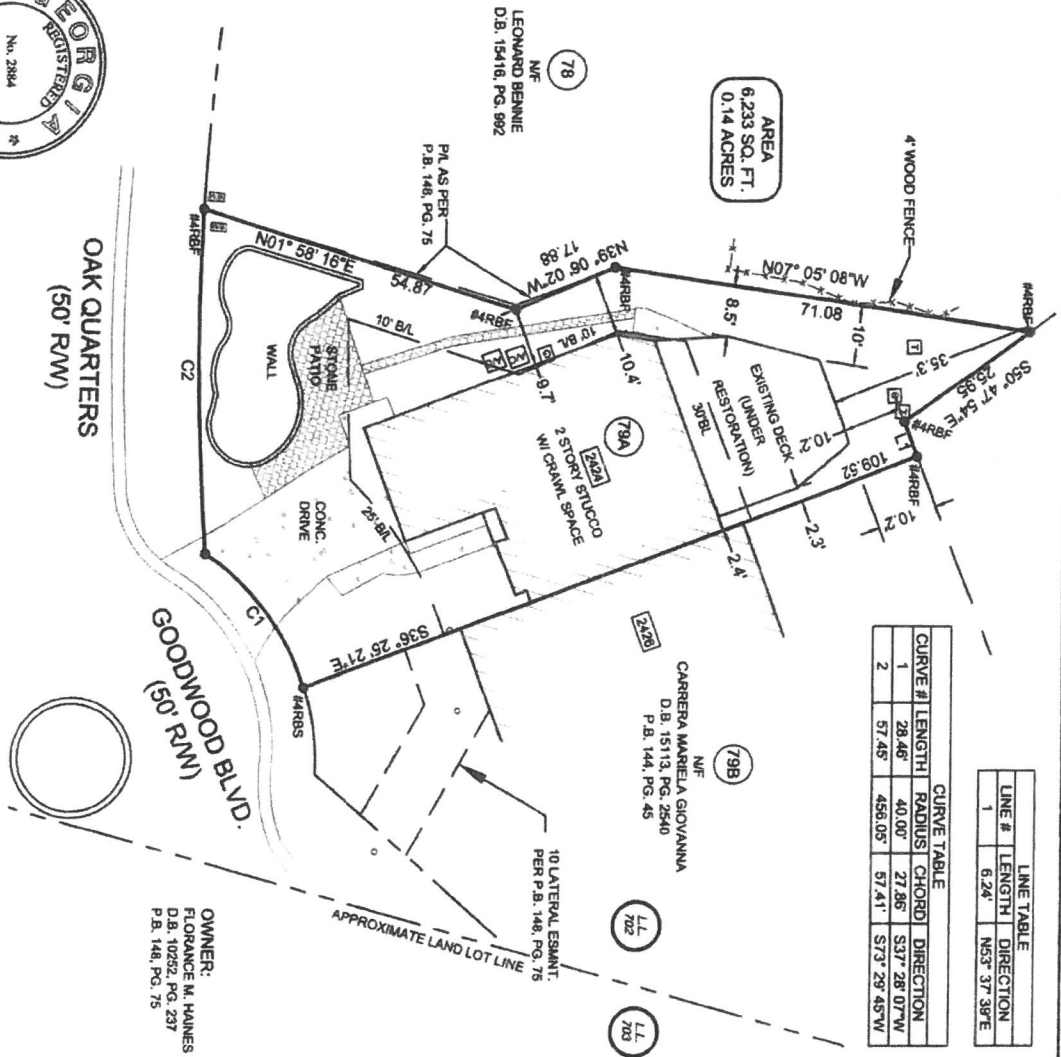
SURVEYORS CERTIFICATION

THIS IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES 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, TH 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.

JOEL M HART   GA R.L.S. #2884   12/01/20

GEORGIA REGISTERED LAND SURVEYOR No. 2884 JOEL M HART

NORTH (REF)

AREA
6,233 SQ. FT.
0.14 ACRES

GRAPHIC SCALE: 1"=20'
20   0   20   40

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 641,207.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000+ AND AN ANGULAR ERROR OF 3" PER POINT, AND WAS NOT ADJUSTED. ANGLES AND DISTANCES WERE MEASURED USING A TOPCON GPT3002W TOTAL STATION

N/F
LEONARD BENNIE
D.B. 15416, PG. 992

78

OAK QUARTERS
(50' R/W)

GOODWOOD BLVD.
(50' R/W)

4' WOOD FENCE

N01° 58' 16"E   54.87
N39° 06' 02"W   17.68
N07° 05' 08"W   71.08
S50° 47' 54"E   28.95
S36° 25' 21"E   109.52

79A
2424
2 STORY STUCCO
W/ CRAWL SPACE

EXISTING DECK
(UNDER RESTORATION)
30'B.L.

STONE PATIO

WALL

CONC. DRIVE

10' B.L.

N/F
CARRERA MARIELA GIOVANNA
D.B. 15113, PG. 2540
P.B. 144, PG. 45

79B
2426

10 LATERAL ESMNT.
PER P.B. 148, PG. 75

APPROXIMATE LAND LOT LINE

LL 702
LL 703

OWNER:
FLORENCE M. HAINES
D.B. 10252, PG. 237
P.B. 148, PG. 75

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	DIRECTION
1	28.46'	40.00'	27.86'	S37° 28' 07"W
2	57.45'	456.05'	57.41'	S73° 29' 45"W

LINE TABLE

LINE #	LENGTH	DIRECTION
1	6.24'	N53° 37' 39"E

LEGEND

POC	- POINT OF COMMENCEMENT
POB	- POINT OF BEGINNING
IPF	- IRON PIN FOUND (AS NOTED)
IPP	- IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP)
RB	- REBAR
	- CABLE TV BOX
	- WATER METER
	- LIGHT POLE
	-FENCE LINE
	-TELEPHONE BOX
	-CABLE BOX

ELEVATIONS
DESIGN GROUP LLC
SURVEYORS AND ENGINEERS
204 HIGHTOWER ROAD
HIRAM, GA 30141
770-865-6774
ELEVATIONSDG.COM

BOUNDARY RETRACEMENT SURVEY FOR:
FLORENCE M. HAINES
LOT 79A, UNIT 2, OAKLEY DOWNS SUBDIVISION
PROPERTY LOCATED IN:
LAND LOT 702,
17th DISTRICT, 2nd SECTION,
CITY OF SMYRNA,
COBB COUNTY, GEORGIA

JOB # 20-058