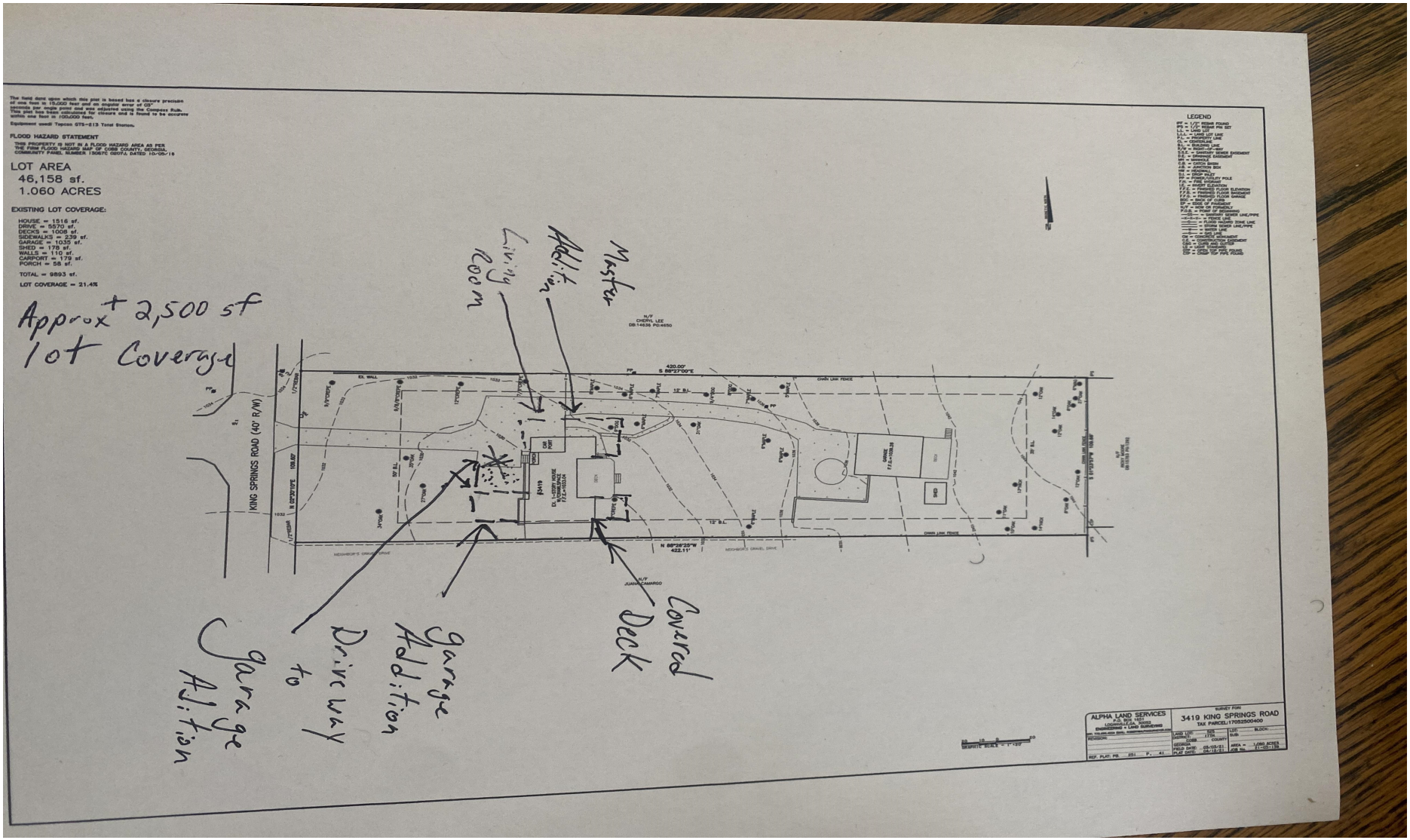

The field data upon which this plat is based has a closure precision of one foot in 19,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.
Equipment used: Topcon GTS-213 Total Station.
FLOOD HAZARD STATEMENT
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13067C 0207J, DATED 10/05/18
LOT AREA
46,158 sf.
1.060 ACRES
EXISTING LOT COVERAGE:
HOUSE = 1516 sf.
DRIVE = 5570 sf.
DECKS = 1008 sf.
SIDEWALKS = 239 sf.
GARAGE = 1035 sf.
SHED = 178 sf.
WALLS = 110 sf.
CARPORT = 179 sf.
PORCH = 58 sf.
TOTAL = 9893 sf.
LOT COVERAGE = 21.4%
Approx+ 2,500 sf
lot Coverage
Living Room
Master Addition
Covered Deck
Garage Addition
Driveway to Garage Addition
KING SPRINGS ROAD (40' R/W)
N/F CHERYL LEE DB:14636 PG:4650
N/F JUANA CAMARGO
LEGEND
ALPHA LAND SERVICES
P.O. BOX 1451
LOGANVILLE, GA. 30053
ENGINEERING • LAND SURVEYING
SURVEY FOR:
3419 KING SPRINGS ROAD
TAX PARCEL:17052500400
LAND LOT: 025
DISTRICT: 17TH
COBB COUNTY
GEORGIA
FIELD DATE: 05/05/21
PLAT DATE: 04/12/21
LOT: BLOCK:
SUB:
AREA = 1.060 ACRES
JOB No. 21-05-139
REF. PLAT: PB. 251 P. 41