

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

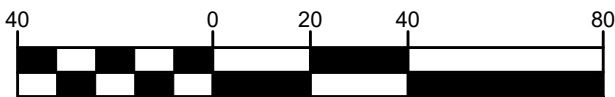
REAR YARD: 30 FEET

**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

AS-BUILT BOUNDARY SURVEY FOR:  
**BRIAN WICKLUND**

PARCEL ID: 17052000010  
LAND LOT 520, 17TH DISTRICT  
2ND SECTION, COBB COUNTY  
GEORGIA

**REVISIONS**

1.  
2.  
3.  
4.

**LEGAL REFERENCE:**

DEED BOOK: 13980  
PLAT BOOK: 122

PAGE: 244  
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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