

THIS AREA RESERVED FOR RECORDING

GENERAL NOTES:

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED ON A CONTROL BASELINE AND NO ADJUSTMENT WAS PERFORMED.
- THIS MAP OR PLAT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR AS EVIDENCE IN COURT.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS OR ENTITIES.
- SURVEY SYSTEMS, METHODS AND PROCEDURES USED IN THIS SURVEY ARE NOT WARRANTED BY ANY PERSON OR ENTITY.
- THE SURVEY AREA:
- ELEVATIONS ESTABLISHED ARE ON ANY ASSUMED DATUM.
- NO MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- NO MONUMENT WAS FOUND OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE TERM "MONUMENT" IS DEFINED AS ANY OBJECT OR MARKER PLACED ON THE LAND SURVEYED OR WARRANTED BY THE SURVEYOR OR ANY OTHER PERSON OR ENTITY.
- INFORMATION REGARDING THE REPORTED PRESENT, SIZE, CHARACTER AND LOCATION OF ANY MONUMENTS OR MARKERS IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE SUCH AS MARKERS, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC.
- THERE IS NO CERTAINTY OF THE LOCATION OF ANY MONUMENTS OR MARKERS SHOWN IN THIS PLAT UNLESS SHOWN IN THIS DRAWING.
- STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS SUCCESSORS AND HEIRS SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING ANY SUCH STRUCTURES.
- EMPLOYERS, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY STRUCTURES OR EQUIPMENT CAUSED BY THE SURVEYOR OR HIS EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS.
- UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, AND SERVITUDES WHICH ARE NOT SHOWN ON THE PLAT HEREON OR WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
- NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED WITH THE USE OF THIS PLAT.
- UNLESS STATED OTHERWISE, GOVERNMENT ALL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE PERFORMANCE OF ANY GOVERNMENT ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF ANY GOVERNMENT SURVEY.
- LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL ACTS, ERRORS, OR OMISSIONS TO AN AMOUNT NOT TO EXCEED THE FEE RECEIVED FOR THIS SURVEY.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED AND SIGNED WITH AN ORIGINAL SIGNATURE.

CITY OF SMYRNA DEVELOPMENT CERTIFICATION
 THIS PLAT, 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 SMYRNA _____ DATE _____
 PLANNING AND ZONING COMMISSION _____ DATE _____
 ENGINEERING DEPARTMENT _____ DATE _____
 BUILDING INSPECTOR _____ DATE _____

EXISTING ZONING: R-15 SINGLE FAMILY RESIDENTIAL DISTRICT
 FRONT SETBACK: 40 FT
 REAR SETBACK: 30 FT
 SIDE SETBACK: 10 FT
 TOTAL ACREAGE: 1.506 AC
 TOTAL NUMBER OF LOTS: 2
 BUILDING SETBACKS ALONG ROAD MEASURED FROM ORIGINAL RIGHT OF WAY
 THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES AND OR HISTORICAL FEATURES OF THIS PROPERTY

THIS PLAT FILED IN OFFICE _____ PAGE _____
 RECORDED IN PLAT BOOK _____
 CLERK, COBB COUNTY SUPERIOR COURT _____ DATE _____
 SUBJECT TO PROTECTIVE COVENANTS
 RECORDED IN DEED BOOK _____ PAGES _____

PROPERTY ADDRESS:
 3813 NORTH COOPER LAKE ROAD SE, SMYRNA, GA 30082

LAND AREA:
 65,620 SQ. FT.
 1.506 AC

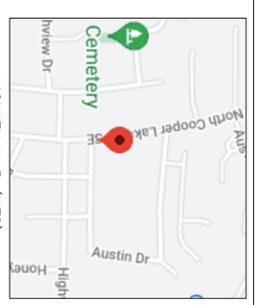
FINAL PLAT
 3813 NORTH COOPER LAKE ROAD
 AND 880 AUSTIN DR

PARCEL ID: 17038400790
 LAND LOT 337 & 384 17TH DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA

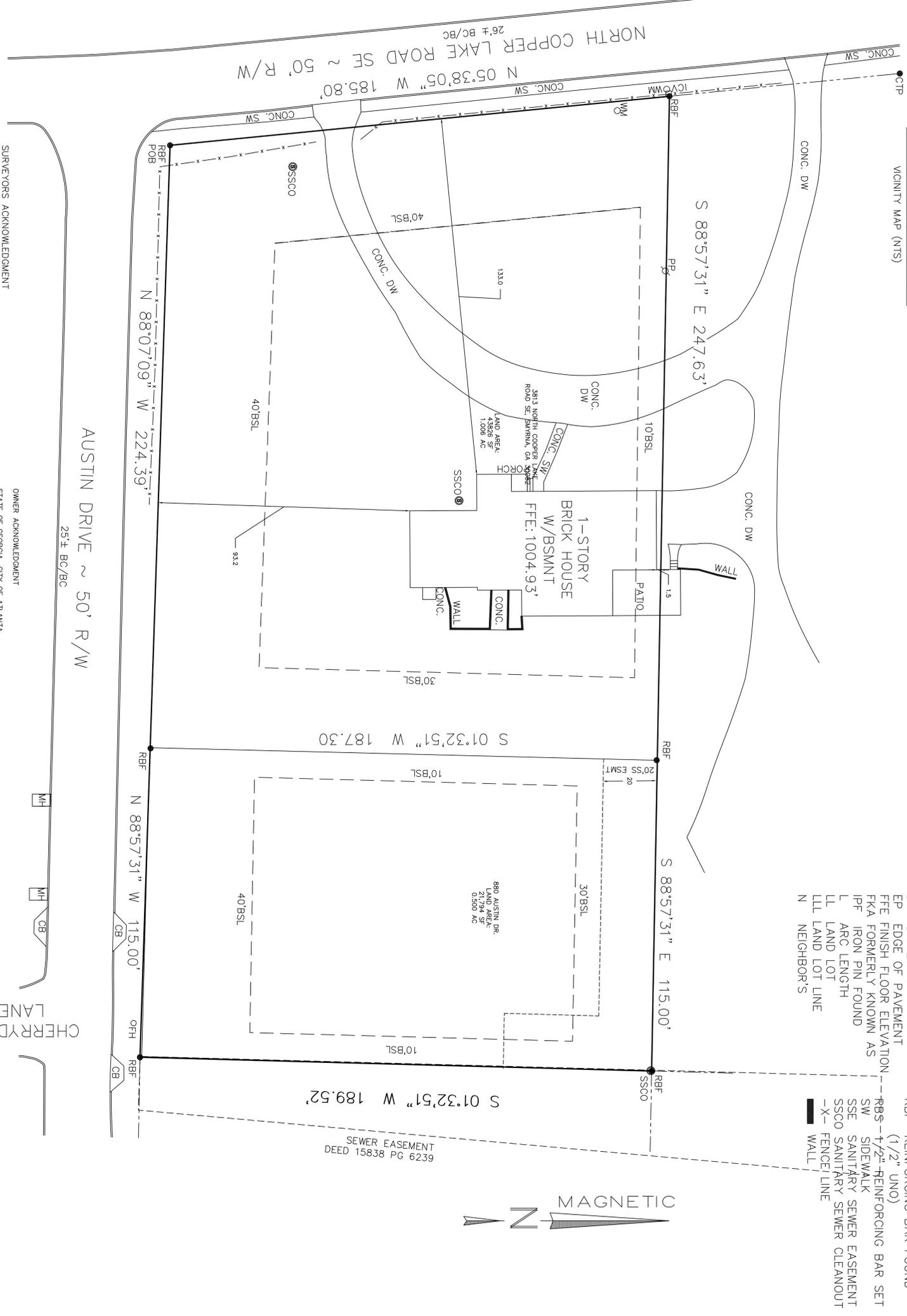
BY:
 SURVEY SYSTEMS ATLANTA, LLC
 COA #15000867, JORDAN@SSSVA.COM
 CELL 678-591-6664 ~ OFFICE 404-760-0010

REFERENCE: DEED BOOK 15838 PAGE 6235
 REFERENCE: PLAT BOOK 290 PAGE 0310

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED TO BE ACCURATE TO WITHIN 1/1000TH OF AN INCH PER FOOT OF DISTANCE. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 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.



FLOOD HAZARD STATEMENT
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING HAVING SPECIAL FLOOD HAZARDS.
 PANEL 133067C0206J EFFECTIVE DATE: 10/05/2018
 ZONE X



* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS
 APD AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S

N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 (1/2) UNO)

RBS - 7/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 -X- FENCE/LINE
 WALL

SURVEYORS ACKNOWLEDGMENT

OWNER ACKNOWLEDGMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT SURVEY MADE ON THE GROUND MADE 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.

J.H. Bernhardt
 JERARD H. BERNHARDT, RLS# 2688
 DATE: 3-27-2024

THE OWNER OF THIS LAND SHOWN ON THIS PLAT AND WHOSE INTEREST IS REFERRED TO THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF PUBLIC FOR ALL STREETS, PARKS AND OPEN SPACES. THE USE OF PUBLIC FOR THE PURPOSES AND CONSIDERATION THEREIN IS EXPRESSED.

OWNER _____ DATE _____



SCALE: 1" = 20'