

THIS BLOCK IS RESERVED FOR  
THE CLERK OF SUPERIOR COURT

NOTES:

THE PROPERTY IS ZONED R-15. SITE AREAS 28,122 SF FT OR 0.65 ACRES. MAX. LOT COVERAGE IS 35%. MIN. TREE CANOPY IS 100 INCHES PER ACRE. MAX. BUILDING HEIGHT IS 35'.

CURRENT MIN. BLDG SETBACKS: PER SMYRNA MUNICODE FRONT-40', SIDE-10', REAR-30'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,777 AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

A PRECISION FOCUS 35 TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2024.

ELEVATIONS ESTABLISHED ARE BASED ON NAVD88 DATUM AND WERE ESTABLISHED USING THE eGPS SOLUTIONS BENCHMARK BASE STATIONS.

NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.

NO STATE WATERS ARE WITHIN 200 FEET OF THIS PROPERTY.

BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION UNLESS OTHERWISE NOTED HEREON.

SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

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 EXPRESSED CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SITE IS NOT LOCATED WITHIN A ZONE (A,AE, SHADED ZONE X) AS DEFINED BY F.J.R.M COMMUNITY PANEL NUMBER 13067C0207J FOR UNINCORPORATED COBB COUNTY, GEORGIA. DATED OCTOBER 5, 2018.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE OR TITLE SEARCH OF THE PROPERTY.

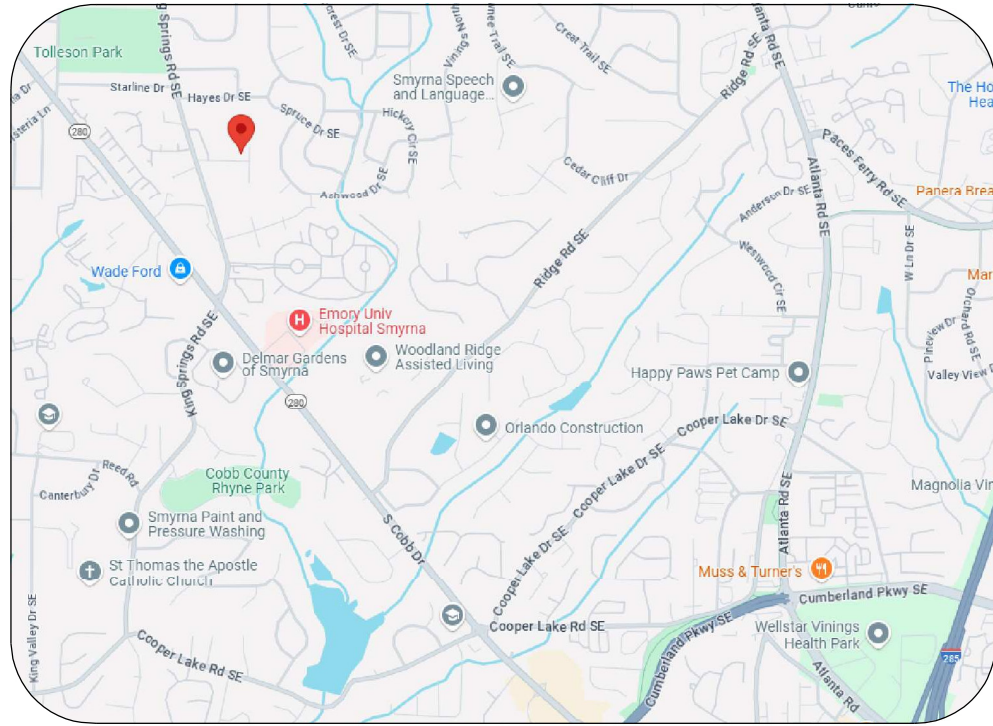
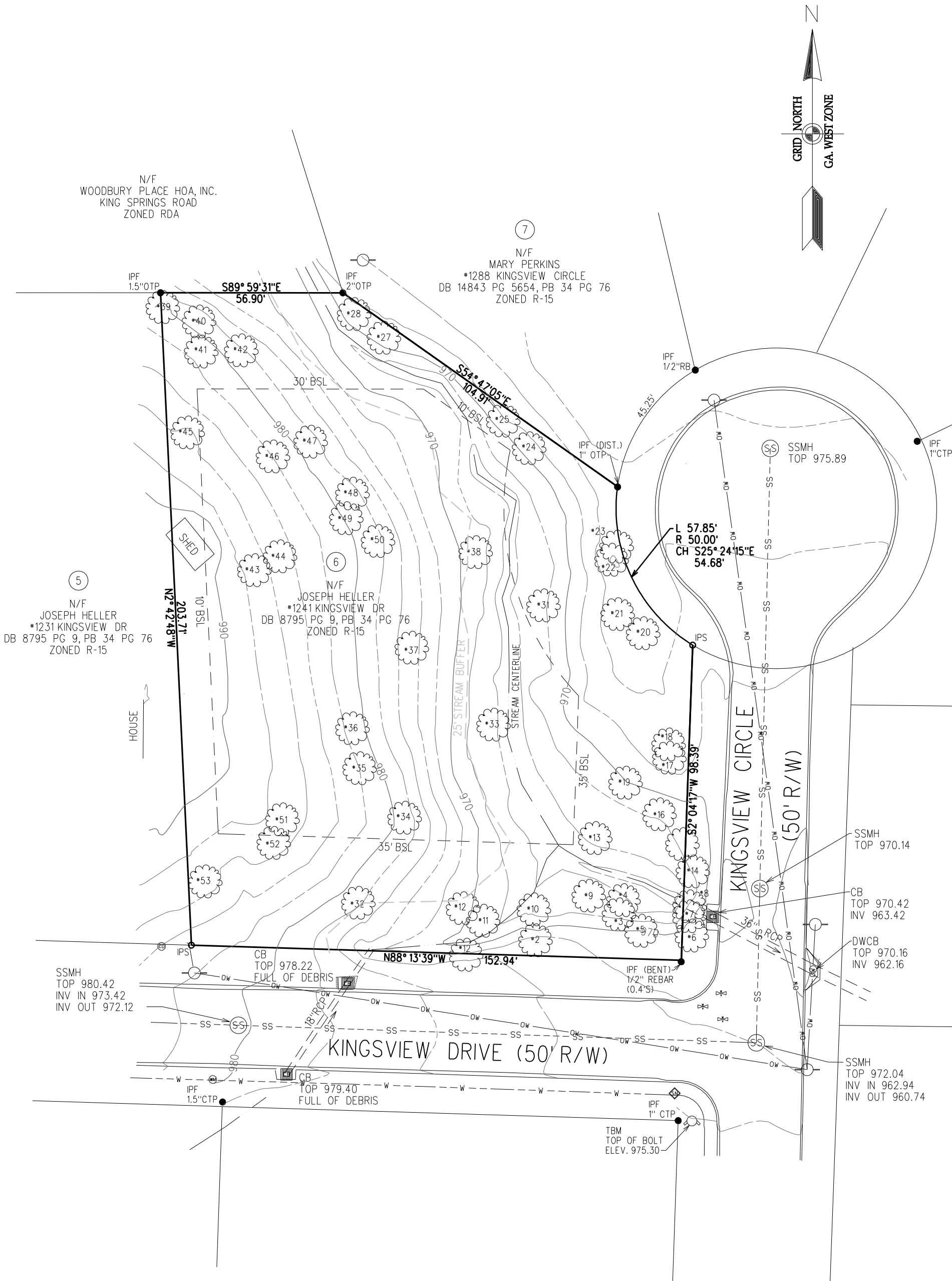
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER 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.

REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED AND SIGNED WITH AN ORIGINAL SIGNATURE.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER & 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.

THIS PROPERTY WAS SURVEYED BASED ON THE LAND DESCRIPTIONS IN THE FOLLOWING REFERENCE MATERIAL:

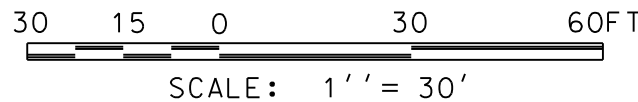
- WARRANTY DEED TO JOSEPH J. HELLER, RECORDED IN COBB COUNTY, GEORGIA, IN DEED BOOK 8795, PAGE 9. \*1241 KINGSVIEW DRIVE.
- KINGSVIEW SUBDIVISION PLAT, RECORDED IN COBB COUNTY, IN PLAT BOOK 34, PAGE 76.



LEGEND

- |     |                         |      |                  |
|-----|-------------------------|------|------------------|
| IPF | IRON PIN FOUND          | ⊙    | CLEANOUT         |
| ●   | IRON PIN SET (1/2\" R/W | —W—  | WATER MAIN       |
| LL  | LAND LOT                | ⊕    | WATER METER      |
| LLL | LAND LOT LINE           | ⊕    | WATER VALVE      |
| ⊕   | MANHOLE                 | ⊕    | FIRE HYDRANT     |
| POB | POINT OF BEGINNING      | —G—  | GAS LINE         |
| R/W | RIGHT-OF-WAY            | —FO— | FIBER OPTIC      |
| N/F | NOW OR FORMERLY         | —T—  | UNDERGROUND TEL. |
| BSL | BUILDING SETBACK LINE   | —UE— | UNDERGROUND ELEC |
| ⊕   | JUNCTION BOX            | —OW— | OVERHEAD ELEC    |
| ⊕   | DROP INLET              | ⊕    | UTILITY POLE     |
| ⊕   | DOUBLE WING CATCH BASIN | ⊕    | SIGN             |
| ⊕   | HEADWALL                | ⊕    | HARDWOOD         |
| ⊕   | SINGLE WING CATCH BASIN | ⊕    | PINE             |
| ==  | STORM LINE              |      |                  |
| DE  | DRAINAGE EASEMENT       |      |                  |
| SS  | SANITARY SEWER LINE     |      |                  |
| SSE | SANITARY SEWER EASEMENT |      |                  |

GRAPHIC SCALE



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. RECORDING 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.

Steven P. Griggs, RLS No. 2845

Date



Existing Conditions Survey for  
#1241 Kingsview Drive, Lot 6, Kingsview, Smyrna  
Land Lot 527, 17 District, 2nd Section, Cobb County, GA

BY:

REVISIONS

DATE:

File No. 202439.01  
Drawn By: SG  
Approved By: SG  
Reviewed By: SG  
Date: 12/10/2024  
Project No. 202439.001

**SPG Surveying, LLC**  
Professional Surveying Engineering Services  
PO Box 76723, Atlanta, Georgia 30368  
Phone (404) 557-2170 Fax (404) 552-5635

SHEET 1 OF 1

For:  
Darin Harris