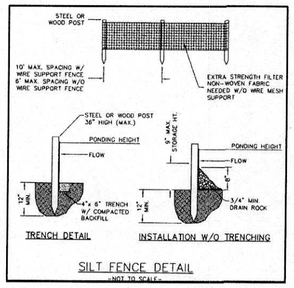
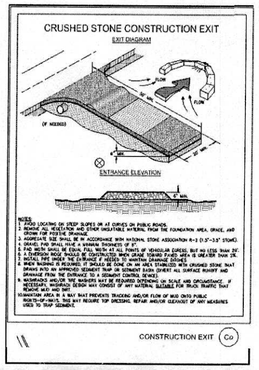
LEGEND

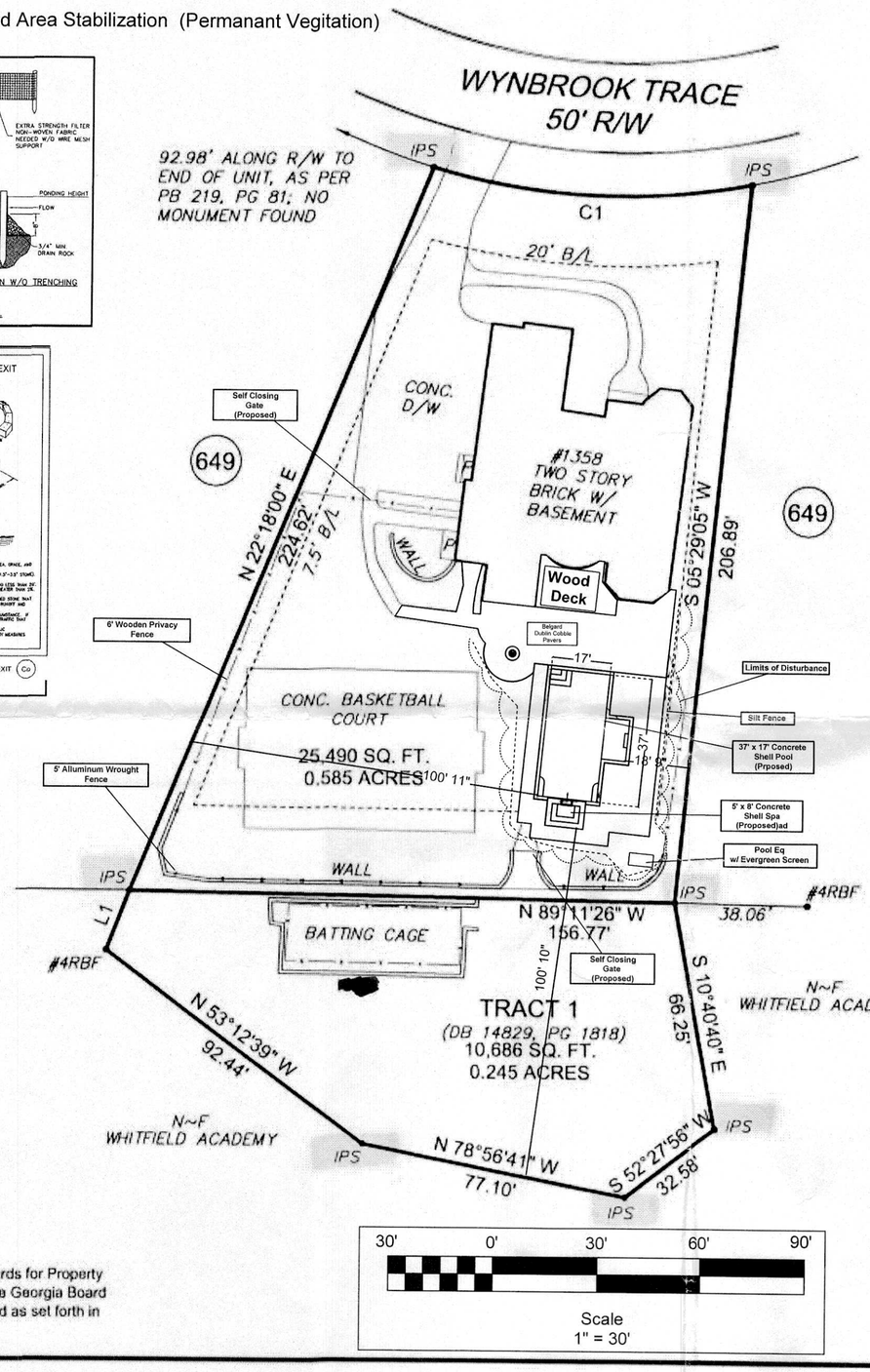
IPF - Iron Pin Found
IPS - Iron Pin Set (1/2" Capped Rebar)
RBF - Rebar Found
OTF - Open Top Pipe Found
CTF - Crimped Top Pipe Found
MON - Monument Found
CMF - Concrete Monument Found
L.L.L. - Land Lot Line
CP - Calculated Point
PP - Power Pole
LP - Light Pole
TP - Telephone Pole
PED - Utility Pedestal
FH - Fire Hydrant
CMP - Corrugated Metal Pipe
RCP - Reinforced Concrete Pipe
WM - Water Meter
WV - Water Valve
GV - Gas Valve
SMH - Sewer Manhole
CB - Catch Basin
DI - Drop Inlet
C/O - Cleanout
R/W - Right of Way
N/F - Now or Formerly
DB, PG - Deed Book and Page
PB, PG - Plat Book and Page
POB - Point of Beginning

Ds1 Disturbed Area Stabilization (Mulching Only)
Ds2 Disturbed Area Stabilization (Temporary Vegitation)
Ds3 Disturbed Area Stabilization (Permanant Vegitation)



SILT FENCE DETAIL
NOT TO SCALE





Existing Lot Coverage		Proposed Lot Coverage	
Existing House	3685	Proposed Pool Area	993
Existing Drive and Walks	2956	-	-
Existing Walls	286	-	-
Existing Sports Court	3120	-	-
Existing Rear Patio	1355	-	-
Total Existing Lot Coverage	11,382	-	-
Total Lot Sq. Ft.		36,176	
Total New Lot Sq. Ft.		12,375	
% Total Lot Coverage		34 %	

GEORGIA REGISTERED No. 3237 PROFESSIONAL LAND SURVEYOR JOHN C. GROVES, JR.

SURVEYOR'S CERTIFICATION

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. 15-6-67

30' 0' 30' 60' 90'
Scale
1" = 30'

SURVEYOR'S NOTES:

1. The field data upon which this plat is based has a closure of 1: 20,000+ feet, an angular error of 2" per point, and was adjusted using the Least Squares Method.

2. This plat has been calculated for closure and has a mathematical error of 1: 200,000+.

3. Field angles and measurements acquired for the production of this plat were obtained on 6/24/2015 using a Leica TCRP 1203 Total Station.

4. The bearings shown hereon are based upon Plat Book 219, Page 81.

5. This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.

6. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.

7. Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.

FLOOD NOTE:

By graphically plotting only, the subject property does not fall within a 100-year federally designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Community Panel No. 13067C0208H, effective date of 3/4/2013.

Custom Pools of Atlanta LLC
4776 Mystic Drive

24 Hour Contact
Danny Franke
(404) 427-9924

TOTAL AREA
36,176 SQ. FT.
0.830 ACRES

LINE	BEARING	DISTANCE
L1	N 20°54'54" E	18.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	193.83'	92.26'	91.39'	N 87°26'00" W

FOOTHILLS LAND SURVEYING, LLC
164 HIGHLANDS DRIVE
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GA LSF #1152

BOUNDARY SURVEY PREPARED FOR
COURTNEY D. LAVALLEE
MATTHEW R. LAVALLEE

LOT 650, VININGS ESTATES, UNIT XIIC
LOCATED IN LAND LOT 543
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 6/26/2015
SCALE: [redacted]
DRAWING: 15-201
COORD:
REVISIONS:

SHEET #: 1 of 1