

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

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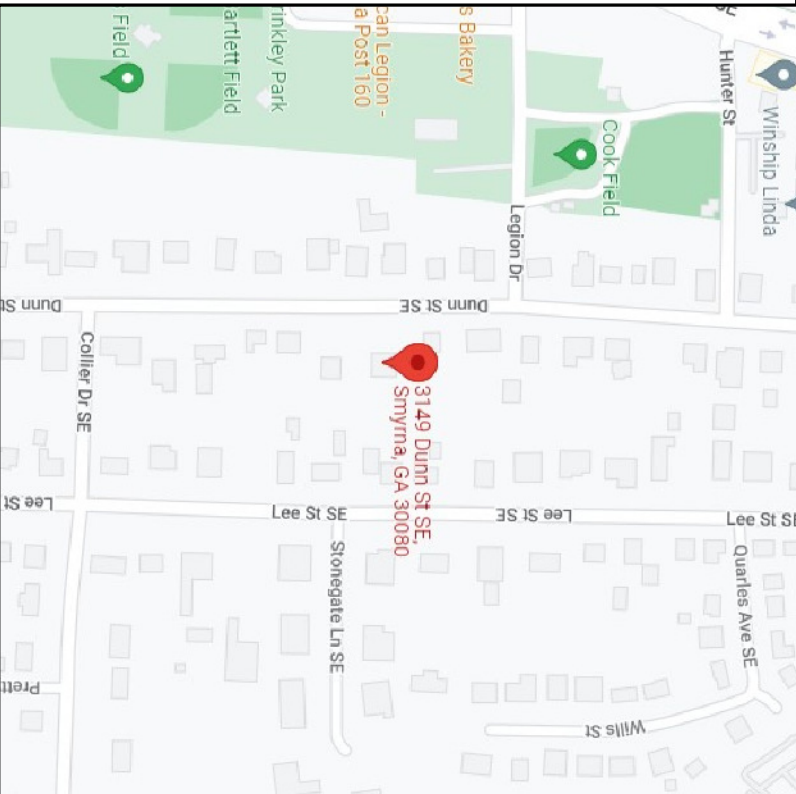
ZONING:
CURRENTLY ZONED: R-20
MINIMUM YARD REQUIREMENTS:
FRONT SETBACK (MAJOR)-50'
(MINOR)-40'
(OTHER)-35'
SIDE SETBACK-12'
REAR SETBACK-35'

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.S. - REINFORCING BAR SET
	R.B.F. - REINFORCING BAR FOUND
	C.T.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	U.E. - UNDERGROUND ELECTRIC
	S.B. - SOUTHERN BELL MANHOLE
	G. - GAS LINE
	O/H - OVERHEAD POWER LINES
	H.W. - HEADWALL
	W. - WATER LINE
	P.B.X. - POWERBOX

N ~ F
UHLER, MICHAEL P.
D.B. 11456, PG. 94

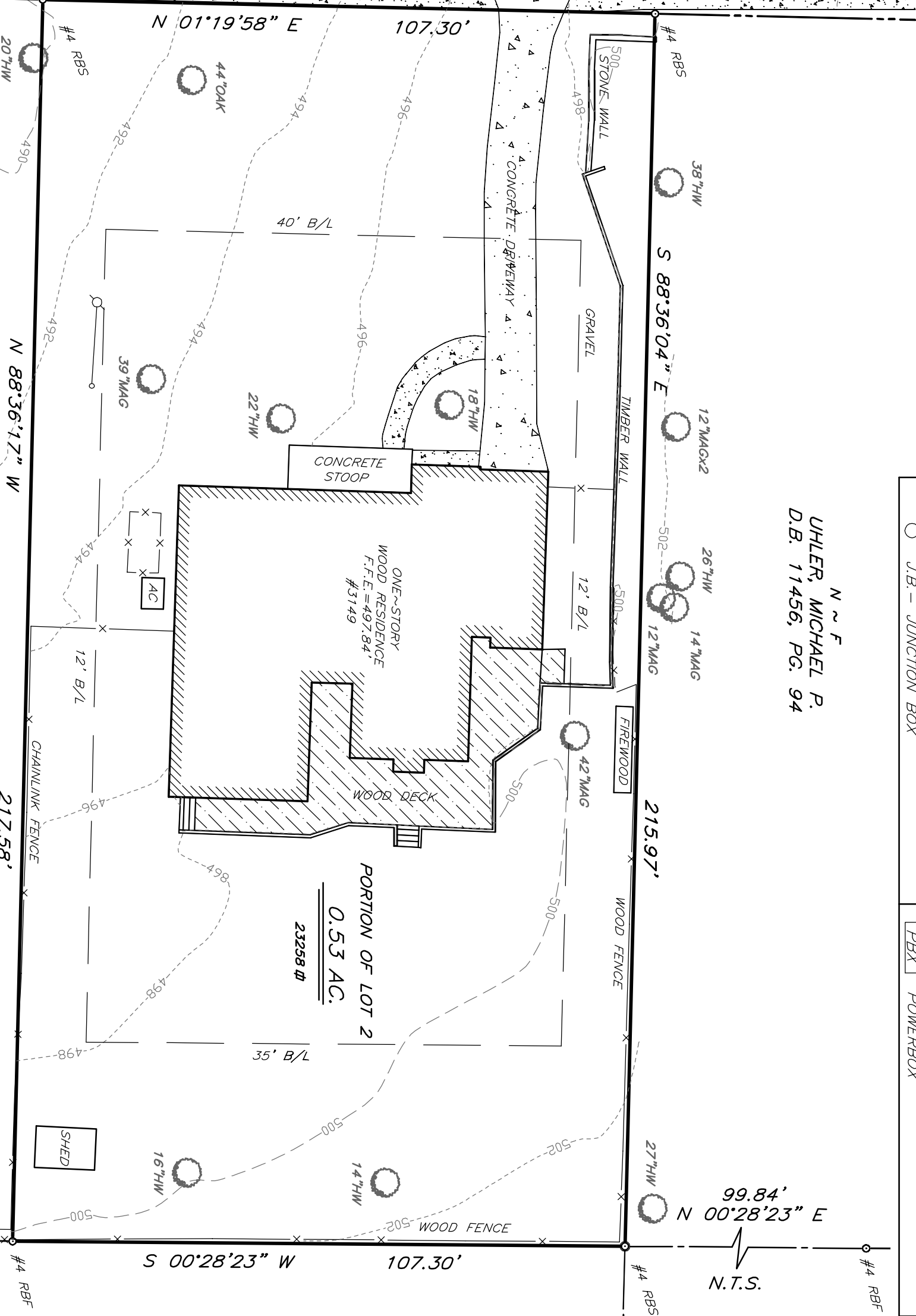
N ~ F
CONVERS, KATHERINE D.
D.B. 15454, PG. 3757

LOCATION MAP 1" = 2000'



MAGNETIC NORTH

DUNN STREET
©(APPARENT 40' R/W)



LOT 3
N ~ F
PRINCESS PROPERTIES, LLC
D.B. 15160, PG. 3704

N ~ F
PAVALEZ, MICHAEL A.
D.B. 15428, PG. 6185

N ~ F
DILUZIO, NICHOLAS A.
D.B. 15515, PG. 2143

IMPERVIOUS SURFACES	
HOUSE	2,985 S.F.
DRIVEWAY	753 S.F.
STONE WALL	33 S.F.
TIMBER WALL	94 S.F.
WOOD DECK	853 S.F.
FRONT SIDEWALK	139 S.F.
FRONT STOOP	167 S.F.
SHED	76 S.F.
AC	21 S.F.
TOTAL	5,121 S.F. (22,028)

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 RECOGNITION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL OR JURISDICTIONS AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUFFICIENCY FOR ANY PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LANDS 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.

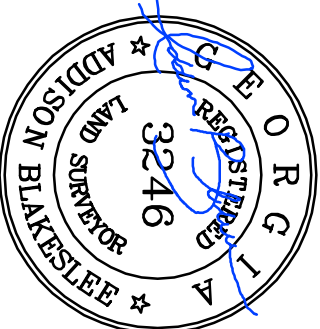
K. ADDISON BLAKESLEE GA RLS #3246

10-13-2022
DATE

Current
Survey



SCALE IN FEET



REVISIONS

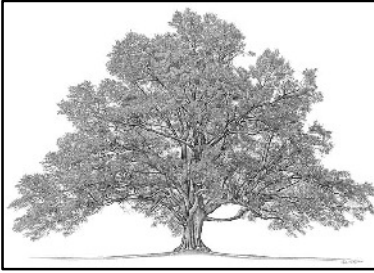
DATE : 10-13-2022
SCALE : 1"=20'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2022221

DUNN.DWG

TOPOGRAPHIC SURVEY FOR:

WES FORTIER

LOCATED IN LAND LOT 524
17TH DISTRICT, 2ND SECTION
PORTION OF LOT 2
PEARL J. TIMMERMAN PROPERTY
CITY OF SMYRNA
COBB COUNTY, GEORGIA



PRISTINE
LAND SERVICES

Land Surveyors • Landscapes • Environmental
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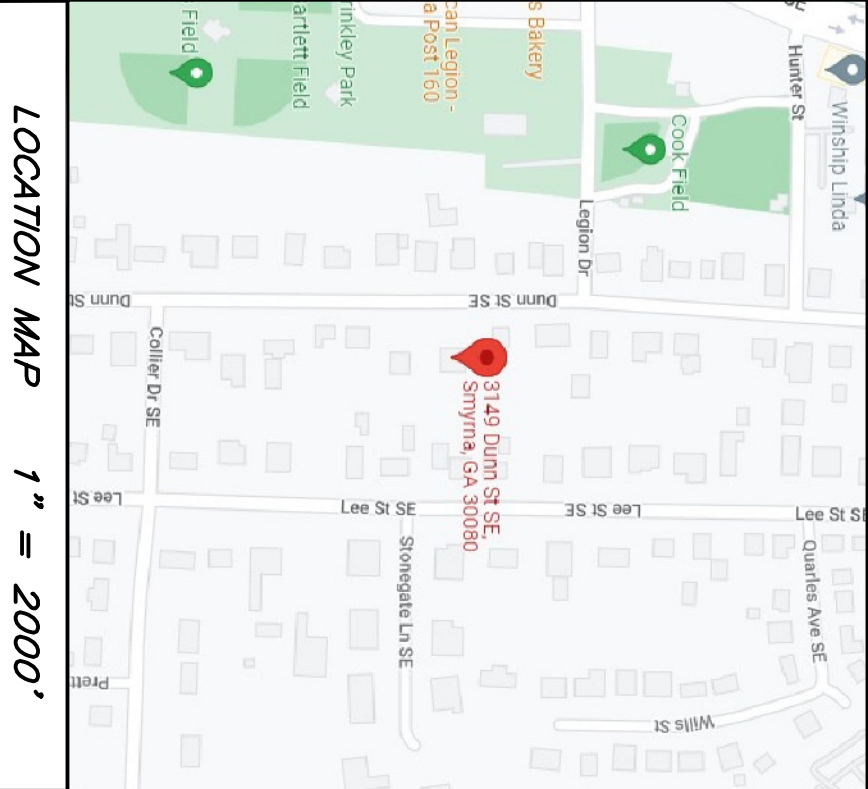
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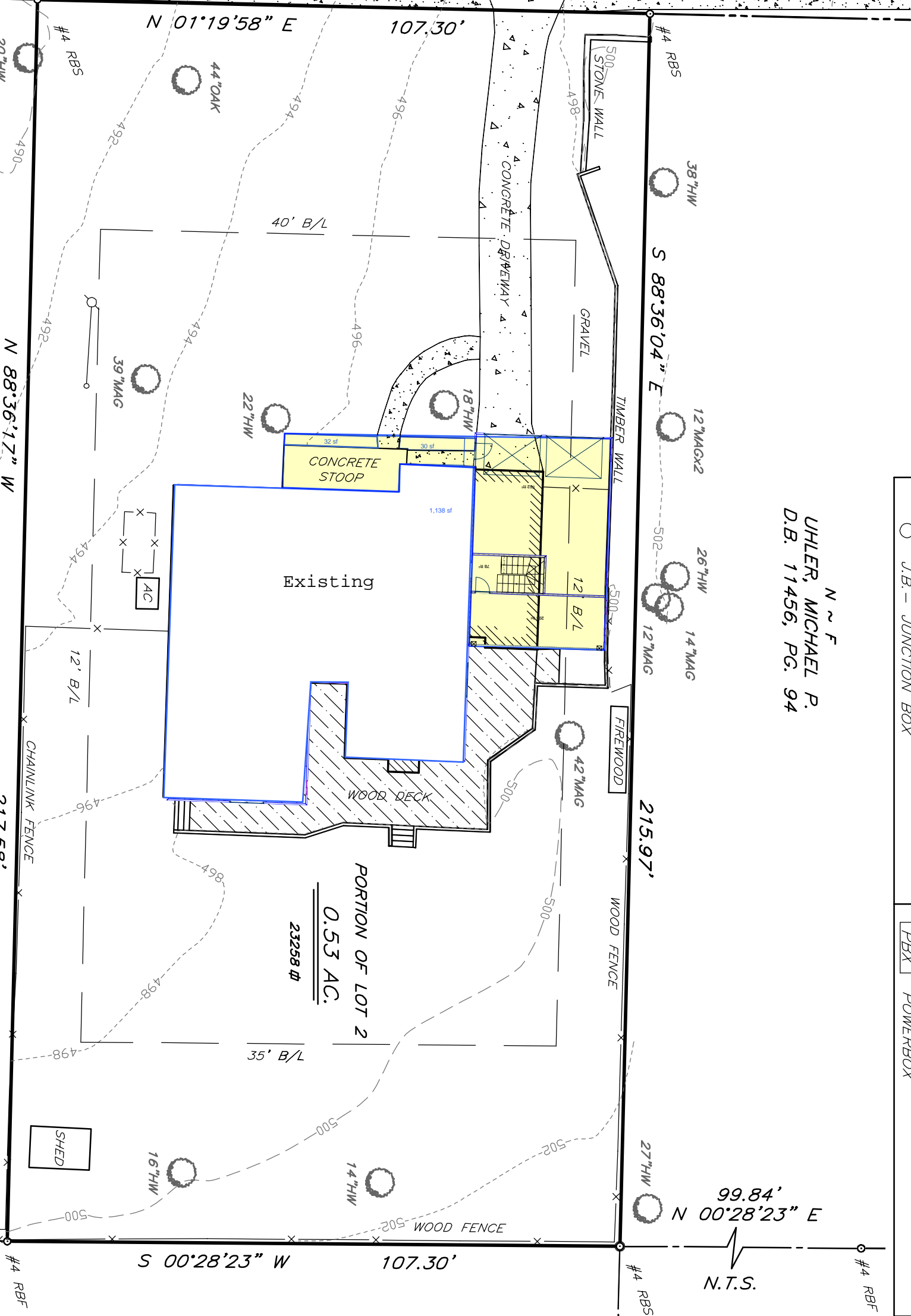
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MAGNETIC NORTH

DUNN STREET
©(APPARENT 40' R/W)



LOT 3
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PRINCESS PROPERTIES, LLC
D.B. 15160, PG. 3704

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TOTAL	5,121 S.F. (22.02%)

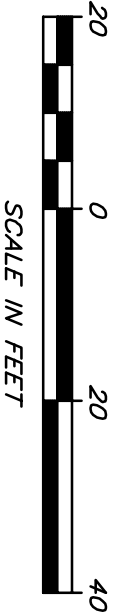
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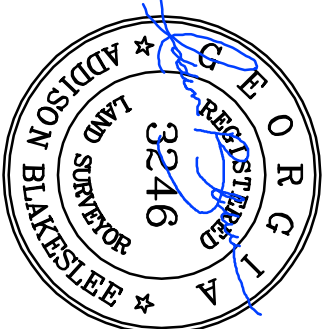
K. ADDISON BLAKESLEE GA RLS #3246

10-13-2022
DATE

Proposed Addition



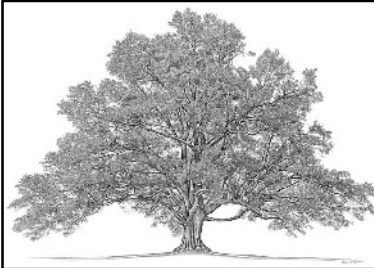
REVISIONS



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LOCATED IN LAND LOT 524
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PORTION OF LOT 2
PEARL J. TIMMERMAN PROPERTY
CITY OF SMYRNA
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SCALE : 1"=20'

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CHECKED BY : KAB

PROJECT NO. 2022221

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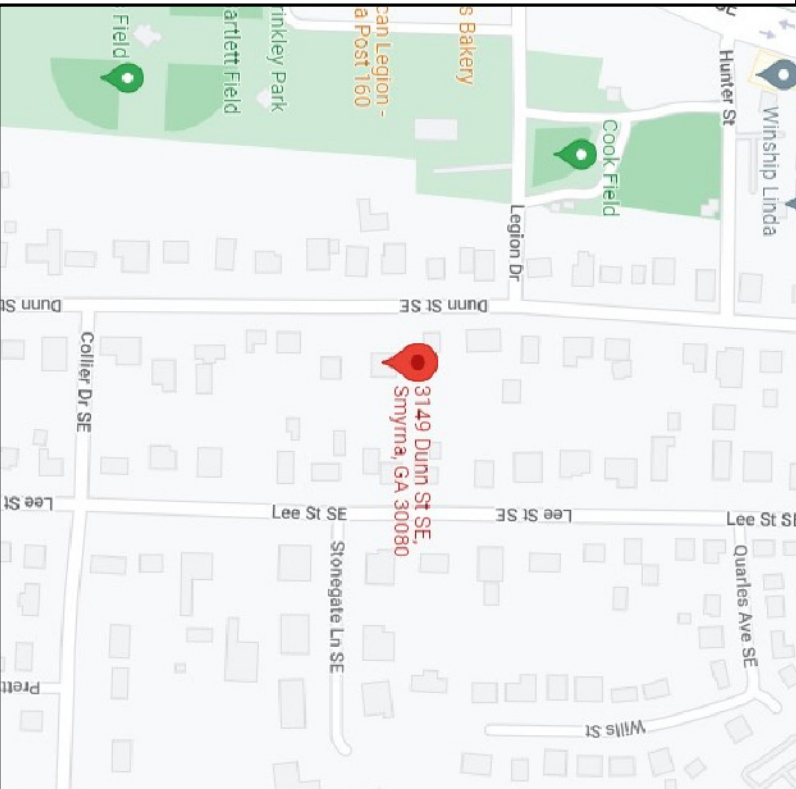
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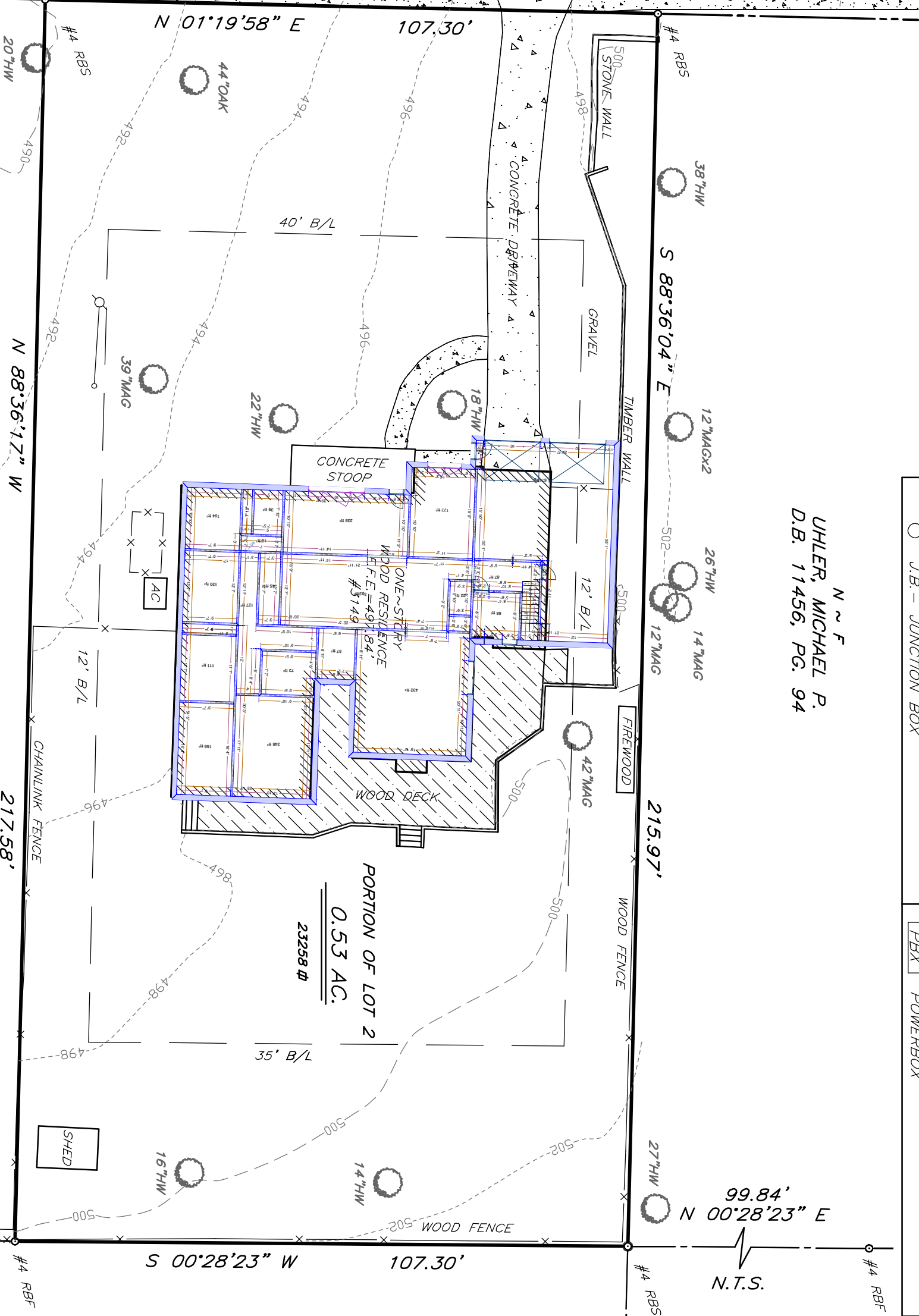
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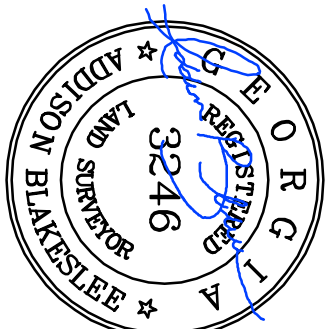
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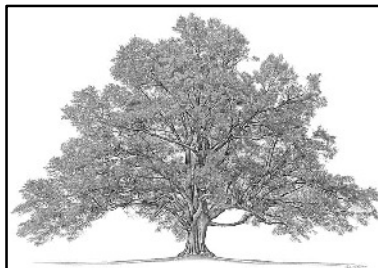


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