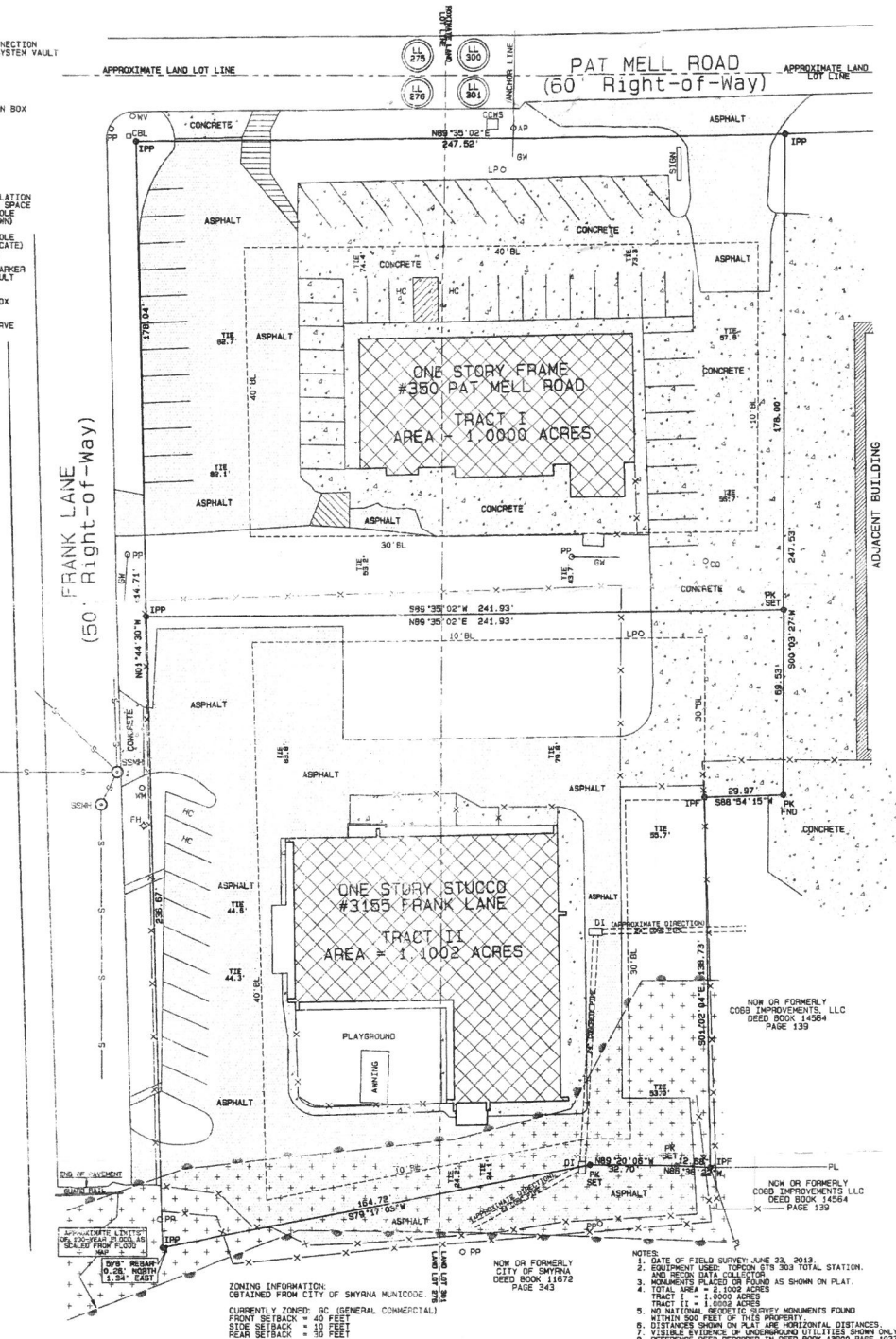
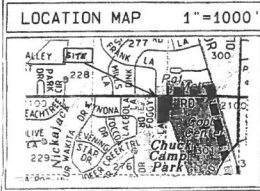


LEGEND:  
 OIP - OPEN TOP PIPE FOUND (SIZE)  
 IPC - #4 REBAR FOUND WITH  
 IPR - #4 REBAR FOUND  
 ITP - #4 REBAR PLACED  
 CTF - CRIMP TOP PIPE FOUND  
 QTF - OPEN TOP PIPE FOUND  
 NF - NAIL FOUND  
 PL - PROPERTY LINE  
 AC - A/C UNIT  
 DR - DRAIN  
 BV - BRASS VALVE  
 TSP - TRAFFIC SIGNAL POLE  
 AP - ANCHOR POLE  
 PP - POWER POLE  
 SP - SERVICE POLE  
 PB - POWER BOX  
 LP - LIGHT POLE  
 FP - FLAG POLE  
 FH - FIRE HYDRANT  
 BS - BELL SOUTH BOX  
 CBL - CABLE BOX  
 EM - ELECTRIC METER  
 PB - POWER BOX  
 MB - MAILBOX  
 US - UTILITY SIED  
 CUL - CONCRETE CULVERT  
 FDC - FIRE DEPARTMENT CONNECTION  
 COS - COBB COUNTY WATER SYSTEM VAULT  
 KMV - WATER MATH VAULT  
 MV - WATER VALVE  
 FM - FAUCET  
 GW - GUY WIRE  
 CB - CATCH BASIN  
 JCB - JOINT BOX  
 GS - GAS METER  
 CO - CLEAN OUT  
 YD - YARD DRAIN  
 UP - UPPOUT  
 FR - FLAG POLE  
 MB - BRICK MAILBOX  
 E - OVERHEAD LINES  
 H - GAS LINE  
 E-1 - ENCROACHMENT OR VIOLATION  
 HC - HANDICAPPED PARKING SPACE  
 SSM - SANITARY SEWER MANHOLE  
 MHT - MARKER (TYPE UNKNOWN)  
 SSM - SANITARY SEWER MANHOLE  
 (UNABLE TO FIELD LOCATE)  
 S - SANITARY SEWER LINE  
 BLDG - BUILDING  
 FCH - FIBER OPTIC CABLE MARKER  
 MCV - METAL COVER OVER VAULT  
 (UNKNOWN TYPE)  
 NTS - NOT TO SCALE  
 AG - ATLANTA GAS LIGHT BOX  
 COL - COLUMN  
 PCL - POINT OF REVERSE CURVE  
 PC - POINT OF CURVE



CLOSURE STATEMENT:  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED UPON  
 HAS A FIELD CLOSURE OF ONE FOOT IN 82,683 FEET AND AN  
 ANGULAR ERROR OF 00'-00"-02" PER ANGLE POINT AND WAS  
 NOT ADJUSTED.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS  
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 239,614 FEET.

SURVEYORS ACKNOWLEDGMENT:  
 I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS  
 A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY  
 SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN  
 HEREON.  
 JAMES A. EVANS, JR.  
 REGISTERED P.A. LAND SURVEYOR  
 RLS #2167  
 DATE: 7-18-2013

ZONING INFORMATION:  
 OBTAINED FROM CITY OF SMYRNA MAP CODE  
 CURRENTLY ZONED: GC (GENERAL COMMERCIAL)  
 FRONT SETBACK = 40 FEET  
 SIDE SETBACK = 10 FEET  
 REAR SETBACK = 30 FEET  
 MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FEET.  
 MINIMUM LOT SIZE = 20,000 SQUARE FEET  
 EXISTING PARKING:  
 TRACT I - 49 REGULAR SPACES; 2 HANDICAPPED SPACES  
 TRACT II - 9 REGULAR SPACES; 2 HANDICAPPED SPACES  
 HEIGHT REGULATIONS:  
 MAXIMUM BUILDING HEIGHT IS 35 FEET.  
 MAXIMUM IMPERVIOUS SURFACE AREA IS 100%.

FLOOD NOTE:  
 BY GRAPHIC PLOTTING ONLY PER NATIONAL FLOOD INSURANCE  
 PROGRAM'S COBB COUNTY, GEORGIA FLOOD INSURANCE RATE  
 MAP 13067C0118H, BEARING AN EFFECTIVE DATE OF  
 MARCH 4, 2013, SUBJECT PROPERTY IS PARTIALLY LOCATED IN  
 AN IDENTIFIED FLOOD HAZARD AREA.  
 SUBJECT PROPERTY IS LOCATED IN "SHADED ZONE X" AND  
 UNSHADED ZONE X.  
 "SHADED ZONE X" IS AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD  
 AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE  
 DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN  
 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL  
 CHANCE FLOOD.

NOTES:  
 1. DATE OF FIELD SURVEY: JUNE 23, 2013.  
 2. EQUIPMENT USED: TOPCON 618 30A TOTAL STATION.  
 3. AND RECORD DATA COLLECTOR  
 4. MONUMENT RACES OR FENCES AS SHOWN ON PLAT.  
 5. TOTAL AREA = 2.0002 ACRES  
 6. TRACT I = 1.0000 ACRES  
 7. TRACT II = 1.0002 ACRES  
 8. NO NATIONAL DEED SURVEY MONUMENTS FOUND  
 9. WITHIN 500 FEET OF THIS PROPERTY.  
 10. DISTANCES SHOWN ON PLAT ARE HORIZONTAL DISTANCES.  
 11. VISIBLE EVIDENCE OF UNDERGROUND UTILITIES SHOWN ONLY.  
 12. REFERENCE USED: RECORDED IN DEED BOOK 13900 PAGE 1037.  
 13. AN IMPROVED AND EASEMENT FROM PAT MELL ROAD TO  
 EAST ADJACENT TRACT (NOW OR FORMERLY COBB IMPROVEMENTS  
 LLC) OVER AND THROUGH A DRIVEWAY ON THIS PLATED PROPERTY  
 EXISTS. SAID EASEMENT SHALL BE PERMANENT AND NON-REPEALABLE  
 AND MAY BE USED BY THE PUBLIC TO ACCESS SAID TRACT OF LAND  
 DESCRIBED IN DEED BOOK 14178, PAGES 2914 AND 2915, COBB  
 COUNTY RECORDS.

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 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. 15-8-67.

TRACT DIVISION SURVEY FOR:	
DON CASWELL	
Scale: 1"=40'	CITY OF SMYRNA
Date: 7/10/2013	AND LOTS 278 AND 301, 17TH DISTRICT
Revised:	2ND SECTION, COBB COUNTY, GEORGIA
Drawn By: DANIEL LEE BRANHAM, SR.	
Job: 130254-4	Surveyor: JAMES A. EVANS, JR., RLS #2167

130254-4