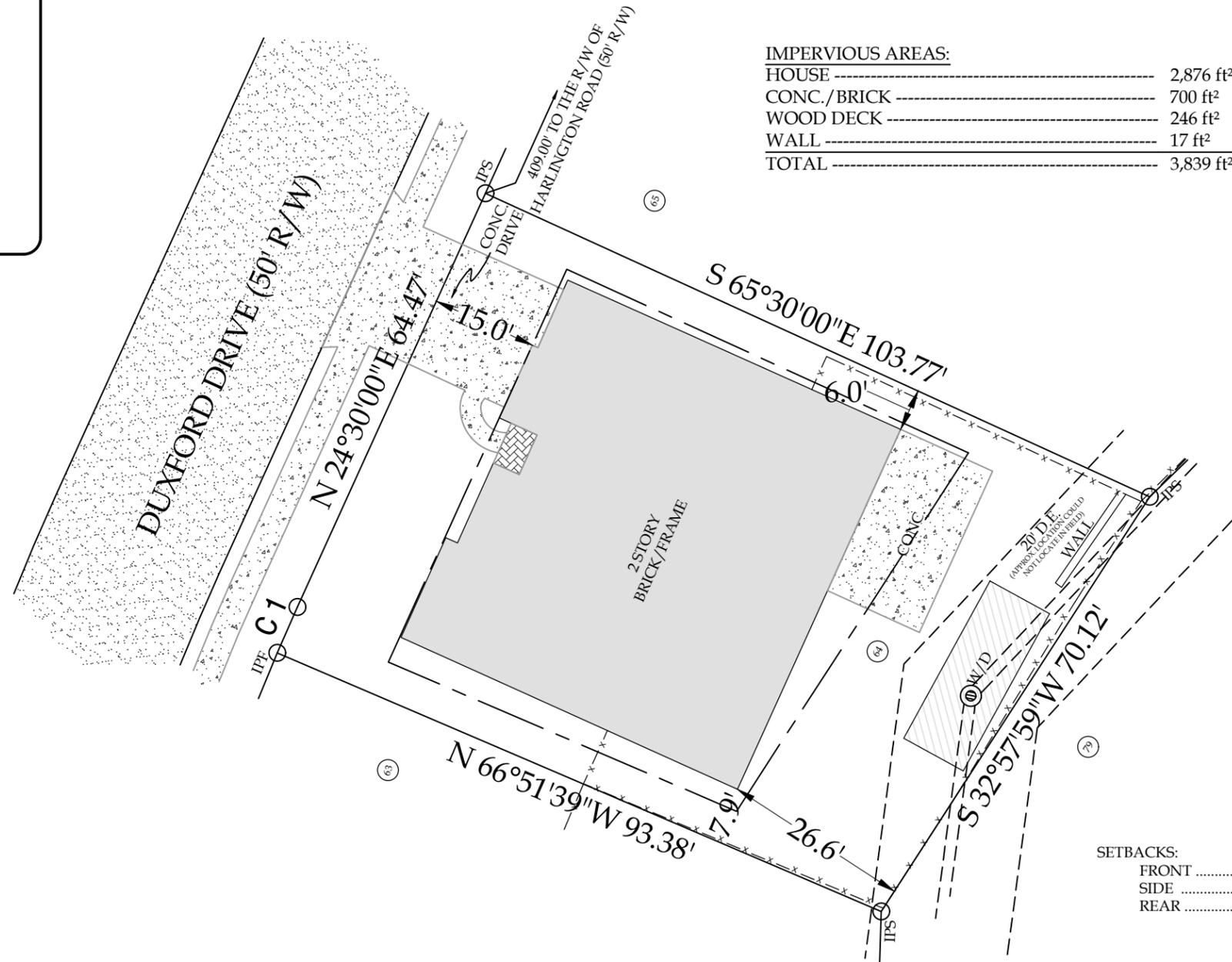


LEGEND:

- IPF = IRON PIN FOUND (1/2" REBAR)
- IPS = IRON PIN SET (1/2" REBAR)
- NS = NAIL SET
- NF = NAIL FOUND
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP PIPE
- USCMF = U.S. CORP. MONUMENT FOUND
- CMF = CONCRETE MONUMENT FOUND
- AXF = AXLE FOUND
- RWM = RIGHT OF WAY MONUMENT
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- B/L = BUILDING LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- P.P. = POWER POLE
- TSF- = TREE SAVE FENCE
- W- = WATER LINE
- S- = SEWER LINE
- P- = POWER LINE
- X- = FENCE LINE
- SF- = SILT FENCE LINE
- O- = GUARD RAIL
- XTW = CROSS TIE WALL
- Rad. = RADIUS
- Chd. = CHORD
- Arc. = ARC LENGTH
- N/F = NOW OR FORMERLY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- P.C. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.H. = FIRE HYDRANT
- M.H. = MANHOLE
- U.M.H. = UTILITY MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- D.I. = DROP INLET
- N. = NEIGHBORS
- 999.0 E. = EXISTING SPOT ELEVATION
- 999.0 P. = PROPOSED SPOT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- FLOW- = SURFACE DRAINAGE FLOW

IMPERVIOUS AREAS:

HOUSE	-----	2,876 ft ²
CONC./BRICK	-----	700 ft ²
WOOD DECK	-----	246 ft ²
WALL	-----	17 ft ²
TOTAL	-----	3,839 ft ² (55.29%)



SETBACKS:

FRONT	15 FEET
SIDE	5 FEET
REAR	25 FEET

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.



Notes:

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

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225; REACH RS2+

FLOOD NOTE:
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0209 J, DATED OCTOBER 5TH 2018, ZONE "X".

Curve	Radius	Length	Chord	Chord Bear.
C1	299.30'	7.10'	7.10'	N 23°45'11" E

REV.	DESCRIPTION:	DATE:

REVISION NOTES

SURVEYOR'S 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.

SURVEY FOR:

**VIRENDER VARMA
RUBINA VARMA**

LICENSING:
BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056
RICKY C. BUSBEE, GA P.L.S. # 2497
MICHAEL W. POSS JR, GA P.L.S. # 3387

LEGAL:

LOT 64, WOODLAND GATE, UNIT 1
PLAT BOOK 195, PAGE 36
LAND LOT 617, 17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

AREA:
6,943 ft² (0.159 ACRES)

**BUSBEE & POSS
LAND SURVEYING COMPANY**

3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881
- www.busbeeposs.com -

SITE ADDRESS: 5011 DUXFORD DRIVE SE
SMYRNA, GA 30082

TYPE OF SURVEY: IMPERVIOUS SURVEY

SCALE AT ANS B: 1 INCH = 20 FEET	PLAT DATE: 05/14/24	FIELD CREW: ZW/NB	FIELD DATE: 05/11/24
DRAWN BY: ZW	JOB NUMBER: BP16189	SHEET #: 1 of 1	