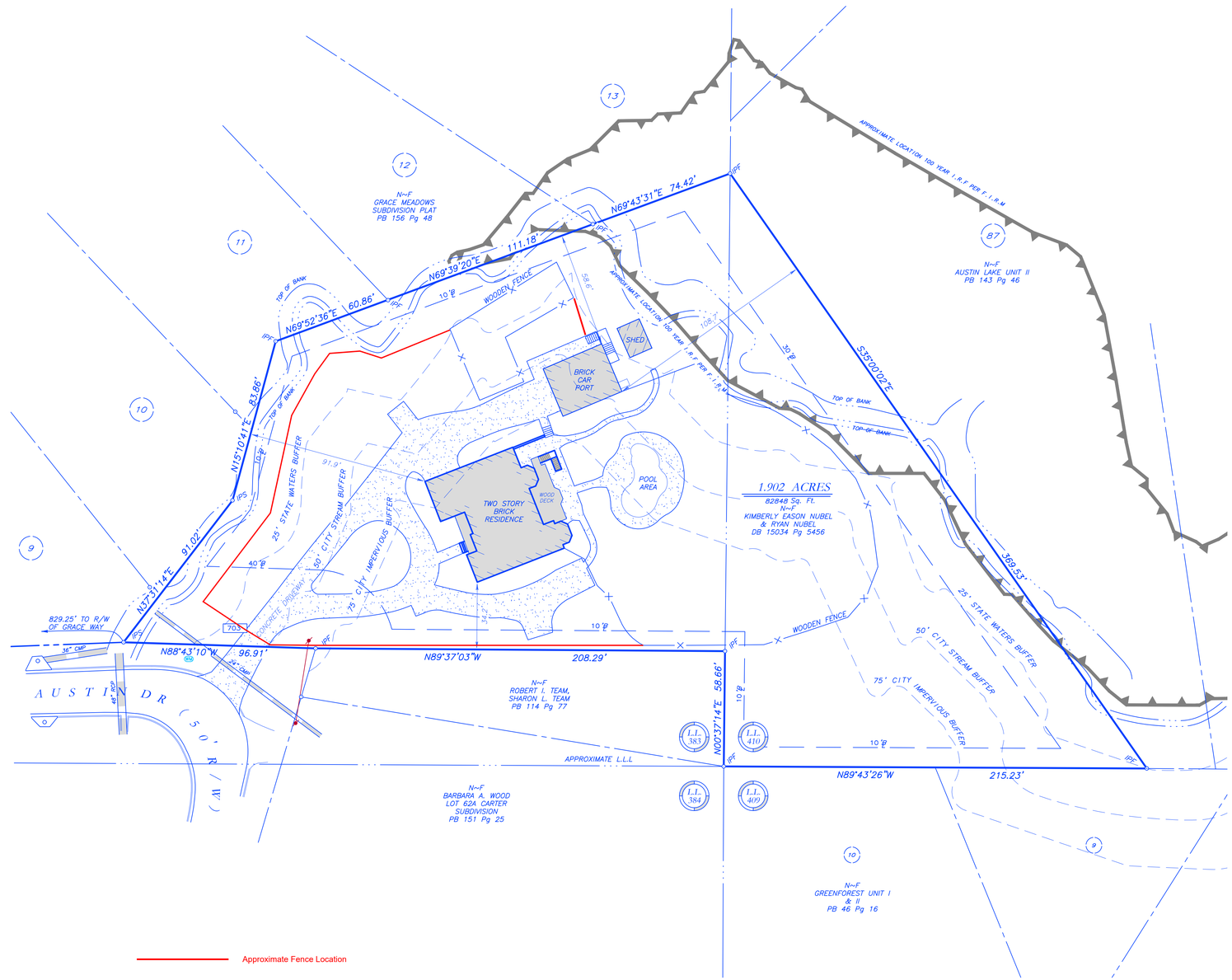
RESERVED FOR COURT CLERK



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS12 R1000 P5" WITH A CARLSON SURVEYOR 2 DATA COLLECTOR WITH CARLSON SURVEY SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED A CLOSED TRAVERSE WITH A HORIZONTAL CLOSURE CALCULATED TO BE 1:94071.8 WITH AN ANGULAR ERROR OF 1.37 SECONDS TO THE SQUARE ROOT OF n. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R (15) PER CITY OF SMYRNA ZONING ORDINANCES.

MINIMUM LOT WIDTH	85 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0206J AND THE DATE OF SAID MAP IS 10-5-2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

1. REFERENCE A WARRANTY DEED TO KIMBERLY EASON NUBEL AND RYAN NUBEL DEED BOOK 15034 PAGE 5456.

2. REFERENCE A SUBDIVISION PLAT FOR AUSTIN LAKE UNIT II PLAT BOOK 143 PAGE 46

3. REFERENCE A SUBDIVISION PLAT FOR GRACE MEADOWS PLAT BOOK 156 PAGE 48

4. REFERENCE A SUBDIVISION PLAT FOR GREEN FOREST PLAT BOOK 46 PAGE 16

5. REFERENCE A SUBDIVISION PLAT FOR CARTER SUBDIVISION PLAT BOOK 151 PAGE 25

LEGEND

POB	POINT OF BEGINNING		FIRE HYDRANT
POC	POINT OF COMMENCEMENT		WATER VALVE
RBS	REBAR SET		WATER METER
RBF	REBAR FOUND		GAS METER
MNF	MAG NAIL FOUND		POWER METER
MNS	MAG NAIL SET		ELECTRICAL BOX
CRF	CAPPED REBAR FOUND		POWER POLE
OTF	OPEN TOP PIPE FOUND		OVERHEAD ELECTRICAL
CMF	CONCRETE MONUMENT FOUND		GUY WIRE
DI	DROP INLET		ROOF DRAIN
CI	CATCH INLET		DROP INLET
YI	YARD INLET		JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE		SINGLE WING CATCH BASIN
JB	JUNCTION BOX		DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN		HEAD WALL
DWCB	DOUBLE WING CATCH BASIN		SAFETY END SECTION
HW	HEADWALL	—G—	UNDERGROUND GAS LINE
FES	FLARED END SECTION	—W—	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	—E—	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	—T—	UNDERGROUND TELECOM
SS	SANITARY SEWER	—SS—	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT		SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT		CLEAN OUT
D.E.	DRAINAGE EASEMENT	G.T.	GREASE TRAP
W.E.	WATER EASEMENT	—x—	FENCE
			BOLLARD
		+##.#	SPOT ELEVATION

30 0 30 60

SCALE: 1" = 30'

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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOSEPH T BAKER, LS # 2674 — 1-6-21 DATE

GEORGIA REGISTERED 2674 LAND SURVEYOR JOSEPH T. BAKER

DATE	REVISIONS

JOB NUMBER	5619
DRAWN BY	JCB
CHECKED BY	JTB
DATE	1-11-20
FIELD DATE	12-21-20
SCALE	AS Shown

BOUNDARY SURVEY FOR

ZANE MILLER

LOCATED IN LAND LOTS 383 AND 410 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY GEORGIA
703 AUSTIN DRIVE, SMYRNA 30082

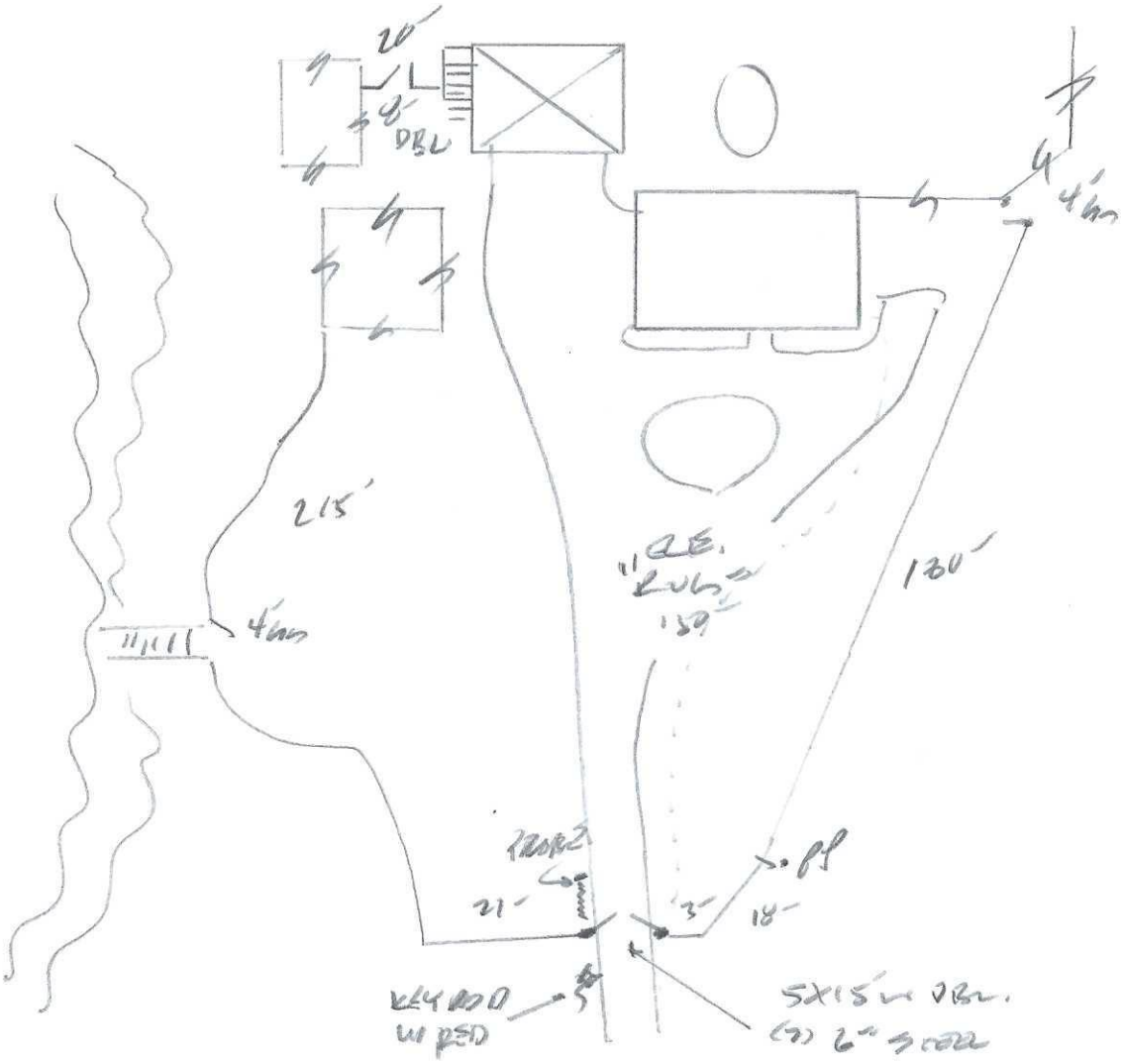
SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com
Cobb County Surveyor
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

GEORGIA REGISTERED No. 2133 LAND SURVEYOR RONALD L. PERRYMAN

APEX FENCE COMPANY
Atlanta's Premier Fence Company

Date:	9/21/2022	Estimator:	Bill Woodbury
Attention:	Zane Miller	Phone:	(770) 652-8982
Email:	703naturehouse@gmail.com	Email:	bill@apexfencecompany.com
Phone:	(678) 488-0461		
Project:	Ranch-Rail Fencing, Drive Gate, Gate Automation		
Address:	703 Austin Dr Smyrna, GA 30082		

INSTALLATION PROJECT LAYOUT



8521-C Knox Bridge Hwy • Canton, GA 30114 • Office (770) 425-0048 • Fax (678) 264-5517
info@apexfencecompany.com • www.apexfencecompany.com
Fully Licensed and Insured