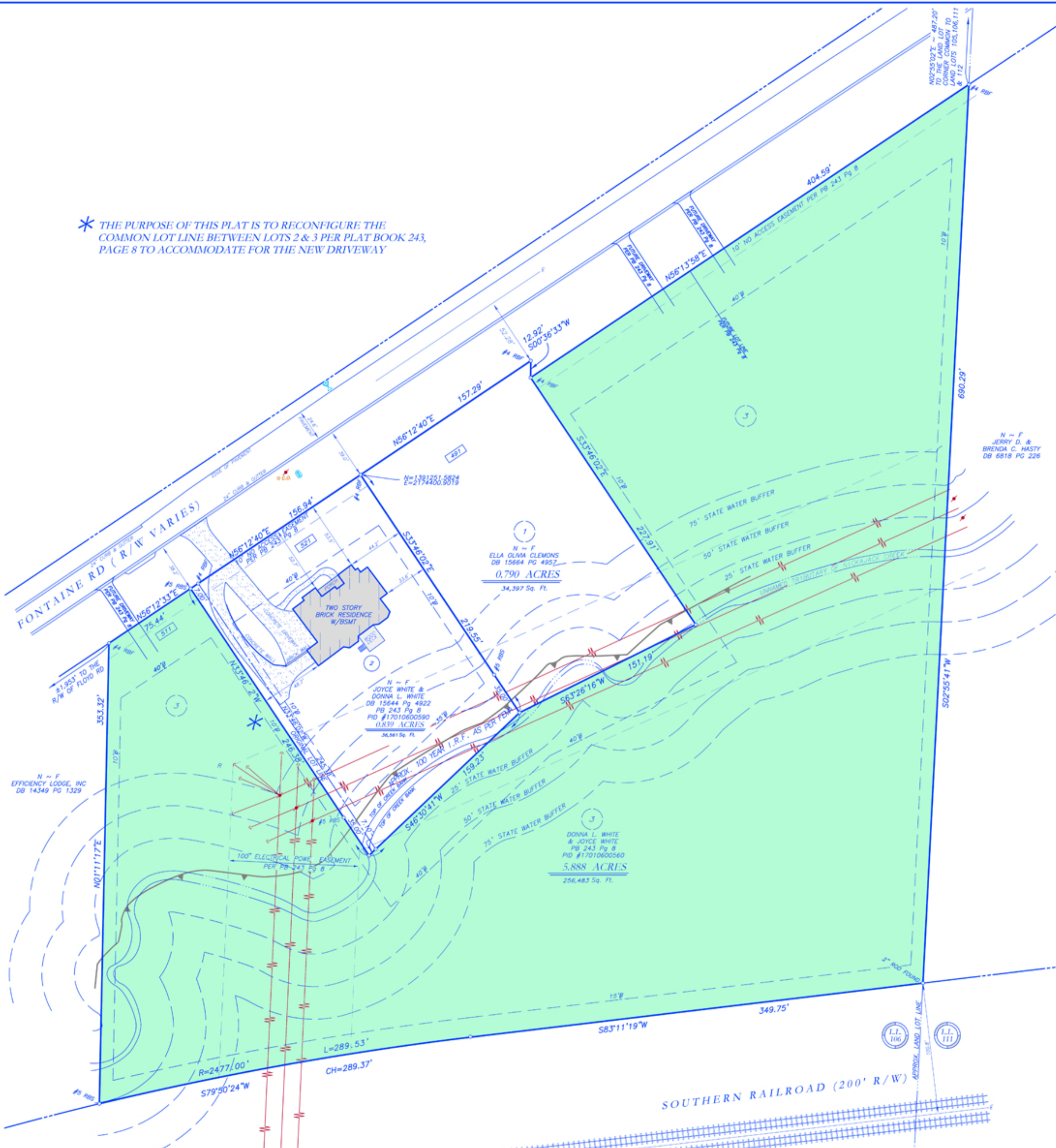


URT CLERK

* THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE COMMON LOT LINE BETWEEN LOTS 2 & 3 PER PLAT BOOK 243, PAGE 8 TO ACCOMMODATE FOR THE NEW DRIVEWAY



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS13 8500 P5 WITH A CARLSON SURVEYOR 2 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:187,464. 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), NAD 1983/94 WEST & NAVD 1988. THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-20 (RESIDENTIAL) PER COBB COUNTY ZONING ORDINANCES.

Table with 2 columns: MINIMUM LOT WIDTH, FRONT SETBACK, SIDE SETBACK, REAR SETBACK. Values: 75 FEET, 40 FEET, 10 FEET, 35 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 13067C0204G AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. 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.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

SURVEY REFERENCES

- 1. REFERENCE AN ADMINISTRATOR'S DEED TO JOYCE WHITE AND DONNA L. WHITE RECORDED IN DEED BOOK 15644, PAGE 4922.
2. REFERENCE A LOT SPLIT OF LOT 2 AS RECORDED IN PLAT BOOK 208 PAGE 18 INTO LOTS 2 AND 3 FOR DONNA L. WHITE & JOYCE WHITE RECORDED IN PLAT BOOK 243, PAGE 8.
3. REFERENCE A FINAL PLAT FOR DONNA L. WHITE & JOYCE WHITE RECORDED IN PLAT BOOK 208, PAGE 18.

OWNER'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

DONNA WHITE DATE

COUNTY SIGNATURES

APPROVED BY: COBB COUNTY WATER SYSTEM DATE COBB COUNTY ZONING DIVISION DATE COBB COUNTY DEVELOPMENT & INSPECTIONS DIVISION DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-7, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

I FURTHER HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

Donald Pennington 8-3-21

Table with 2 columns: DATE, REVISIONS

Table with 5 columns: JOB NUMBER, DRAWN BY, CHECKED BY, DATE, FIELD DATE, SCALE

LOT LINE RECONFIGURATION FOR JOYCE WHITE & DONNA L. WHITE LOCATED IN LAND LOT 106 OF THE 17th DISTRICT 2nd SECTION, COBB COUNTY, GEORGIA 511 & 521 FONTAINE ROAD, MABLETON, GEORGIA 30126

SURVEYS PLUS, INC. 3565 SOUTH COBB DR., S.E. SMYRNA, GEORGIA 30080 PHONE: (770) 444-9736 www.surveysplusinc.com

