

RESERVED FOR CLERK OF THE SUPERIOR COURT

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SURVEYORS CERTIFICATION

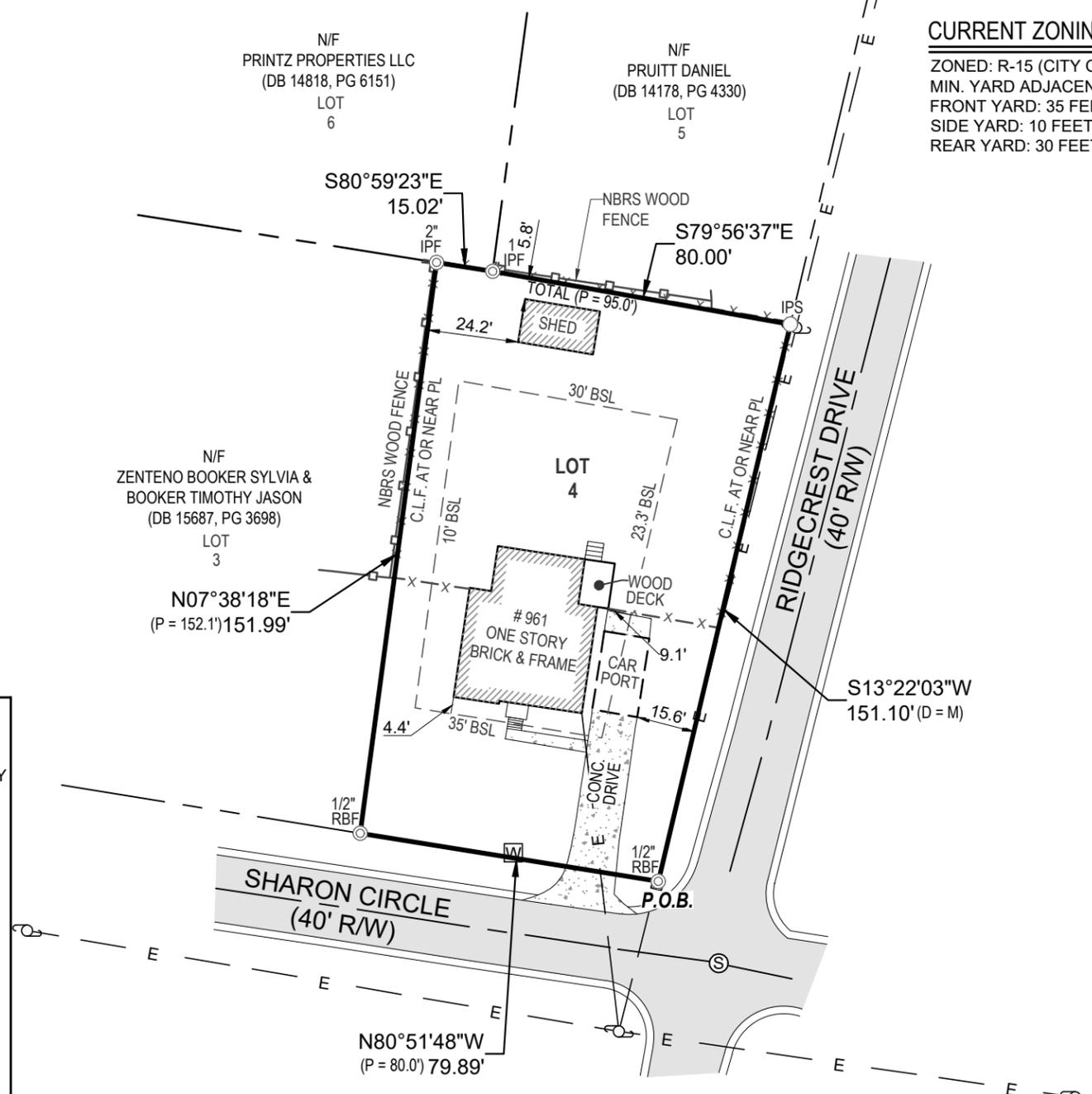
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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

08/09/2024

CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144

DATE



CURRENT ZONING

ZONED: R-15 (CITY OF SMYRNA)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 35 FEET
SIDE YARD: 10 FEET
REAR YARD: 30 FEET

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



AREA
13,245 sq.ft.
0.30 acres

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 209,572 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 CITY OF SMYRNA, GEORGIA COMMUNITY PANEL NUMBER 13067C0207J THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

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.

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JOB NUMBER:
24-340



PLAT DATE:	07/30/2024
FIELD DATE:	07/22/2024
SCALE:	1" = 40'
DRAWN BY:	E.L.Z.
REVIEWED BY:	

REVISIONS	
1.	REVISED - 08/01/2024
2.	PER CLIENT'S COMMENTS - 08/07/2024
3.	ADDED TIES PER CLIENT REQUEST - 08/09/2024
4.	

LEGAL REFERENCE:	
DEED BOOK: 16206	PAGE: 1759
PLAT BOOK: 9	PAGE: 196-197

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
HARMONY HOMES BUILDER, LLC
LOT 4, BLOCK G
SMYRNA HEIGHTS SUBDIVISION
LAND LOT 453, 17TH DISTRICT
2ND SECTION, COBB COUNTY
GEORGIA

1258 CONCORD ROAD SE SUITE 103
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