

ZONING: R-15
SETBACKS:
FRONT: 35'
SIDES: 10'
REAR: 30'

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.

ROBERT B. BETTERTON GA. RLS #2496 PRINTED NAME DATE



DECEMBER 9, 2022

AREA=13,849 SQ. FT.
(0.318 ACRES)

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 212, 781 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 15, 619 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. THE EQUIPMENT IS SOKKIA IX SERIES ROBOTIC STATION
4. DATE OF SURVEY DATA // 2/20/2021 THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 130057, PANEL 0207L DATED 10/5/2018, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
5. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

1. PLAT OF SMYRNA HEIGHTS EXTENSION BEING RECORDED
IN PLAT BOOK 12, PAGE 11.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67.

GRAPHIC SCALE

 $1'' = 20'$

VARIANCE PLAT
LOT 16, BLOCK A, SMYRNA HEIGHTS EXTENSION

LOCATED IN:
LAND LOT 485
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA CITY OF SMYRNA
PREPARED FOR:
HAL SIMPSON

CHECKED BY
DD

CHECKED BY
DD

SCALE

DATE _____

SEPTEMBER 9, 2000

SHEET NUMBER
1 OF 1

FILE NUMBER:
6736 PBO

JOB NUMBER

6379

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BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

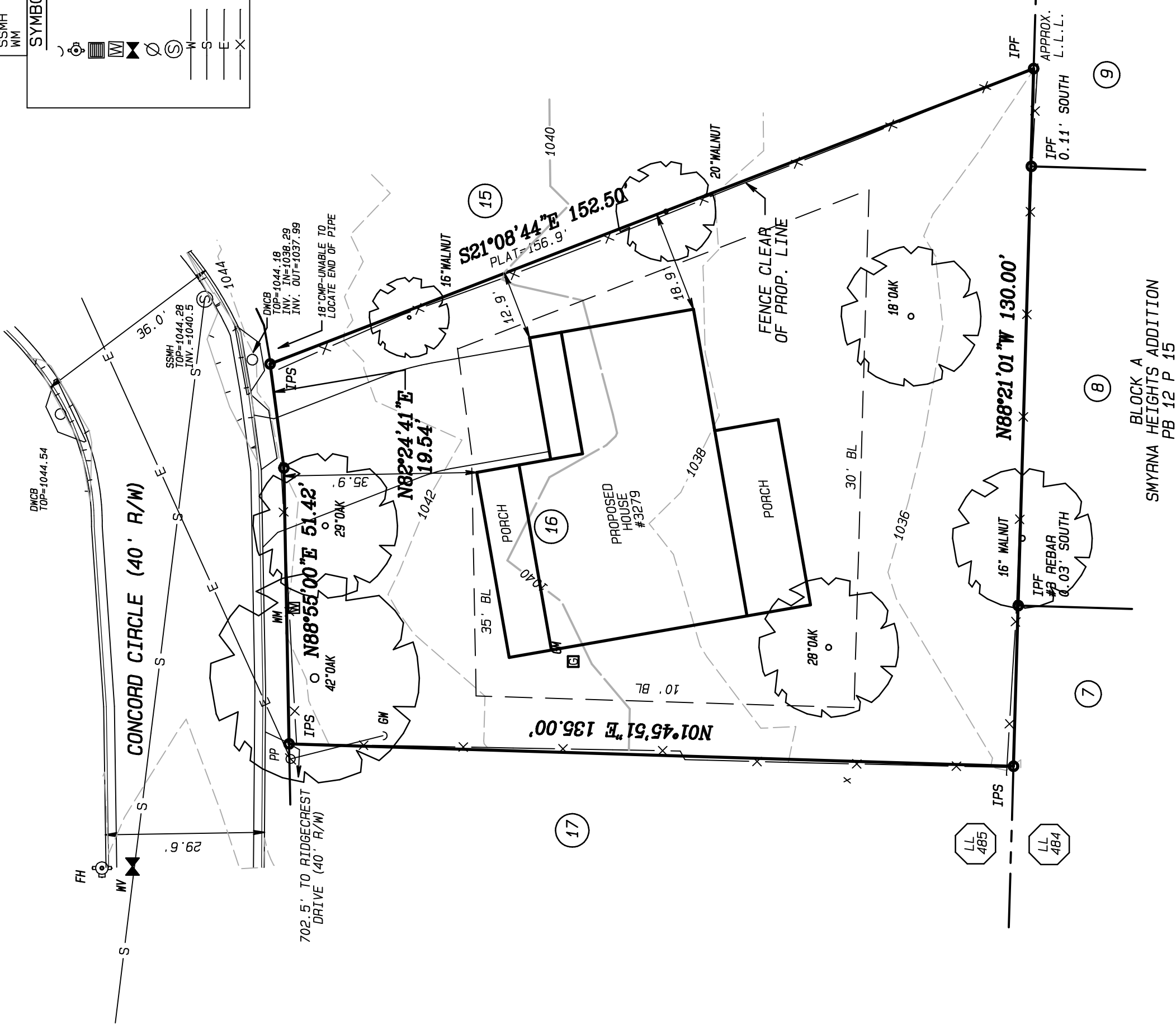
950 WEST SANDTOWN ROAD
MARLETTA, GEORGIA 30064
(678) 483-0242

ABBREVIATION LEGEND

A	ARC DISTANCE
B/L	BUILDING LINE
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
LC	LAND LOT
L	LAND LOT
L.L.	LAND LOT LINE
N/E	NOW OR FORMERLY
OTF	OPEN TOP PIPE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSWH	SANITARY SEWER MANHOLE
WM	WATER METER

SYMBOL LEGEND

	Guy Wire
	Fire Hydrant
	Drop Inlet
	Water Meter
	Water Valve
	Power Pole
	Sanitary Sewer Manhole
	Water Line
	Sanitary Sewer Line
	Overhead Power Line
	Fence



BLOCK A
SMYRNA HEIGHTS ADDITION
PB 12 P 15