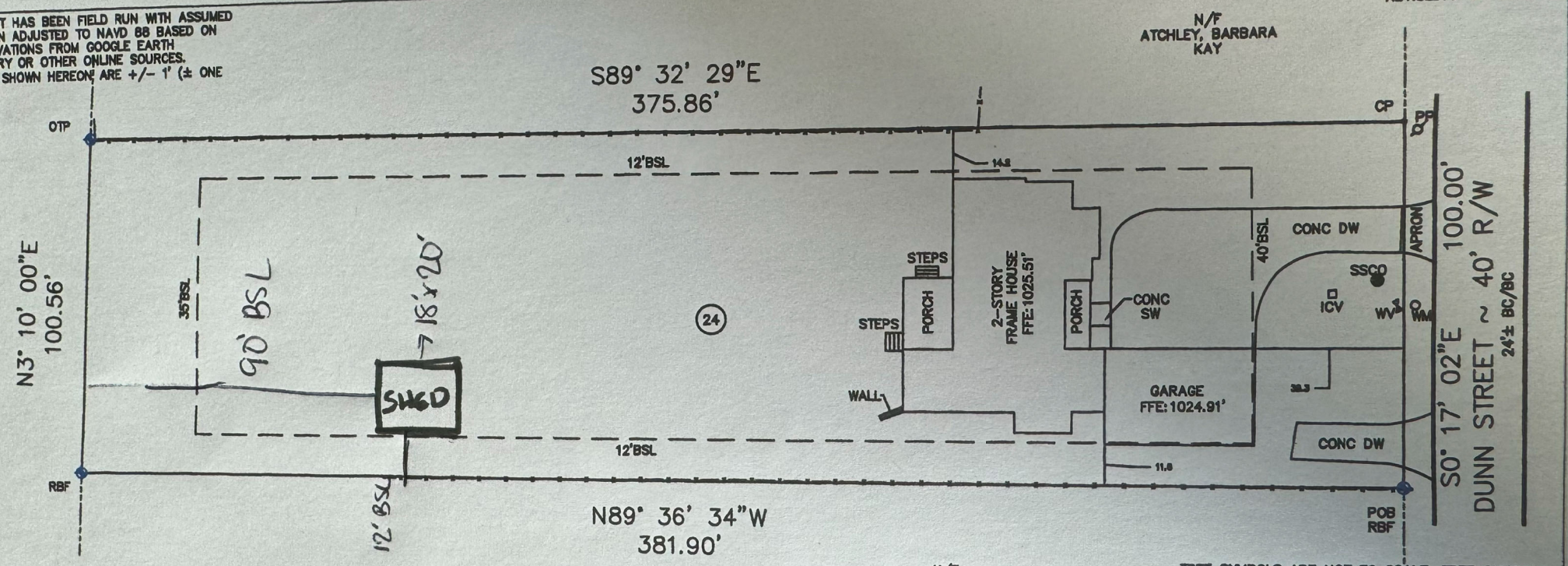
6-05-2020
REVISED: 3-07-2022 AE

P/PLAT HAS BEEN FIELD RUN WITH ASSUMED
S, THEN ADJUSTED TO NAVD 88 BASED ON
OBSERVATIONS FROM GOOGLE EARTH
IMAGERY OR OTHER ONLINE SOURCES.
TIONS SHOWN HEREON ARE +/- 1' (± ONE



TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).
PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFORDED IN ANY MANNER.

E N D *
LL ITEMS IN THIS LEGEND MAY
PEAR ON THIS PLAT.
O KNOWN AS
PER DEED
PER PLAT
LDING (SETBACK) LINE
MPUTED POINT
MP TOP PIPE FOUND
D (BOOK/PAGE)
VEWAY
E OF PAVEMENT
SH FLOOR ELEVATION
RMERLY KNOWN AS
RDWOOD TREE
N PIN FOUND
C LENGTH
ND LOT
ND LOT LINE
GHBOR'S
W OR FORMERLY
AIL FOUND
LAT (BOOK/PAGE)
POINT OF BEGINNING
POINT OF COMMENCEMENT
RADIUS LENGTH
RIGHT-OF-WAY
REINFORCING BAR FOUND (1/2" UNO)

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

PROPERTY ADDRESS:
3294 Dunn St SE
Smyrna, GA 30080

LAND AREA:
37970 SF
0.87 AC

IMPERVIOUS AREA:
EXIST= 6640 SF=17.5%

ZONING: R-20

PLAT PREPARED FOR:
3294 Dunn St SE

LOT 24	SUBDIVISION OF PROPERTY OF MRS. PEARL J. TIMMERMAN		
LAND LOT 524	17th DISTRICT	2nd SECTION	BY:
COBB COUNTY, GEORGIA	FIELD DATE:	3-14-2018	MF
LOCATED IN SMYRNA	DRAWN DATE:	3-16-2018	SS
REFERENCE: DEED BOOK 15478, PAGE 5133	ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED			

SURVEY SYSTEMS ATLANTA
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Cell 678-591-6084 ~ Office 404-702-