

*** LEGEND ***

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|-------|-----------------------|------|-----------------------|
| POB | POINT OF BEGINNING | IPF | IRON PIN FOUND |
| LLL | LAND LOT LINE | IP | IRON PIN SET |
| MH | MAN HOLE | OT | OPEN TOP PIPE FOUND |
| SSL | SANITARY SEWER LINE | CTP | CRIMP TOP PIPE FOUND |
| CO | SAN SEWER CLEANOUT | RB | REINFORCING BAR FOUND |
| CB | CATCH BASIN | RFB | REINFORCING BAR FOUND |
| JB | JUNCTION BOX | RBS | REINFORCING BAR SET |
| DI | DRAINAGE INLET | MAG | MAGNETIC READING |
| YI | YARD INLET | AIF | ANGLE IRON FOUND |
| HW | HEAD WALL | CP | CALCULATED POINT |
| PP | POWER POLE | -X-X | FENCE |
| LP | LIGHT POLE | CLF | CHAIN LINK FENCE |
| PW | POWER LINE | WDF | WOOD FENCE |
| GW | GUY WIRE | WRF | WIRE FENCE |
| SSE | SANITARY SEWER ESMT. | IRF | IRON FENCE |
| DE | DRAINAGE EASEMENT | FC | FENCE CORNER |
| UE | UTILITY EASEMENT | VW | WET WEATHER |
| AE | ACCESS EASEMENT | BL | BUILDING LINE |
| AE | ACCESS EASEMENT | R/W | RIGHT-OF-WAY |
| BB | BOTTOM OF BANK | PC | PROPERTY CORNER |
| CMP | CORRUGATED METAL PIPE | PL | PROPERTY LINE |
| RCP | REINFORCED CONC. PIPE | CL | CENTER LINE |
| APP | AS PER PLAT | CPT | CARPENTERS |
| APD | AS PER DEED | SP | SCREEN PORCH |
| APR | AS PER RECORD | P | PORCH |
| APF | AS PER FIELD | FH | FIRE HYDRANT |
| BC | BACK OF CURB | CBX | CABLE BOX |
| EP | EDGE OF PAVEMENT | COL | COLUMN |
| EB | ELECTRIC METER | BLK | BLOCK |
| EM | ELECTRIC POWER BOX | BR | BRICK |
| GM | GAS METER | FR | FRAME |
| GV | GAS VALVE | WD | WOOD |
| WM | WATER METER | SN | SIGN |
| WV | WATER VALVE | LND | LANDING |
| OH | OVERHANG | P | PLAT |
| OU | OWNERSHIP UNCLEAR | D | DEED |
| AC | AIR-CONDITION | R | RECORD |
| CONC. | CONCRETE | F | FIELD |
| ATTB | ATT BOX | N | N'BORS. |

INDICATES STAIRS

SURVEY NOTES:

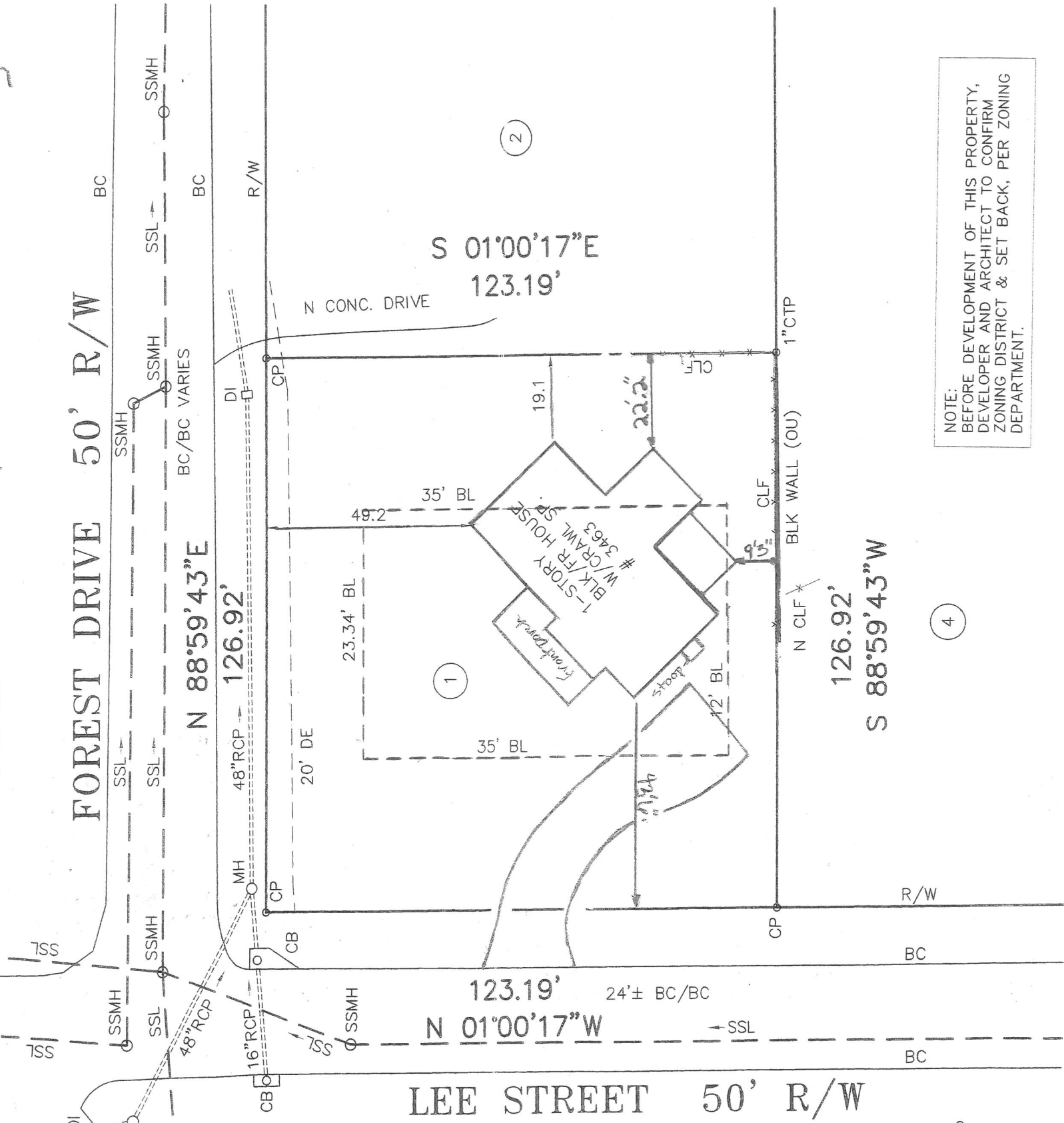
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEYOR AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

CITY OF SMYRNA
ZONING R-20

BUILDING SETBACK LINE:
FRONT 35' & 2/3 OF FRONT
SIDE 12'
REAR 35'

MAX. LOT COVERAGE 35%

Post construction survey

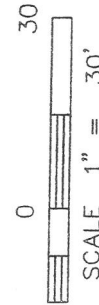


1" CTP

NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT & SET BACK, PER ZONING
DEPARTMENT.

PROPERTY ADDRESS:
3463 LEE STREET, SE
SMYRNA, GA 30080

LAND AREA:
0.358 AC
15635.13 SF



SCALE 1" = 30'

PAPER FORMAT 11"x17"

PLAT PREPARED FOR:

BENJAMIN GEER

LOT 1	BLOCK	UNIT
SUBDIVISION	FOREST HILLS	
LAND LOT 555	17TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA		
FIELD WORK DATE	SEP 07, 2019	PRINTED/SIGNED SEP 11, 2019
PLAT BOOK 11	PAGE 68	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 15360	PAGE 4621	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
COORD # 20191969
DWG # 20191969

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

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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 LAW.