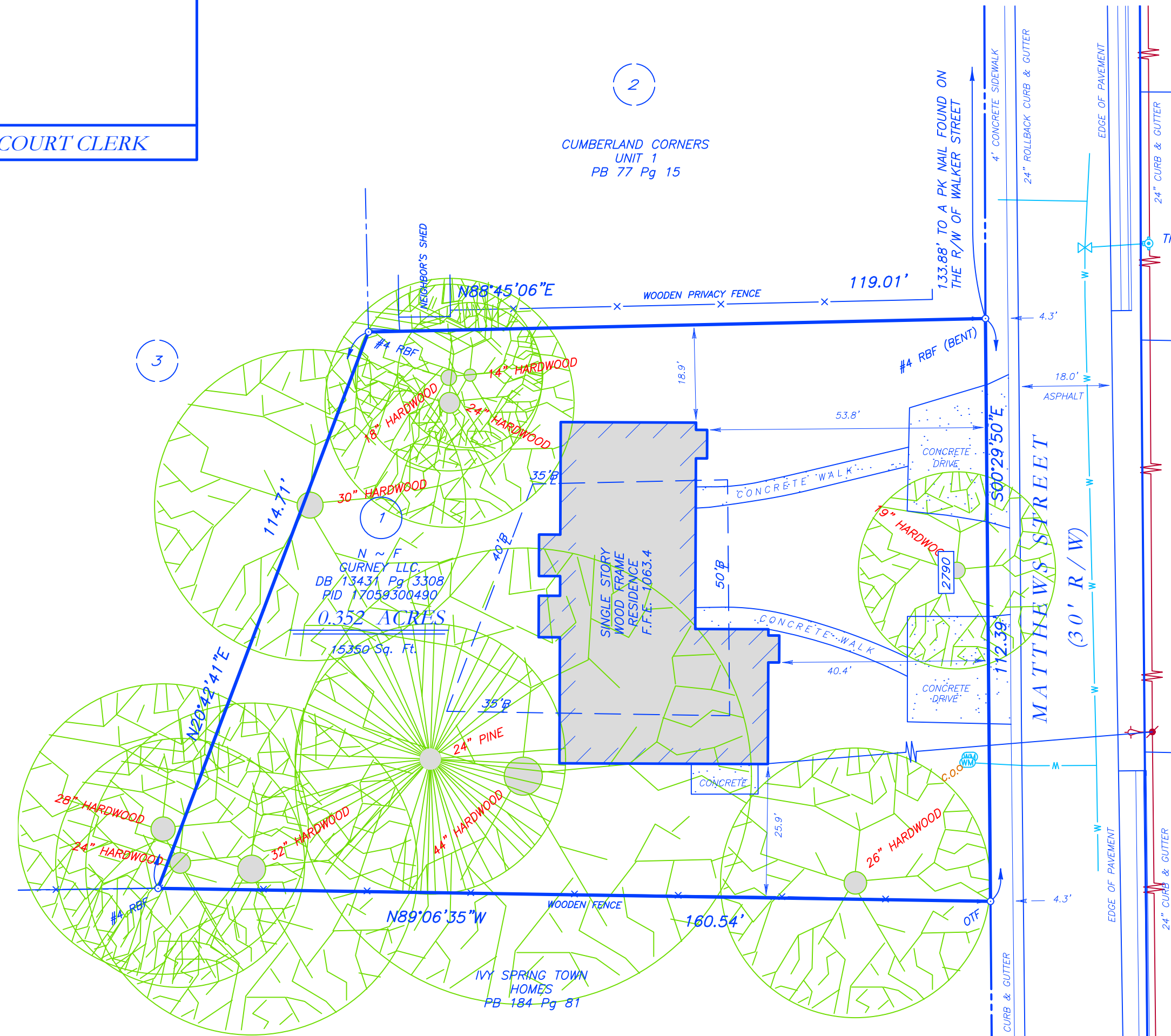


RESERVED FOR COURT CLERK

3

GRID NORTH (GA WEST ZONE)

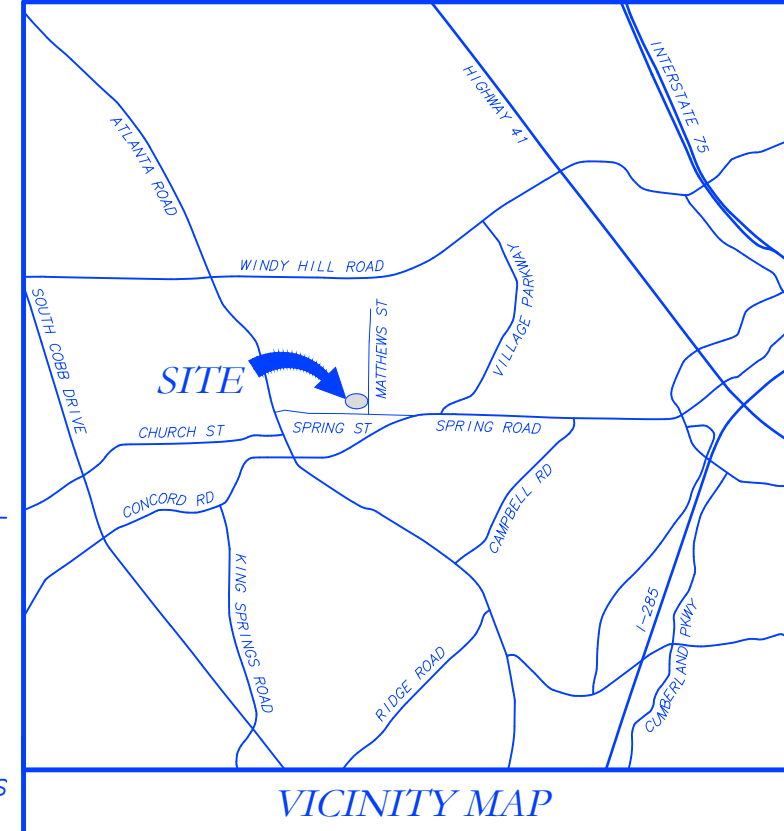


CUMBERLAND CORNERS
UNIT 1
PB 77 Pg 15

THE VILLAGE AT WILLIAMS
PARK
PB 276 Pg 162
ZONED RDA

N ~ F
CURTIS ANDERSON
PID 17063200290

N ~ F
MCBEV ONE LLC
DB 15655 Pg 141
PID 17063200280
ZONED RDA



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:96,578.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED RTD (RESIDENTIAL TOWNHOUSE DISTRICT) PER CITY OF SMYRNA ZONING ORDINANCES.

FRONT SETBACK	50 FEET
SIDE SETBACK	35 FEET
REAR SETBACK	40 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0119H AND THE DATE OF SAID MAP IS MARCH 4, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

- REFERENCE A QUITCLAIM DEED TO GURNEY, LLC, A GEORGIA LIMITED LIABILITY COMPANY RECORDED IN DEED BOOK 13431, PAGE 3308.
- REFERENCE FINAL PLAT OF THE CUMBERLAND CORNERS UNIT 1 SUBDIVISION RECORDED IN PLAT BOOK 77, PAGE 15.
- REFERENCE A FINAL PLAT OF IVY SPRING TOWN HOMES RECORDED IN PLAT BOOK 184, PAGE 81.

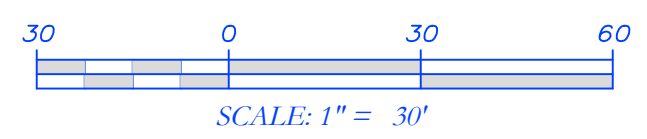
SURVEYOR'S CERTIFICATION

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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

J.T. Baker
JOSEPH T. BAKER, LS # 2674
12-10-19
DATE



EXISTING IMPERVIOUS AREA
3219 Sq. Ft. (20.97%)



LEGEND

POB POINT OF BEGINNING	⊙	FIRE HYDRANT	⊕
POC POINT OF COMMENCEMENT	⊙	WATER VALVE	⊕
RBS REBAR SET	⊕	WATER METER	⊕
RBF REBAR FOUND	⊕	GAS METER	⊕
MNF MAG NAIL FOUND	⊕	POWER METER	⊕
MNS MAG NAIL SET	⊕	ELECTRICAL BOX	⊕
CRF CAPPED REBAR FOUND	⊕	POWER POLE	⊕
OTF OPEN TOP PIPE FOUND	⊕	OVERHEAD ELECTRICAL	⊕
CMF CONCRETE MONUMENT FOUND	⊕	GUY WIRE	⊕
DI DROP INLET	⊕	ROOF DRAIN	⊕
CI CATCH INLET	⊕	YARD INLET	⊕
YI YARD INLET	⊕	JUNCTION BOX	⊕
OCS OUTLET CONTROL STRUCTURE	⊕	SINGLE WING CATCH BASIN	⊕
JB JUNCTION BOX	⊕	DOUBLE WING CATCH BASIN	⊕
SWCB SINGLE WING CATCH BASIN	⊕	HEAD WALL	⊕
DWCB DOUBLE WING CATCH BASIN	⊕	SAFETY END SECTION	⊕
HW HEADWALL	⊕	UNDERGROUND GAS LINE	⊕
FES FLARED END SECTION	⊕	UNDERGROUND WATER LINE	⊕
CMP CORRUGATED METAL PIPE	⊕	UNDERGROUND ELECTRIC LINE	⊕
RCP REINFORCED CONCRETE PIPE	⊕	UNDERGROUND TELECOM	⊕
SS SANITARY SEWER	⊕	SANITARY SEWER LINE	⊕
F.M.E. FORCE MAIN EASEMENT	⊕	SANITARY SEWER MANHOLE	⊕
S.S.E. SANITARY SEWER EASEMENT	⊕	CLEAN OUT	⊕
D.E. DRAINAGE EASEMENT	⊕	GREASE TRAP	⊕
W.E. WATER EASEMENT	⊕	FENCE	⊕
		BOLLARD	⊕
		SPOT ELEVATION	⊕

REVISIONS

NO.	DATE

JOB NO. 5403

DRAWN BY	JBD
CHECKED	DLP
DATE	12-9-19
FIELD DATE	12-5-19
SCALE	1"=20'

SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com

EXISTING CONDITIONS SURVEY FOR
FCJ PARTNERS LLC
LOCATED IN LAND LOT 583 OF THE 17th DISTRICT
2nd SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA