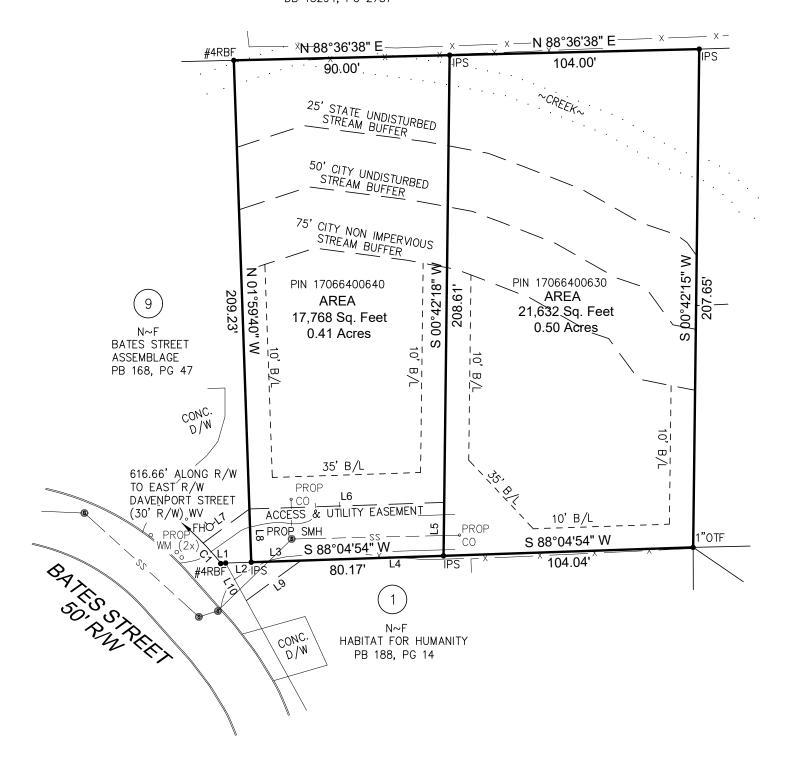


N∼F AVONLEA SQUARE LLC DB 15294, PG 2787



ਰ PED - Utility Pedestal ∀ FH - Fire Hydrant WM - Water Meter WV - Water Valve

SMH - Sewer Manhole

 OTF - Open Top Pipe Found CTF - Crimped Top Pipe Found

CMF - Concrete Monument Found

□ MON - Monument Found

o CP - Calculated Point

Ø PP - Power Pole

- ✓ CB Catch Basin
- DI Drop Inlet
- © C/O Cleanout
- ☑ PBX Power Box
- Deciduous Tree Coniferous Tree
- CMP Corrugated Metal Pipe RCP - Reinforced Concrete Pipe
- R/W Right of Way N~F - Now or Formerly DB, PG - Deed Book and Page
- PB, PG Plat Book and Page POB - Point of Beginning

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION OF DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

CITY ENGINEER	DATE
MAYOR, CITY OF SMYRNA	DATE
COMMUNITY DEVELOPMENT DIRECTOR	DATE
PUBLIC WORKS DIRECTOR	DATE
BUILDING INSPECTOR	DATE

SURVEYOR'S CERTIFICATION

PLANNING AND ZONING COMMISSIONER

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.





DATE



SURVEYOR'S NOTES:

- 1. The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- 2. This plat has been calculated for closure and has a mathematical error of 1: 300.000+.
- 3. Field angles and measurements acquired for the production of this plat were obtained on 12/21/22 using a Leica TCRP 1203 Total Station.
- 4. This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- 5. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- 6. Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. 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, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- 7. The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief; and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

ZONING STATEMENT

Any graphic depiction of setback lines and other matters of zoning classification are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned R-15 **Building Setbacks:** Front - 35' Side - 10' Rear - 30'

CITY OF SMYRNA DEVELPMENT NOTES

- 1. Sanitation carts will need to be placed in right-of-way for pick up.
- 2. Contractor is responsible for all utility connections and elevations. Required to meet City standards
- 3. Water services to be 1 inch type (K) copper with compression fittings.
- 4. Sewer needs to material type SDR 35 / with 6-inch sewer clean out / manhole at right-of-way.
- 5. Contractor to install 5-foot sidewalk and 2-foot beauty strip if required
- 6. Mill and overlay 25 feet each direction of final utility cuts for all utilities.

LINE	BEARING DISTANCE	
L1	S 88°04'50" W	1.95'
L2	N 88°04'41" E	10.65'
L3	N 88°04'54" E	20.66'
L4	N 88°04'54" E	59.51'
L5 L6	N 00°42'18" E	22.22'
L6	S 88°04'54" W	81.19'
L7	S 53°40'16" W	23.91'
L8	S 01°55'06" E	22.19'
L9	S 53°40'16" W	28.17'
L10	N 28°46'56" W	17.85'

3/9/23

1"=40

SCALE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	11 75'	11 74'	N 41°15'33" W



BOUNDARY SURVEY PREPARED FOR GREG STRINGER

DRAWING: 23-079 COORD: REVISIONS: LOCATED IN LAND LOT 664 17TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA SHEET #: 1 of 1

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