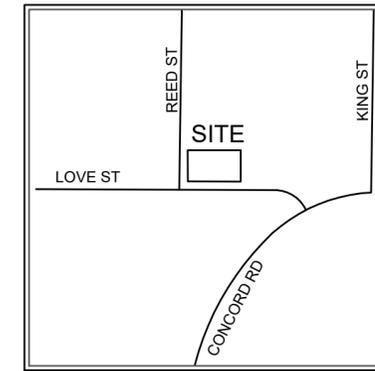


EXISTING LOT COVERAGE

WEST STONE DRIVE & STEP	153 SF
SOUTH ASPHALT DRIVE & CONC. APRON	359 SF
CAR PORT & CONC. AREAS	436 SF
DWELLING (FOOTPRINT)	1,183 SF
WOOD DECK & STEPS	207 SF
SHED	95 SF
AC PADS	4 SF
WALLS	19 SF
<b>TOTAL EXISTING =</b>	<b>2,462 SF (30.31%)</b>

BOUNDARY & TOPOGRAPHIC SURVEY FOR:  
**AMANDA COFFELT**  
 LOT 1, G.T. HAMBY SUBDIVISION,  
 LAND LOT 522, 17TH DISTRICT,  
 2ND SECTION, COBB COUNTY, GEORGIA

**AREA**  
 8,121 sq.ft.  
 0.19 acres



VICINITY MAP  
 N.T.S.

THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT

CURRENT ZONING

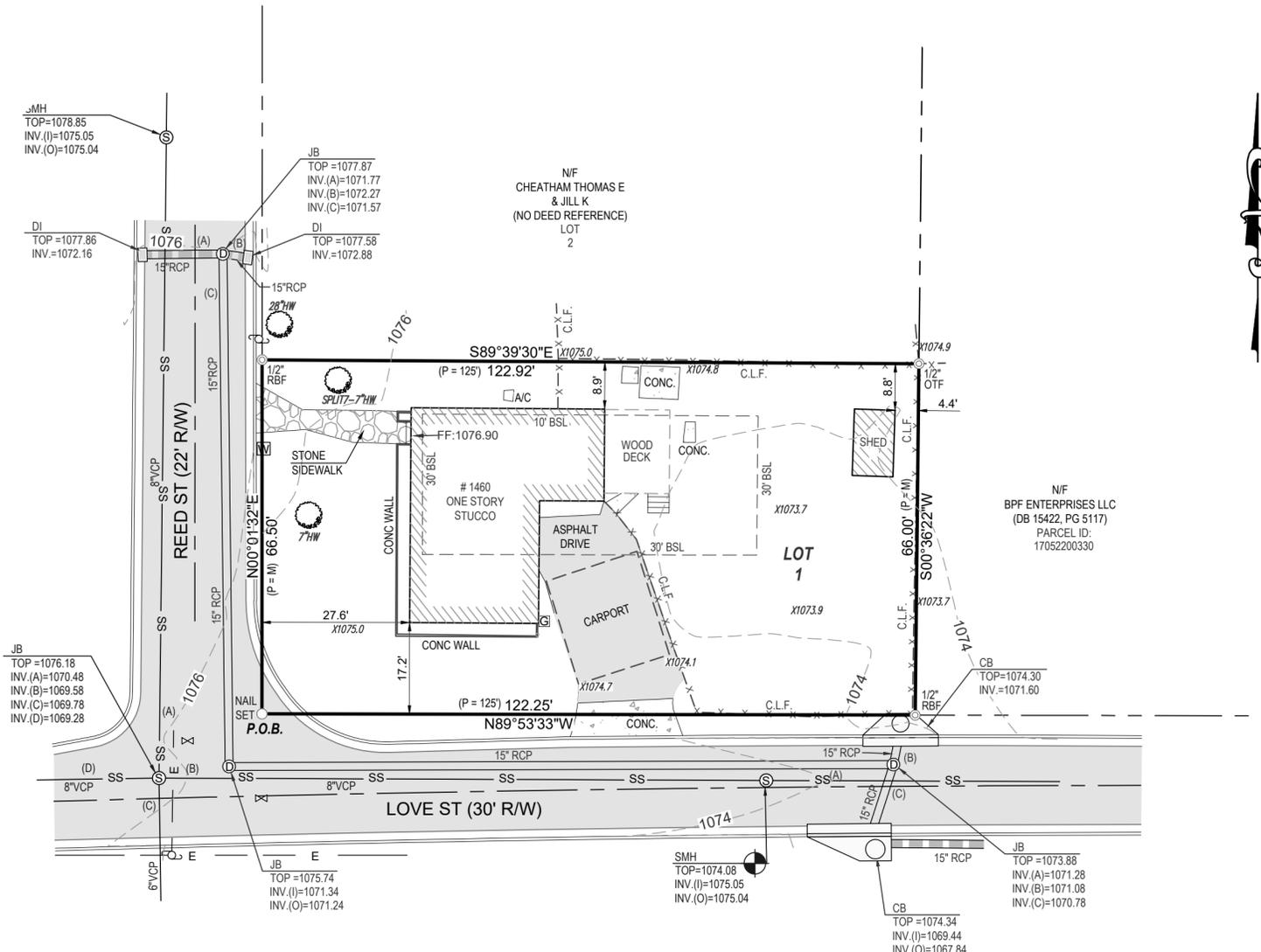
- ZONED: R-15 (CITY OF SMYRNA DISTRICT)
- MIN. YARD ADJACENT TO PUBLIC STREET
- FRONT YARD: 30 FEET (PER PLAT)
- SIDE YARD: 10 FEET
- REAR YARD: 30 FEET
- MAX. LOT COVERAGE: 35%

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR ROD FOUND

TREE LEGEND:

- OAK
- WILLOW
- POPLAR
- ELM
- PINE
- CHESTNUT
- SWEETGUM
- HARDWOOD

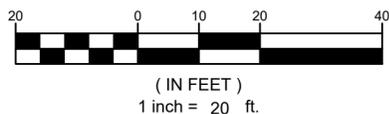


SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 770,421 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0119H THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
- THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAD 83 AND PER FULTON COUNTY GIS TILE NUMBER C05\_T2324.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

GRAPHIC SCALE



SURVEYORS 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 THE PARCEL OR PARCELS ARE STATED HEREON. 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Cullen Preston Hardee*  
 CULLEN PRESTON HARDEE  
 REGISTERED LAND SURVEYOR #3144, LSF 001321  
 3/07/2023  
 DATE

VISIT US ON OUR WEBSITE:  
 www.united-llc.com

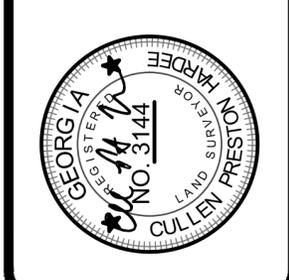
1258 CONCORD ROAD, SUITE 103  
 SMYRNA, GEORGIA 30086  
 Ph: (678) 293-5332

**UNITED LAND SURVEYING**  
 COA NO. LSF 001321

BOUNDARY & TOPOGRAPHIC SURVEY  
**AMANDA COFFELT**  
 LOT 1  
 G.T. HAMBY SUBDIVISION  
 LAND LOT 522, 17TH DISTRICT  
 2ND SECTION, COBB COUNTY  
 GEORGIA

REVISIONS	
1.	
2.	
3.	
4.	
LEGAL REFERENCE:	
DEED BOOK: 15209	PAGE: 1416
PLAT BOOK: 8	PAGE: 61
<b>SHEET 1 OF 1</b>	

PLAT DATE:	3/07/2023
FIELD DATE:	2/13/2023
SCALE:	1"=20'
DRAWN BY:	P.H
REVIEWED BY:	M.A.M



JOB NUMBER:  
**23-004**

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