















**LEGEND:**

- ### LEGEND
- |   |                           |   |                        |
|---|---------------------------|---|------------------------|
| BSL   | BUILDING SETBACK LINE     |  | WATER VALVE            |
| DE  | DRAINAGE EASEMENT         |  | UTILITY POLE           |
|  | DROP INLET                |  | SIGN                   |
|  | DOUBLE WING CATCH BASIN   |   |                        |
|  | EASEMENT                  |  | DECIDUOUS TREE         |
|  | FIRE HYDRANT              |  | EVERGREEN TREE OR PINE |
|  | HEADWALL                  |   |                        |
| IPF   | IRON PIN FOUND            |   |                        |
|  | IRON PIN SET (1/2" REBAR) |   |                        |
|  | JUNCTION BOX              |   |                        |
| LL  | LAND LOT                  |   |                        |
| LLL   | LAND LOT LINE             |   |                        |
|  | MANHOLE                   |   |                        |
| POB   | POINT OF BEGINNING        |   |                        |
| R/W   | RIGHT-OF-WAY              |   |                        |
| SS  | SANITARY SEWER LINE       |   |                        |
| SSE   | SANITARY SEWER EASEMENT   |   |                        |
|  | SINGLE WING CATCH BASIN   |   |                        |
|  | STORM LINE                |   |                        |
| WM  | WATER MAIN                |   |                        |
|  | WATER METER               |   |                        |

**GENERAL NOTES:**

1. 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. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. 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 RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,789 AND AN ANGULAR ERROR OF 14" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GTS225 TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.

5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 165,285 FEET. FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2017. NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS OF SMYRNA, GEORGIA - CBD

7. SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

8. BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION UNLESS OTHERWISE NOTED HEREON. ELEVATIONS ESTABLISHED ARE BASED ON NAVD88 DATUM AND WERE ESTABLISHED USING GPS EQUIPMENT ON aGPS REFERENCE STATIONS.

**VICINITY MAP:**

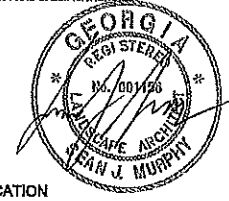
### OWNER'S ACKNOWLEDGMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL DRAIN EASEMENTS HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

|       |      |
|-------|------|
| OWNER | DATE |
|-------|------|

**PREPARER'S ACKNOWLEDGEMENT**

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, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SMYRNA SUBDIVISION REGULATIONS.



REGISTERED - SEAN J. MURPHY, GEORGIA, LA 001153

## CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAN, 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 INSTALLATION AND DEDICATION OF EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

|                          |      |
|--------------------------|------|
| MAYOR, CITY OF SALT LAKE | DATE |
|--------------------------|------|

|                                |      |
|--------------------------------|------|
| PLANNING AND ZONING COMMISSION | DATE |
|--------------------------------|------|

ENGINEERING DEPARTMENT DATE

BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT NOTES:**

- 1.) NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 2.) TOTAL AREA: 0.78 ACRES
- 3.) TOTAL NUMBER OF LOTS: 9
- 4.) DENSITY 3.94 UNITS/ACRE
- 5.) SETBACKS:  
FRONT BUILDING LINE: 25' AND 15'  
REAR BUILDING LINE: 25' AND 20'  
SIDE BUILDING LINE 10'
- 6.) EXISTING ZONING: CBD
- 7.) PROPOSED ZONING: RAD - Conditional
- 8.) BUILDING SETBACKS ALONG ROAD MEASURED FROM F.O.W.
- 9.) THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES AND OR HISTORIC FEATURES ON THIS PROPERTY.

THIS PLAT FILED IN OFFICE \_\_\_\_\_  
RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
CIN # \_\_\_\_\_

CLERK, COBB COUNTY SUPERIOR COURT DATE:

SUBJECT TO PROTECTIVE COVENANTS

RECORDED IN DEED BOOK \_\_\_\_\_ PAGES: \_\_\_\_\_

NO PART OF THIS PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS  
AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0119H,  
EFFECTIVE DATE OF MARCH 4, 2013, COBB COUNTY, GEORGIA,  
AND UNINCORPORATED AREAS.

**REFERENCE MATERIAL:**

1. SUBDIVISION OF PLAT OF URS, O.E. FICKENS, BY ROBERT C.E. DATED OCTOBER 1925, RECORDED IN COBB COUNTY, GEORGIA RECORDS, IN PLAT BOOK 3, PAGE 1.
2. FINAL PLAT OF MIDDLEBURY, BY J.A. EVANS & ASSOCIATES, DATED NOV. 14, 2013, RECORDED IN COBB COUNTY, GEORGIA RECORDS, IN PLAT BOOK 273, PAGE 513.
3. FINAL PLAT OF CONCORD ROAD, BY FOCAPOINT ENGINEERING, DATED 2013, RECORDED IN COBB COUNTY, GEORGIA RECORDS, IN PLAT BOOK 225, PAGE 152.
4. LIMITED WARRANTY DEED TO DOP CONCORD, LLC, DATED JULY 30, 2014 RECORDED IN COBB COUNTY, GEORGIA RECORDS, IN DB 15178, PG 5601.
5. WARRANTY DEED TO DOP CONCORD, LLC, DATED JULY 30, 2014, RECORDED IN COBB COUNTY, GEORGIA RECORDS, IN DB 15178, PG 2151.

NICHOLS HEIGHTS SUBDIVISION LOTS 1-3  
(NOW OR FORMERLY) Lots 8-12, Block B, Mrs. O.E. Fickens Subdivision  
Land Lot 486, 17th District, 2nd Section, Cobb County, Georgia

For:  
Kimberly Norwood

BY:

## REVISIONS

## THE

File No.

Prepared by Sean J. Murphy  
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