

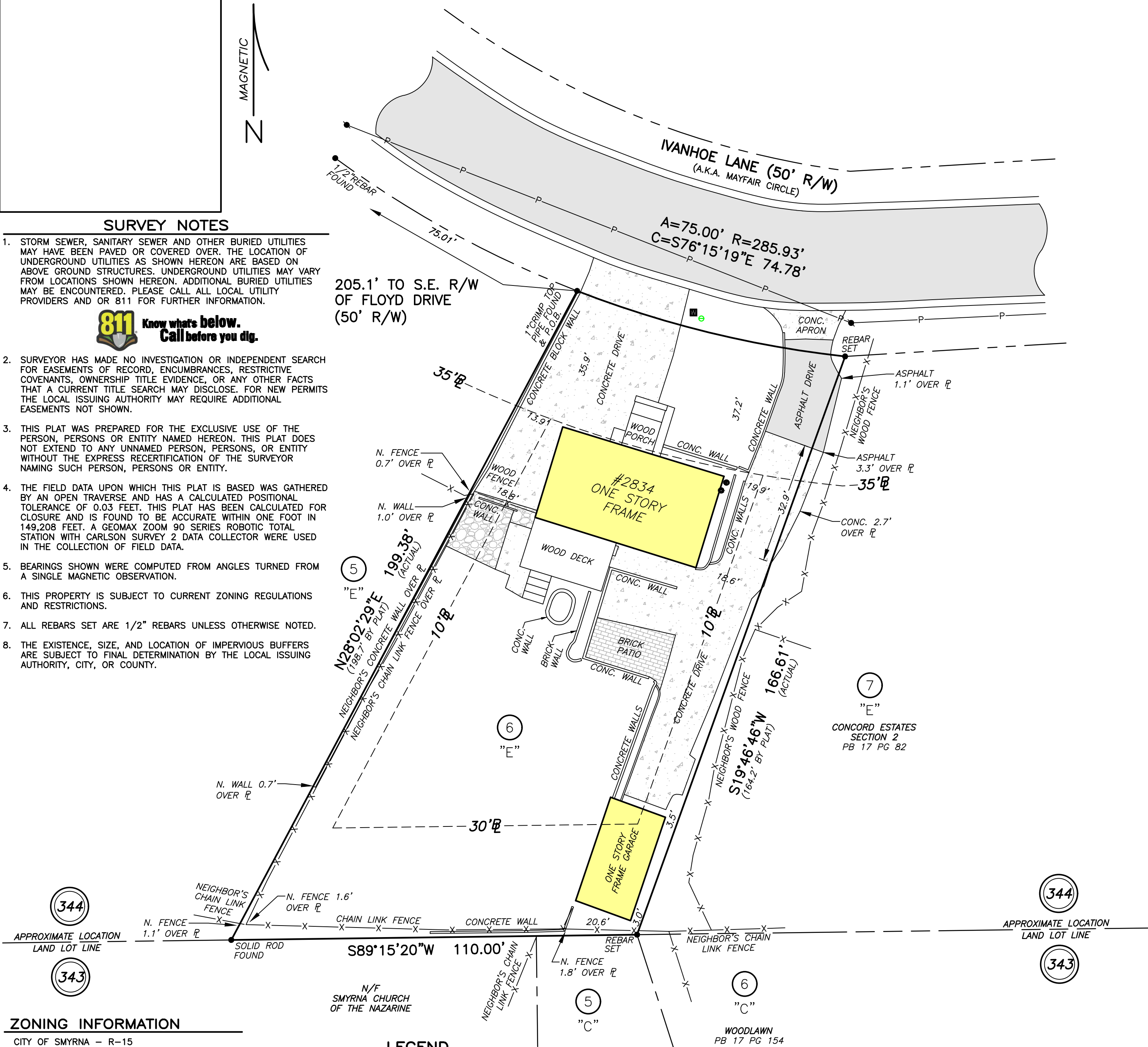


SURVEY NOTES

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. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,208 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



205.1' TO S.E. R/W
OF FLOYD DRIVE
(50' R/W)



ZONING INFORMATION

CITY OF SMYRNA - R-15
MINIMUM LOT AREA: 15,000 SQUARE FEET
MINIMUM LOT WIDTH: 85 FEET
MAXIMUM FLOOR AREA : 2,000 SQUARE FEET
MAXIMUM LOT COVERAGE: 35 PERCENT
MINIMUM FRONT SETBACK: 35 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 30 FEET
MUST BE VERIFIED BY CITY OF SMYRNA PRIOR TO CONSTRUCTION.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
WHITNEY AMANDA PRICE
DEED BOOK 16015 PAGE 5131
COBB COUNTY, GEORGIA

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND

B	DENOTES	BUILDING LINE
PL	DENOTES	PROPERTY LINE
R/W	DENOTES	RIGHT-OF-WAY
C/L	DENOTES	CENTERLINE
BC	DENOTES	BACK OF CURB
G	DENOTES	GUTTER
EP	DENOTES	EDGE OF PAVING
TW	DENOTES	TOP OF WALL
BW	DENOTES	BOTTOM OF WALL
X	DENOTES	FENCE
RCP	DENOTES	REINFORCED CONCRETE PIPE
CMP	DENOTES	CORRUGATED METAL PIPE
PP	DENOTES	POWER POLE
LP	DENOTES	LIGHT POLE
GW	DENOTES	GUY WIRE
P	DENOTES	POWER LINE
PM	DENOTES	POWER METER
PB	DENOTES	POWER BOX
FO	DENOTES	FIBER OPTIC
A/C	DENOTES	AIR CONDITION
CB	DENOTES	CABLE BOX
TB	DENOTES	TELEPHONE BOX
GM	DENOTES	GAS METER
GV	DENOTES	GAS VALVE
GLM	DENOTES	GAS LINE MARKER
WM	DENOTES	WATER METER
WV	DENOTES	WATER VALVE
FH	DENOTES	FIRE HYDRANT
MW	DENOTES	MONITORING WELL
HW	DENOTES	HEADWALL
JB	DENOTES	JUNCTION BOX
DI	DENOTES	DROP INLET
S	DENOTES	SANITARY SEWER LINE
SSMH	DENOTES	SANITARY SEWER MANHOLE
CO	DENOTES	CLEAN OUT
P.O.B.	DENOTES	POINT OF BEGINNING
P.O.C.	DENOTES	POINT OF COMMENCEMENT



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 6-9-23



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
WHITNEY A. PRICE

2834 IVANHOE LANE
SMYRNA, GEORGIA

TOTAL AREA= 0.360± ACRES
OR 15,684± SQ. FT.



SCALE IN FEET

LOT 6 BLOCK "E"
CONCORD ESTATES
PART OF SECT. 1

LAND LOT 344
17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
PLAT PREPARED: 6-9-23
FIELD: 6-8-23 SCALE: 1"=20'

JOB#261466

PB 15
PG 173