

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

AS-BUILT BOUNDARY SURVEY FOR:
BRIAN WICKLUND
PARCEL ID: 17052000010
LAND LOT 520, 17TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

AREA
62,344 sq.ft.
1.43 acres



VICINITY MAP

N.T.S.

- LEGEND**
- POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - 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
 - CHAIN LINK FENCE
 - CRIMP TOP PIPE FOUND
 - OPEN TOP PIPE FOUND
 - IRON PIN OR OR ROD FOUND

CURRENT ZONING

ZONED: LC (CITY OF SMYRNA DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 40 FEET

SIDE YARD: 10 FEET

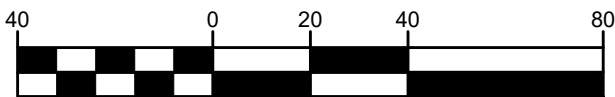
REAR YARD: 30 FEET

SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- 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.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 626,344 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0119H 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.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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.

Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321
12/09/2022
DATE

1254 CONCORD ROAD, SUITE 103
SMYRNA, GEORGIA 30086
Ph: (678) 293-5333
www.united-ils.com

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

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COA NO. LSF 001321

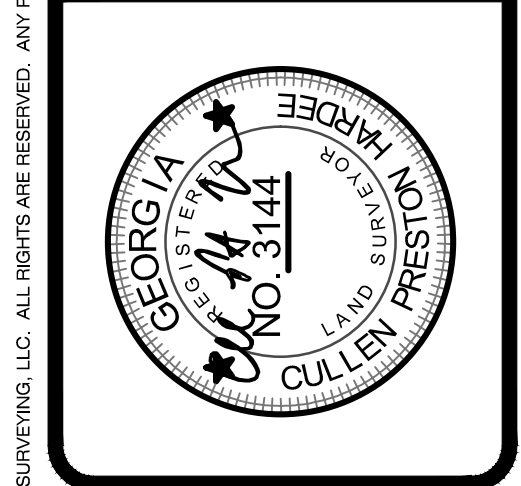
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REVISIONS			
1.			
2.			
3.			
4.			

LEGAL REFERENCE:			
DEED BOOK: 13980	PAGE: 244		
PLAT BOOK: 122	PAGE: 98		

SHEET 1 OF 1

PLAT DATE:	12/09/2022
FIELD DATE:	11/01/2022
SCALE:	1"=40'
DRAWN BY:	C.E.M
REVIEWED BY:	C.P.H



JOB NUMBER:
22-732

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