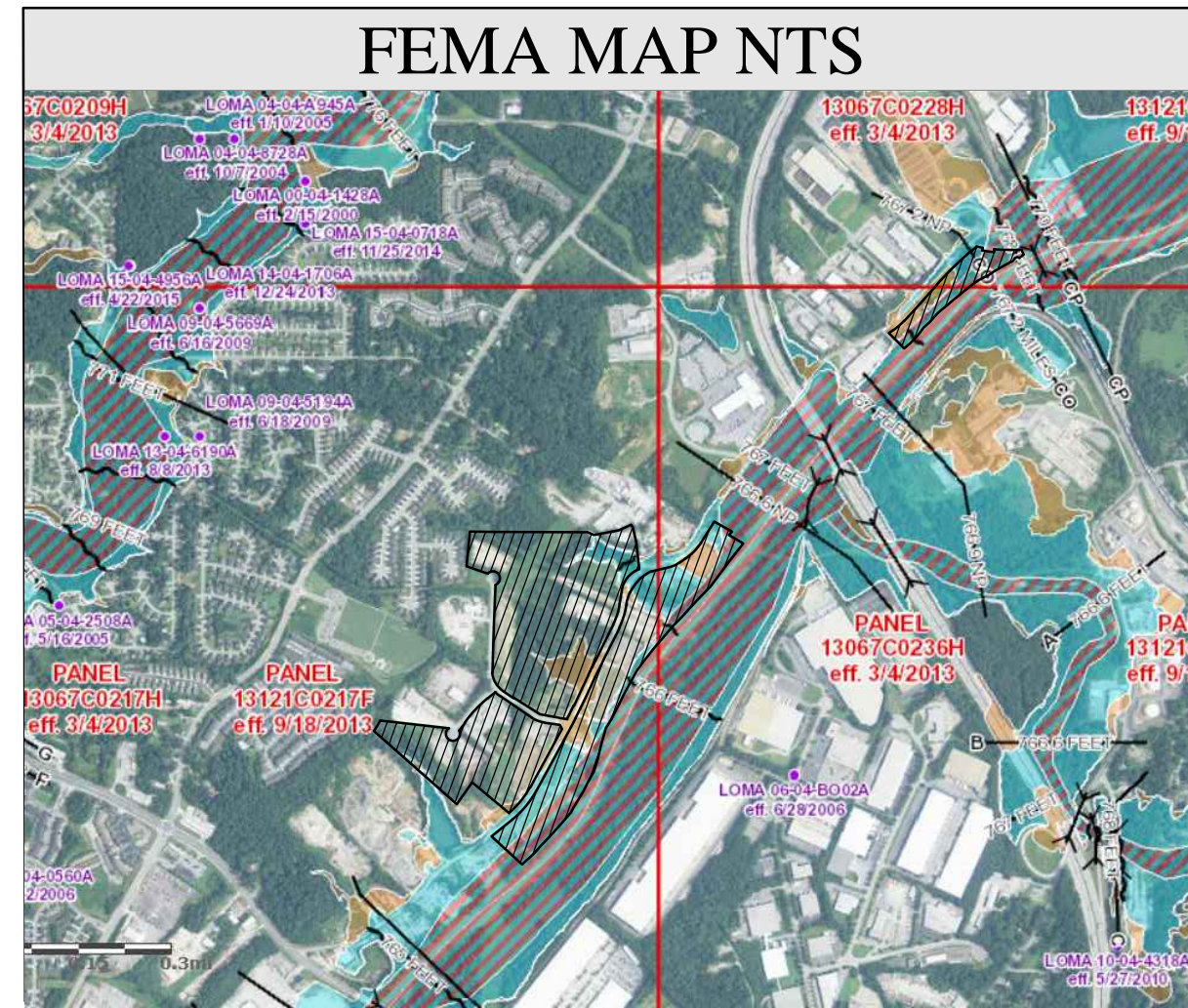
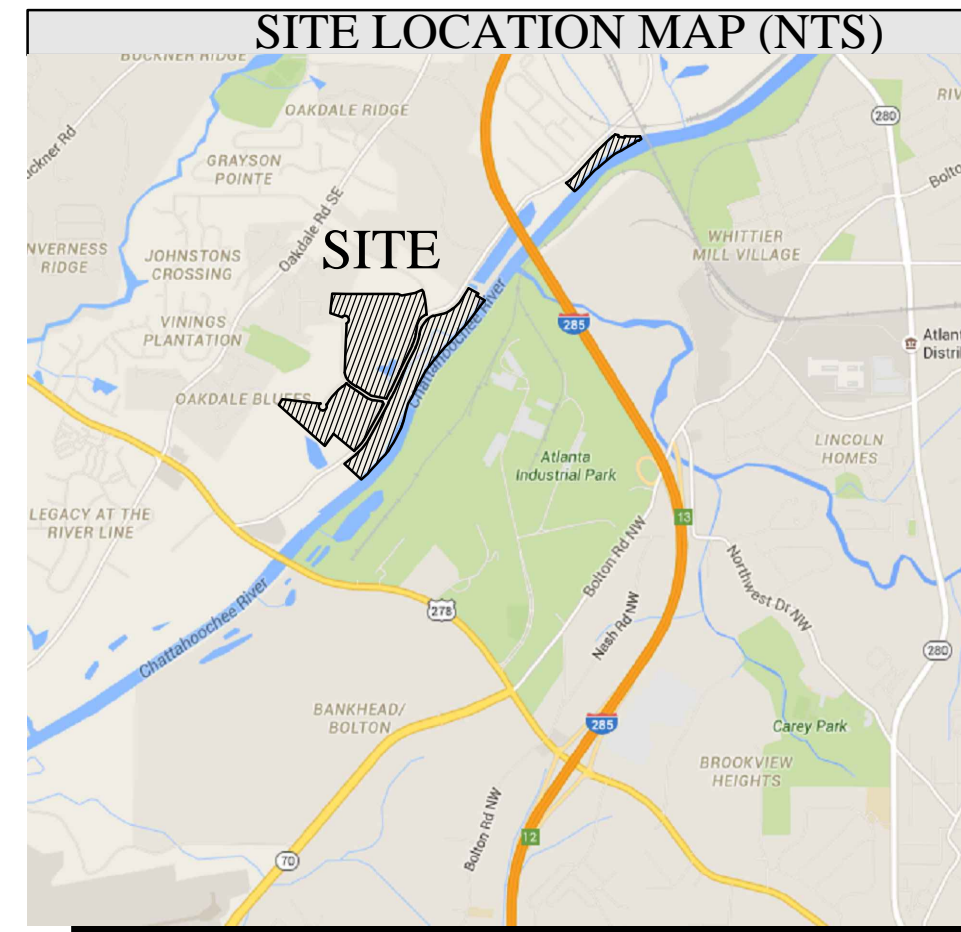


RESERVED FOR PLAT FILING



**NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13067C0217H, 13067C0236H AND 13067C0228H, PANELS 217, 228 AND 236 OF 252, EFFECTIVE DATE MARCH 4, 2013 AND FOUND PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD) AND ZONE "X" (AREAS OF 500 YEAR FLOOD AND 100 YEAR FLOOD WITH CONDITIONS). THE LOCATION OF THE ZONE AE LINE AND ZONE X LINE IS BASED ON THE ELEVATIONS LISTED ON THE PANEL IN ADDITION TO FIELD RUN TOPOGRAPHIC INFORMATION.
3. THIS SITE IS TIED TO COBB COUNTY BENCHMARKS BM180285-01 (ELEVATION 774.385) AND BM180060-1 (ELEVATION 772.435), NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE CREEKS AND DITCHES SHOWN HEREON MAY BE PERENNIAL, INTERMITTENT OR EPHEMERAL AND WOULD NEED TO BE CLASSIFIED BY A PROFESSIONAL QUALIFIED TO MAKE SUCH DETERMINATIONS.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THE ORIGINAL DATE OF FIELD WORK WAS DONE IN JANUARY AND FEBRUARY OF 2009. THE SITE WAS UPDATED FOR PHYSICAL CHANGES IN DECEMBER OF 2016.
8. DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL, GROUND DISTANCES.

**OWNER'S ACKNOWLEDGEMENT**

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto, I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by City of Smyrna is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that City of Smyrna shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF SMYRNA DEVELOPMENT CERTIFICATION**

THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION OF DEDICATION OF ALL ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 MAYOR, CITY OF SMYRNA \_\_\_\_\_ DATE \_\_\_\_\_  
 COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

**REFERENCES**

1. GEORGIA POWER COMPANY ENGINEERING DEPARTMENT PLAN, FILE L-61, DATED SEPTEMBER 1944.
2. RIGHT-OF-WAY MAPS FOR THE STATE HIGHWAY DEPARTMENT OF GEORGIA, PROJECT I-285-1(22) DATED SEPTEMBER 17, 1964, LAST REVISED OCTOBER 16, 1967.
3. RIGHT-OF-WAY MAPS FOR THE GEORGIA D.O.T., FEDERAL AID PROJECT F-003-1(16), BANKHEAD HIGHWAY IMPROVEMENTS DATED FEBRUARY 22, 1983, LAST REVISED JULY 17, 1985.
4. RIGHT-OF-WAY MAPS FOR THE GEORGIA D.O.T., FEDERAL AID PROJECT NH-003-1(29), BANKHEAD HIGHWAY WIDENING DATED JANUARY 14, 1988, LAST REVISED JUNE 25, 1990.
5. PLAN AND PROFILE OF PROPOSED RIVER VIEW ROAD FOR THE COBB D.O.T., PROJECT NO 7404-33 BY PBS&J DATED OCTOBER 29, 1996, LAST REVISED NOVEMBER 4, 1997.
6. SEWER PLAN & PROFILE OF ELMWOOD SANITARY SEWER INTERCEPTOR BY HENSLEY-SCHMIDT, INC. DATED APRIL 1985, LAST REVISED JANUARY 1998.
7. SURVEY FOR W.T. MAYFIELD SONS TRUCKING CO. INC. BY LOO-TURLEY & ASSOCIATES DATED JUNE 12, 1995, LAST REVISED AUGUST 4, 1995.

ENGINEER / SURVEYOR  
 PLANNERS AND ENGINEERS  
 350 RESEARCH COURT  
 NORCROSS, GEORGIA 30092  
 PHONE: 770-451-2741  
 CONTACT: KEN WOOD OR JONATHAN HOWARD

OWNER  
 THE ARDENT COMPANIES, LLC  
 2100 POWERS FERRY ROAD  
 SUITE 350  
 ATLANTA, GA 30339  
 PHONE: 770-450-8796  
 CONTACT: NEVILLE ALLISON

<b>SITE DATA:</b>	
TOTAL SITE AREA	61.864 ACRES
<b>ZONING</b>	
ZONING JURISDICTION	CITY OF SMYRNA
EXISTING ZONING	PVC-VILLAGE
<b>SINGLE FAMILY SETBACK REQUIREMENTS:</b>	
FRONT YARD	20 FEET
SIDE YARD	5 FEET
REAR YARD	15 FEET

**LEGEND**

- IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IRON PIN SET (#4 Re-Rod unless noted otherwise)
- IRON PIN FOUND (open top pipe)
- IRON PIN SET (crimp top pipe)
- POINT
- CONCRETE MONUMENT FOUND
- PC POINT OF COMMENCEMENT
- PB POINT OF BEGINNING
- TBM TEMPORARY BENCHMARK
- SM SANITARY SEWER MANHOLE
- C/D CLEAN-OUT
- S— SANITARY SEWER LINE
- SD— STORM DRAINAGE LINE
- CS— COMB. STORM & SAN. SEWER LINE
- SWCB SINGLE-WING CATCH BASIN
- DWCB DOUBLE-WING CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- MI WEIR INLET
- CI CURB INLET
- PP POWER POLE
- GP GUY POLE
- TP TRAFFIC SIGNAL POLE
- T— OVERHEAD POWER / TELEPHONE LINE
- V— WATER VALVE
- G— GAS VALVE
- FH— FIRE HYDRANT
- W— WATER LINE
- G— UNDERGROUND GAS LINE
- E— UNDERGROUND ELECTRIC LINE
- T— UNDERGROUND TELEPHONE LINE
- C— UNDERGROUND CABLE LINE
- LP LIGHT POLE
- CALLS PER DEED
- TW TOP OF WALL
- BW BOTTOM OF WALL
- WALL (TYP)
- TRANSFORMER
- BH BOREHOLE
- ROP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- T.S.B. TRAFFIC SIGNAL BOX
- B.S.L. BUILDING SETBACK LINE
- SIGN SIGN
- BOC BACK OF CURB
- E.O. ELECTRIC OUTLET
- E.B. ELECTRIC BOX
- I.B. IRRIGATION BOX
- F.I. FIRE INDICATOR
- SGUM SWEETGUM
- HWND HARDWOOD

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 163,992 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS ADJUSTMENT RULE.

TRACT ONE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 547,036 FEET.

TRACT TWO HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 243,036 FEET.

TRACT THREE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 752,219 FEET.

TRACT FOUR HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 498,566 FEET.

**EQUIPMENT USED:**

ANGULAR: TOPCON TOTAL STATION  
 LINEAR: TOPCON TOTAL STATION

REV	DATE	DESCRIPTION	BY

**PRELIMINARY PLAT**  
 DRAWN BY: JWH  
 CHECKED BY: JWH  
 DATE: MAY 10, 2018  
 SCALE: 1" = 100'  
 DATE OF FIELD WORK: DECEMBER 2016

FOR  
**RIVERVIEW LANDING**  
 CITY OF SMYRNA  
 COBB COUNTY  
 GEORGIA

LAND LOTS: 57, 58, 61, 171, 172, 174, 175,  
 176 & 284  
 DISTRICT EX = 17th, 2nd SECTION

PLANNERS AND ENGINEERS COLLABORATIVE  
 "WE PROVIDE SOLUTIONS"  
 ■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
 ■ CIVIL ENGINEERING ■ LAND SURVEYING  
 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
 (770)451-2741 ■ WWW.PECCATL.COM

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BLOCK B OAKDALE BLUFFS  
PB 239 / PG 41

BLOCK D OAKDALE BLUFFS  
PB 253 / PG 53

CITY OF SMYRNA  
DB 14556 / PG 4367

PHASE THREE  
THE ENCLAVE AT OAKDALE  
PB 252 / PG 6

PHASE TWO  
THE ENCLAVE AT OAKDALE  
PB 252 / PG 84

PHASE ONE  
THE ENCLAVE AT OAKDALE  
PB 252 / PG 83



MKRS PROPERTIES, L.L.P.  
DB 12310 / PG 12

MONUMENTATION WAS FOUND AND HELD ALONG THIS LINE PRIOR TO THE CONSTRUCTION OF THE SEWER OUTFALL.

VINCENT M. GISSENDANNER  
DB 9597 / PG 85

MABLETON PROPERTIES, LLC  
DB 10243 / PG 198

TRACT 4  
0.940 ACRES

ARMSTRONG PLACE  
(50' R/W)

P.O.B. (TRACT 2)

TRACT 6  
29.797 ACRES

TRACT 5  
5.107 ACRES

TRACT 1  
9.891 ACRES

P.O.B.  
NORTHING: 1383260.58  
EASTING: 2194503.97

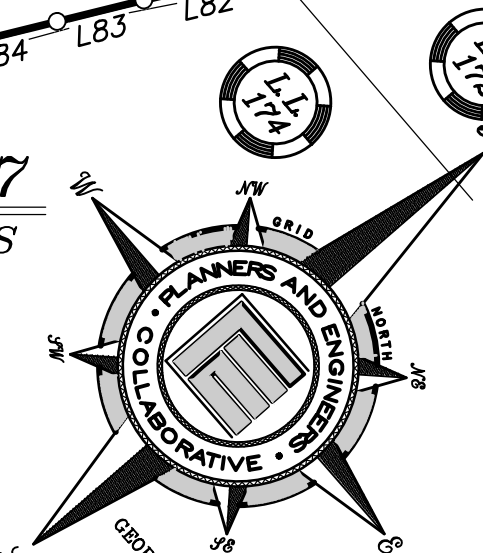
TRACT 8  
4.991 ACRES

P.O.B.  
NORTHING: 1383172.46  
EASTING: 2194456.99

P.O.B.  
NORTHING: 1383199.07  
EASTING: 2194562.57

TRACT 7  
1.371 ACRES

TRACT 10  
5.798± ACRES



CHATTAHOOCHEE RIVER

SHEET 2 OF 3

REV	DATE	DESCRIPTION	BY

**PRELIMINARY PLAT**

DRAWN BY: JWH  
CHECKED BY: JWH  
DATE: MAY 10, 2018  
SCALE: 1" = 100'  
DATE OF FIELD WORK: DECEMBER 2016

COBB COUNTY  
GEORGIA

RIVERVIEW LANDING

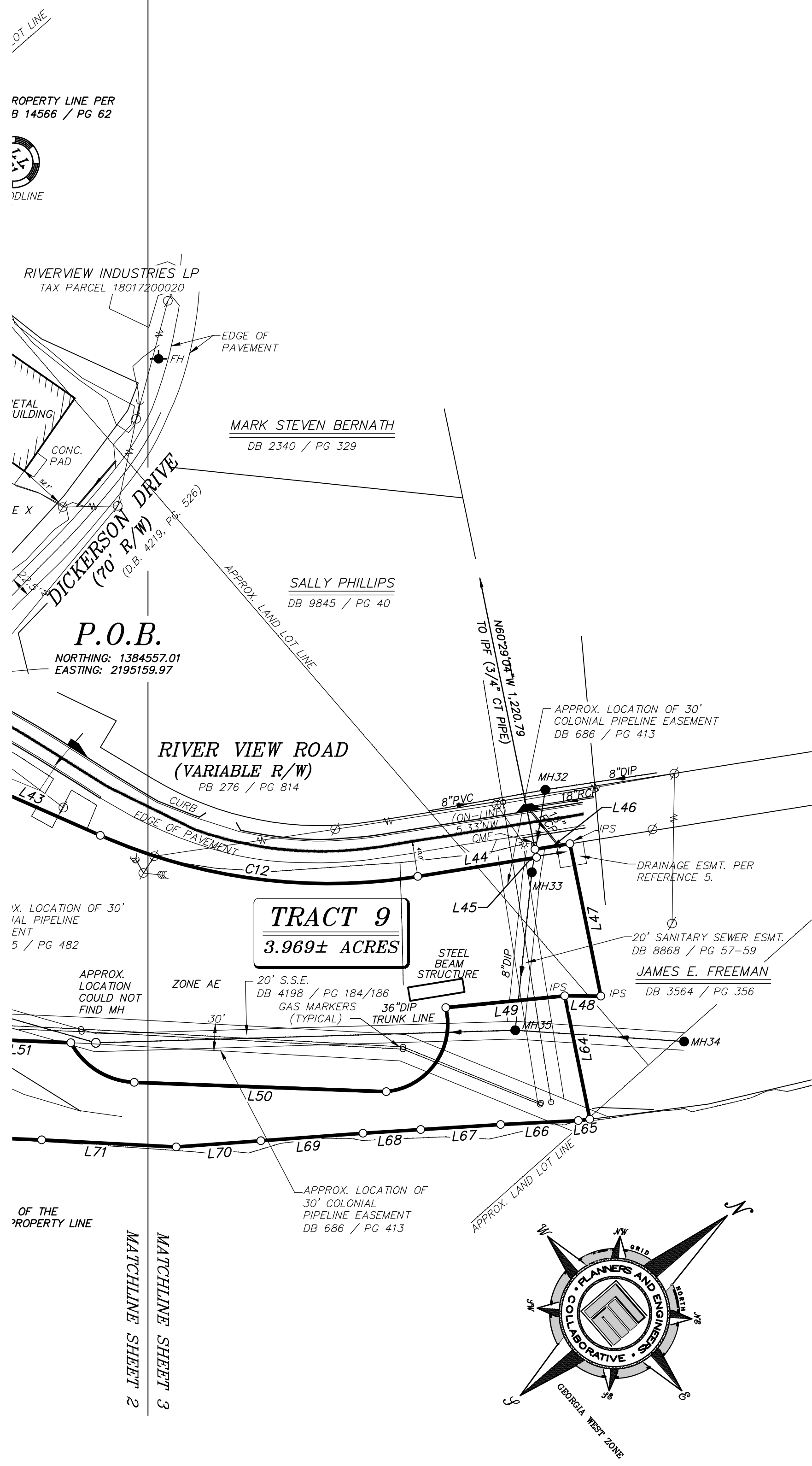
CITY OF SMYRNA

LAND LOTS: 57, 58, 61, 171, 172, 174, 175,  
LAND LOT(S) 176 & 284  
DISTRICT 'EX' = 17th, 2nd SECTION

**PLANNERS AND ENGINEERS COLLABORATIVE**  
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Line Table		
Line #	Length	Direction
L1	22.56	N50°45'54"E
L2	57.91	N50°45'54"E
L3	238.63	S55°48'17"E
L4	80.83	S54°59'32"E
L5	4.28	S35°31'49"W
L6	26.43	S58°09'56"E
L7	32.45	S59°37'03"E
L8	191.21	S61°23'00"E
L9	13.07	S65°46'20"E
L10	28.24	S16°42'35"E
L11	339.97	S28°34'06"W
L12	5.01	S61°25'54"E
L13	131.74	S28°33'57"W
L14	39.17	S28°34'12"W
L15	15.77	N24°46'16"E
L16	53.29	N28°42'29"E
L17	101.89	N28°42'29"E
L18	95.43	S13°00'28"W
L19	109.66	S17°36'06"W
L20	109.86	S28°35'00"W

Line Table		
Line #	Length	Direction
L21	76.80	S26°56'40"W
L22	70.34	S29°25'44"W
L23	91.93	S32°05'02"W
L24	57.64	S29°44'53"W
L25	61.25	S40°25'39"W
L26	12.64	S31°41'32"W
L27	88.97	S42°46'52"W
L28	113.12	S41°49'31"W
L29	104.99	S43°53'55"W
L30	99.90	S42°27'46"W
L31	114.43	S47°15'19"W
L32	17.53	S47°21'39"W
L33	108.88	N75°51'09"E
L34	18.30	N28°34'06"E
L35	32.34	N39°56'37"E
L36	95.27	N27°55'58"E
L37	210.82	N23°15'19"E
L38	55.41	N23°15'19"E
L39	162.61	N25°22'29"E
L40	230.57	N26°12'00"E

Line Table		
Line #	Length	Direction
L41	298.10	N26°52'15"E
L42	151.62	N18°51'42"E
L43	177.91	N64°46'14"E
L44	136.02	N31°56'00"E
L45	9.33	N60°29'04"W
L46	40.03	N31°57'32"E
L47	175.87	S60°29'04"E
L48	40.89	S41°31'16"W
L49	135.17	S35°19'21"W
L50	284.96	S43°06'48"W
L51	113.69	S43°15'14"W
L52	133.70	N63°02'25"W
L53	153.91	N69°03'42"W
L54	49.61	N47°59'22"W
L55	207.73	S65°10'38"E
L56	118.02	S26°55'21"W
L57	30.74	S34°47'42"W
L58	412.40	S38°33'40"W
L59	271.33	S24°46'33"W
L60	56.01	S29°26'11"W

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	293.93'	995.13'	292.86'	N43°14'17"E
C2	50.84'	263.73'	50.76'	S49°44'07"E
C3	59.87'	760.29'	59.85'	S30°49'33"W
C4	225.94'	760.29'	225.11'	S41°35'42"W
C5	74.21'	820.29'	74.18'	N31°09'41"E
C6	56.77'	820.29'	56.76'	N49°00'44"E
C7	190.08'	820.29'	189.65'	N40°23'29"E
C8	68.00'	360.00'	67.90'	N24°13'01"E
C9	137.78'	86.00'	123.51'	S19°16'49"E
C10	148.68'	360.00'	147.63'	N41°27'36"E
C11	72.12'	360.00'	72.00'	N59°01'52"E
C12	366.79'	640.00'	361.79'	N48°21'07"E
C13	132.28'	76.46'	116.39'	N13°38'42"W
C14	88.47'	85.00'	84.53'	N73°02'12"E
C15	18.43'	213.73'	18.43'	N07°40'50"W
C16	109.31'	52.00'	90.27'	S29°47'09"E
C17	105.37'	62.00'	93.14'	S41°18'51"W
C18	170.11'	213.73'	165.66'	N32°57'10"W
C20	33.25'	60.00'	32.83'	N51°55'13"E
C21	180.70'	60.00'	119.75'	N49°19'07"W

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C22	245.98'	440.00'	242.79'	S34°49'16"W
C23	112.81'	10040.00'	112.81'	S26°32'29"W
C24	119.64'	10040.00'	119.64'	S25°52'41"W

Line Table		
Line #	Length	Direction
L61	348.58	S29°26'11"W
L62	19.72	S12°21'59"W
L63	81.80	S50°01'54"E
L64	142.27	S60°29'04"E
L65	13.12	S34°01'46"W
L66	87.89	S38°07'28"W
L67	90.48	S37°25'19"W
L68	65.43	S37°19'44"W
L69	115.89	S36°47'48"W
L70	95.83	S36°48'30"W
L71	152.33	S44°00'30"W
L72	110.01	S43°20'23"W
L73	96.34	S41°07'24"W
L74	107.25	S45°02'12"W
L75	132.63	S40°09'32"W
L76	129.47	S40°47'48"W
L77	108.74	S38°14'52"W
L78	115.31	S36°47'27"W
L79	48.51	S29°05'45"W
L80	36.02	S29°05'45"W

Line Table		
Line #	Length	Direction
L81	82.39	S29°33'53"W
L82	62.01	S27°47'32"W
L83	46.57	S27°02'22"W
L84	54.72	S27°02'22"W
L85	49.13	S24°50'37"W
L86	95.61	S27°16'11"W
L87	97.05	S31°13'01"W
L88	147.80	S15°56'44"W
L89	33.04	S13°00'28"W
L90	181.60	S65°18'47"E
L91	588.23	S22°33'07"W
L92	357.30	N01°52'39"E
L93	75.22	N89°59'39"E
L94	62.64	S27°25'53"W
L95	16.81	S08°19'33"W
L96	156.03	S07°02'40"E
L97	55.67	N90°00'00"W
L98	28.13	S73°18'02"W
L99	201.31	N59°55'24"W
L100	271.54	N57°29'42"W

Line Table		
Line #	Length	Direction
L101	6.90	S02°11'41"W
L102	106.02	N55°48'17"W
L103	466.33	S58°28'13"E
L104	279.89	S64°44'48"E
L105	205.79	S24°30'44"W
L106	27.51	S26°53'02"W
L107	33.33	S27°59'04"W
L108	57.48	S27°59'04"W
L109	76.83	N01°52'39"E
L110	169.95	N02°08'50"E
L111	152.29	N02°08'50"E
L112	194.12	N70°57'11"W
L113	300.07	N05°34'47"E
L114	212.19	S89°19'52"E
L115	738.82	S89°50'04"E
L116	136.06	S67°17'56"E
L117	32.98	N77°44'39"E
L118	366.82	S65°11'42"E
L119	119.68	S06°13'44"E
L120	45.74	S06°13'44"E

Line Table		
Line #	Length	Direction
L121	113.51	S18°48'21"W
L122	48.06	S22°38'00"W
L123	134.78	S27°09'05"W
L124	141.93	S26°51'49"W
L125	162.97	S25°32'03"W
L126	56.25	S24°30'44"W

REV	DATE	DESCRIPTION	BY

**PRELIMINARY PLAT**  
 DRAWN BY: J. H. HUNTER  
 CHECKED BY: J. H. HUNTER  
 DATE: MAY 10, 2018  
 SCALE: 1" = 100'  
 DATE OF FIELD WORK: DECEMBER 2016

FOR  
**RIVERVIEW LANDING**  
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LAND LOTS: 57, 58, 61, 171, 172, 174, 175,  
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