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.
- A SOKKIA GRX-3 TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE HORIZONTAL GROUND.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
- 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 CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
- SURVEY SYSTEMS ATLANTA DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.
- FIELD WORK WAS COMPLETED ON 3-28-2023
- ELEVATIONS ESTABLISHED ARE ON AN ASSUMED DATUM.
- NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OF "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE SUCH AS MANHOLES, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
- THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
- 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, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY ARE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.
- NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.
- UNLESS STATE 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 EXERCISE OF ANY GOVERNMENT AL JURISDICTION AFFECTING THE USE OF THE PREMISES.
- ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENT ACTS, ERRORS, OR OMISSIONS TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEAILED AND SIGNED WITH AN ORIGINAIL 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 INSTAILLATION 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

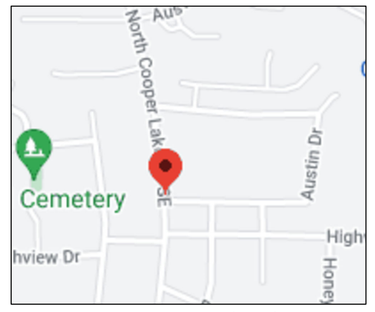
THIS PLAT FILED IN OFFICE _____

RECORDED IN PLAT BOOK _____ PAGE _____

_____
CLERK, COBB COUNTY SUPERIOR COURT DATE

SUBJECT TO PROTECTIVE COVENANTS

RECORDED IN DEED BOOK _____, PAGES _____



VICINITY MAP (NTS)

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.

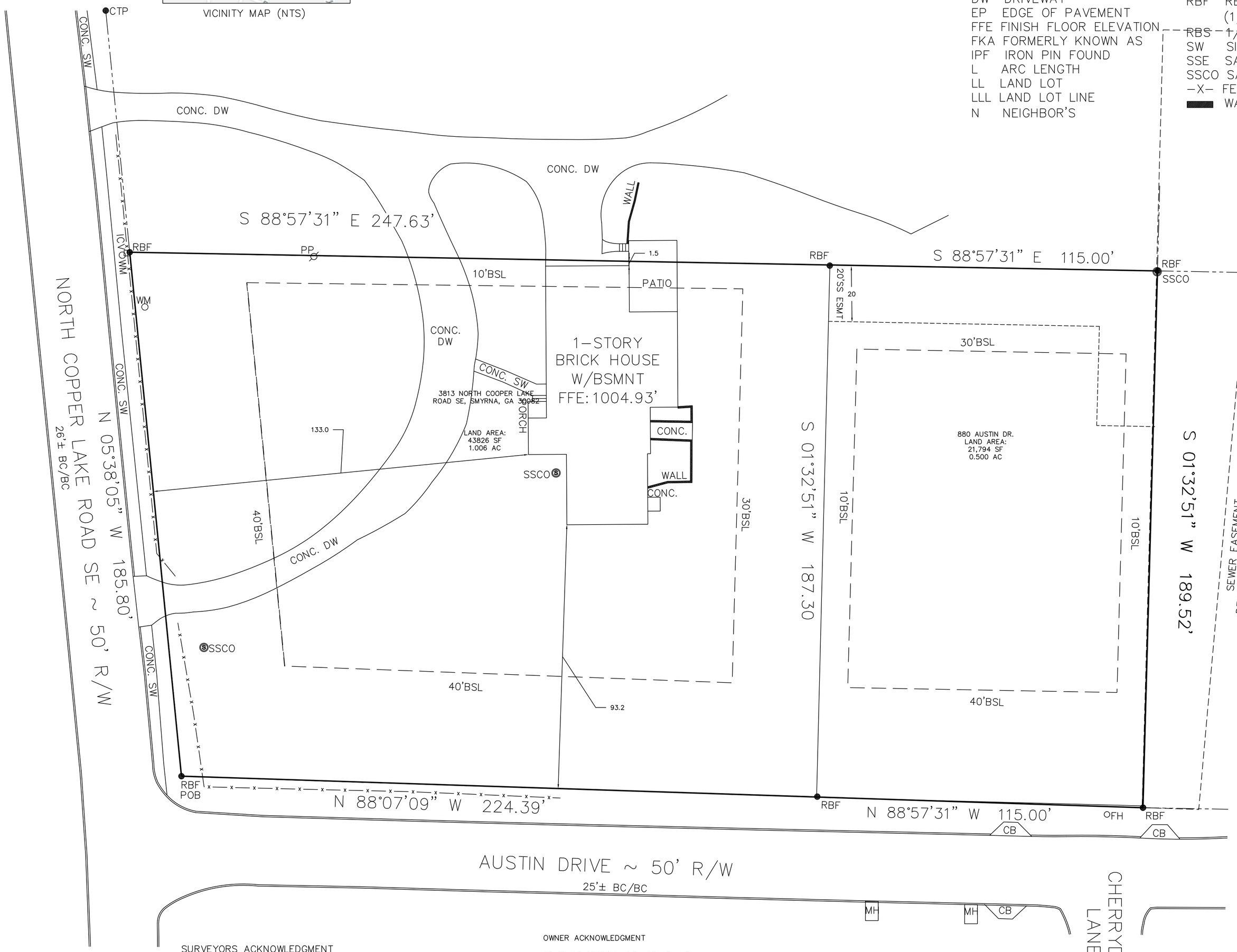
PANEL 13306 7C0206J EFFECTIVE DATE: 10/05/2018

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
FFE 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 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE
WALL



SURVEYORS 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.

_____
GERALD H. BERNHARD, RLS# 2688
DATE: 3-27-2024

OWNER ACKNOWLEDGMENT

STATE OF GEORGIA, CITY OF ATLANTA

THE OWNER OF THIS LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR 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 FOREVER ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PORPOISES AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER
DATE

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

LAND AREA:
65,620 SF
1.506 AC

ZONING: R-15

0 20
SCALE 1" = 20'

FINAL PLAT
3813 NORTH COOPER LAKE ROAD AND 880 AUSTIN DR

PARCEL ID: 17038400790		
LAND LOT 337 & 384 17th DISTRICT 2ND SECTION		BY:
COBB COUNTY, GEORGIA	FIELD DATE: 03-28-2023	NH
CITY OF SMYRNA	DRAWN DATE: 03-30-2023	AE
REFERENCE: DEED BOOK 15838, PAGE 6235 REFERENCE: PLAT BOOK 280 PAGE 0310		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE 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 FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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.

SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010