



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 154,197 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE BASED ON PLAT BOOK 161 PAGE 20.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



LEGEND

|        |                                  |
|--------|----------------------------------|
| B      | DENOTES BUILDING LINE            |
| P      | DENOTES PROPERTY LINE            |
| R/W    | DENOTES RIGHT-OF-WAY             |
| C      | DENOTES CENTERLINE               |
| BC     | DENOTES BACK OF CURB             |
| G      | DENOTES GUTTER                   |
| EP     | DENOTES EDGE OF PAVING           |
| TW     | DENOTES TOP OF WALL              |
| BW     | DENOTES BOTTOM OF WALL           |
| X — X  | DENOTES FENCE                    |
| RCP    | DENOTES REINFORCED CONCRETE PIPE |
| CMP    | DENOTES CORRUGATED METAL PIPE    |
| PP     | DENOTES POWER POLE               |
| LP     | DENOTES LIGHT POLE               |
| GW     | DENOTES GUY WIRE                 |
| P — P  | DENOTES POWER LINE               |
| PM     | DENOTES POWER METER              |
| PB     | DENOTES POWER BOX                |
| FO     | DENOTES FIBER OPTIC              |
| A/C    | DENOTES AIR CONDITION            |
| CB     | DENOTES CABLE BOX                |
| TB     | DENOTES TELEPHONE BOX            |
| GM     | DENOTES GAS METER                |
| GV     | DENOTES GAS VALVE                |
| GLM    | DENOTES GAS LINE MARKER          |
| WLM    | DENOTES WATER METER              |
| WV     | DENOTES WATER VALVE              |
| FH     | DENOTES FIRE HYDRANT             |
| MW     | DENOTES MONITORING WELL          |
| HW     | DENOTES HEADWALL                 |
| JB     | DENOTES JUNCTION BOX             |
| DI     | DENOTES DROP INLET               |
| S — S  | DENOTES SANITARY SEWER LINE      |
| SSMH   | DENOTES SANITARY SEWER MANHOLE   |
| CO     | DENOTES CLEAN OUT                |
| P.O.B. | DENOTES POINT OF BEGINNING       |
| P.O.C. | DENOTES POINT OF COMMENCEMENT    |

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF

DEED BOOK 15749 PAGE 5569-5570  
COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY **IS NOT** LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

ZONING INFORMATION

CITY OF SMYRNA — R-15  
MINIMUM LOT AREA: 15,000 SQUARE FEET  
MINIMUM LOT WIDTH: 85 FEET  
MAXIMUM FLOOR AREA : 2,000 SQUARE FEET  
MAXIMUM LOT COVERAGE: 35 PERCENT  
MINIMUM FRONT SETBACK: 35 FEET  
MINIMUM SIDE SETBACK: 10 FEET  
MINIMUM REAR SETBACK: 30 FEET  
MUST BE VERIFIED BY CITY OF SMYRNA PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Michael R. Noles*

Michael R. Noles Georgia RLS No. 2646 12-20-23



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG

| NO. | REVISIONS | DATE |
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McClung Surveying Services, Inc.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR  
CHRISTOPHER M. HEIN  
ELIZABETH HEIN

4561 DERBY LANE S.E.  
SMYRNA, GEORGIA

TOTAL AREA= 0.344± ACRES  
OR 15,001± SQ. FT.



LOT 7  
CHURCHILL DOWNS

LAND LOT 388  
17TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA  
PLAT PREPARED: 12-20-2023  
FIELD: 12-18-2023 SCALE: 1"=30'

JOB#262853 PB 161 PG 20