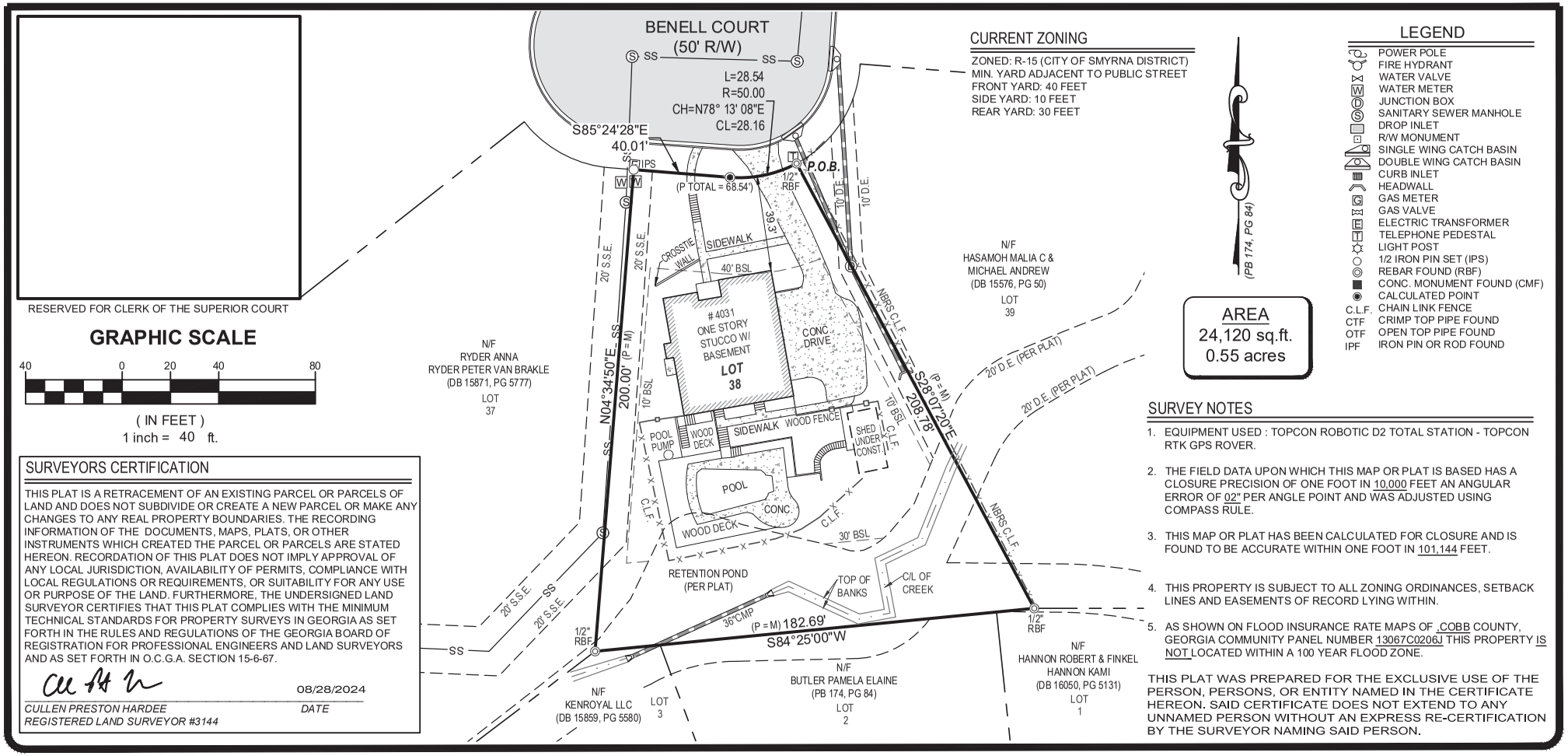
RESERVED FOR CLERK OF THE SUPERIOR COURT

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



CURRENT ZONING

ZONED: R-15 (CITY OF SMYRNA DISTRICT)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 40 FEET
SIDE YARD: 10 FEET
REAR YARD: 30 FEET

AREA

24,120 sq.ft.
0.55 acres

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WM 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

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.

08/28/2024

CULLEN PRESTON HARDEE *DATE*
REGISTERED LAND SURVEYOR #3144

SURVEY NOTES

1. EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. 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.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,144 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0206J 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: 24-377

GEORGIA REGISTERED NO. 3144 LAND SURVEYOR CULLEN PRESTON HARDEE

PLAT DATE:	08/28/2024
FIELD DATE:	08/19/2024
SCALE:	1"= 40'
DRAWN BY:	C.E.M
REVIEWED BY:	C.P.H

REVISIONS

1.
2.
3.
4.

LEGAL REFERENCE:

DEED BOOK: 16152	PAGE: 3889
PLAT BOOK: 174	PAGE: 84

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY FOR:

REGGIE JETER

LOT 38, BLOCK A, UNIT 3

HERITAGE MILL FKA NORTON PLACE

LAND LOT 243, 17TH DISTRICT

2ND SECTION, COBB COUNTY

GEORGIA

1258 CONCORD ROAD SE SUITE 103
SMYRNA, GEORGIA 30080
Ph. (678) 293-5232

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

UNITED LAND SURVEYING
COA NO. LSF 001321