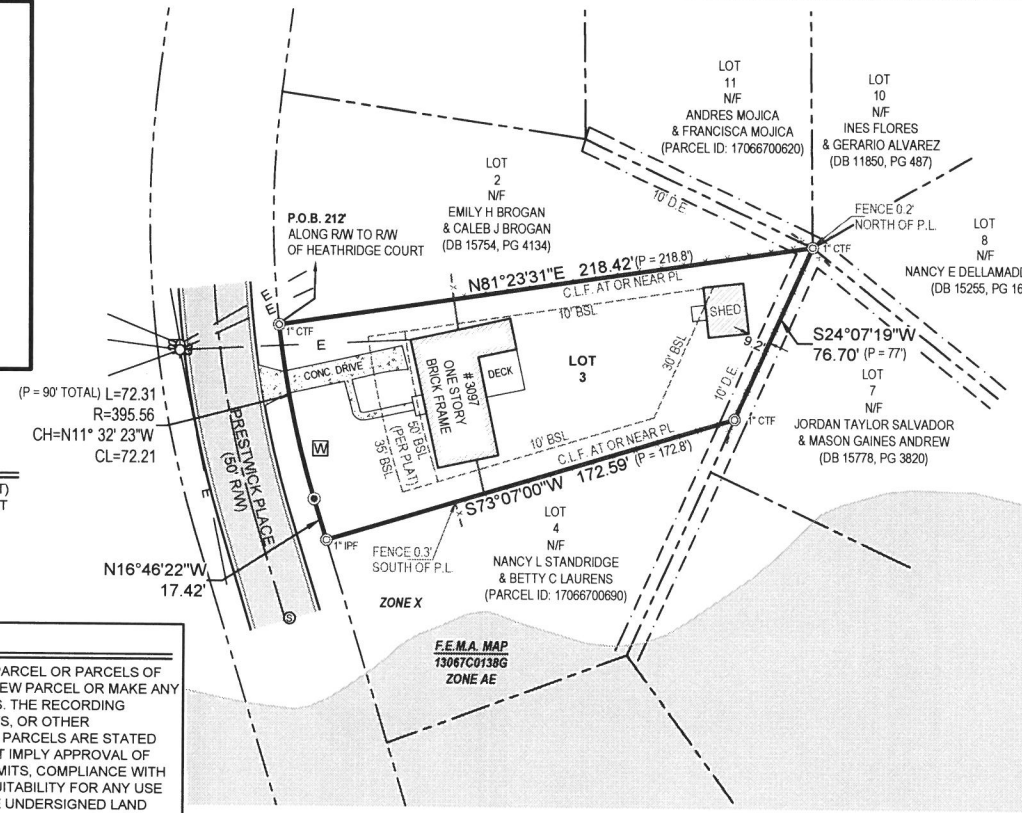
RESERVED FOR CLERK OF COURT



LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR OR ROD FOUND

AREA
14,890 sq.ft.
0.34 acres

CURRENT ZONING

ZONED: R-15 (CITY OF SMYRNA DISTRICT)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 35 FEET
SIDE YARD: 10 FEET
REAR YARD: 30 FEET

SURVEYORS CERTIFICATION

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.

4/16/2021

CULLEN PRESTON HARDEE — *DATE*
REGISTERED LAND SURVEYOR #3144

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PLAT CERTIFICATION NOTICE

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 EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAWS OF THE SATE OF GEORGIA.

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 AND REGULATIONS 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. SECTIONS 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION
NO. LSF001321

SURVEY NOTES

1. EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB, COUNTY , GEORGIA COMMUNITY PANEL NUMBER 13067C0138G THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

GEORGIA REGISTERED NO. 3144 LAND SURVEYOR CULLEN PRESTON HARDEE

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR :

COURTNEY BIEL

SCALE: 1" = 40'	LAND LOT: 667	DISTRICT.: 17TH	SECTION.: 2ND	BLOCK: N/A	UNIT: M
DATE: 4/16/2021	SUBDIVISION: THE HIGHLANDS			LOT: 3	
FIELD DATE: 4/02/2021	COUNTY: COBB			GEORGIA	
LEGAL REFERENCES: DEEDS: DB 15431 PG 1927 PLATS: PB 20 PG 127	JOB REF: #21-249	DRAWN BY: WFM REVIEWED BY: MAM	Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811		

UNITED LAND SURVEYING
PHONE: 678-293-5232
1258 CONCORD ROAD SUITE #103
SMYRNA, GEORGIA 30080
RESIDENTIAL & COMMERCIAL
CERTIFICATE OF AUTHORIZATION
NO. LSF001321