

Plat Book 280 Page 544
 Filed and Recorded 09/27/21 9:37:00 AM
 2021-0138769
 Connie Taylor
 Clerk of Superior Court
 Cobb County, GA
 Participant IDs: 6977407200

RESERVED FOR COURT CLERK

Zoned R20 - 1 house on 1.84 acres

Note: The lot shading on this survey is not to scale and is only an approximate location of boundaries.

* 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



SCALE: 1" = 40'

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-COMFORMING 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 RECORDED 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 9-24-21
 DONNA WHITE DATE

Joyce White 9-24-21
 JOYCE WHITE DATE

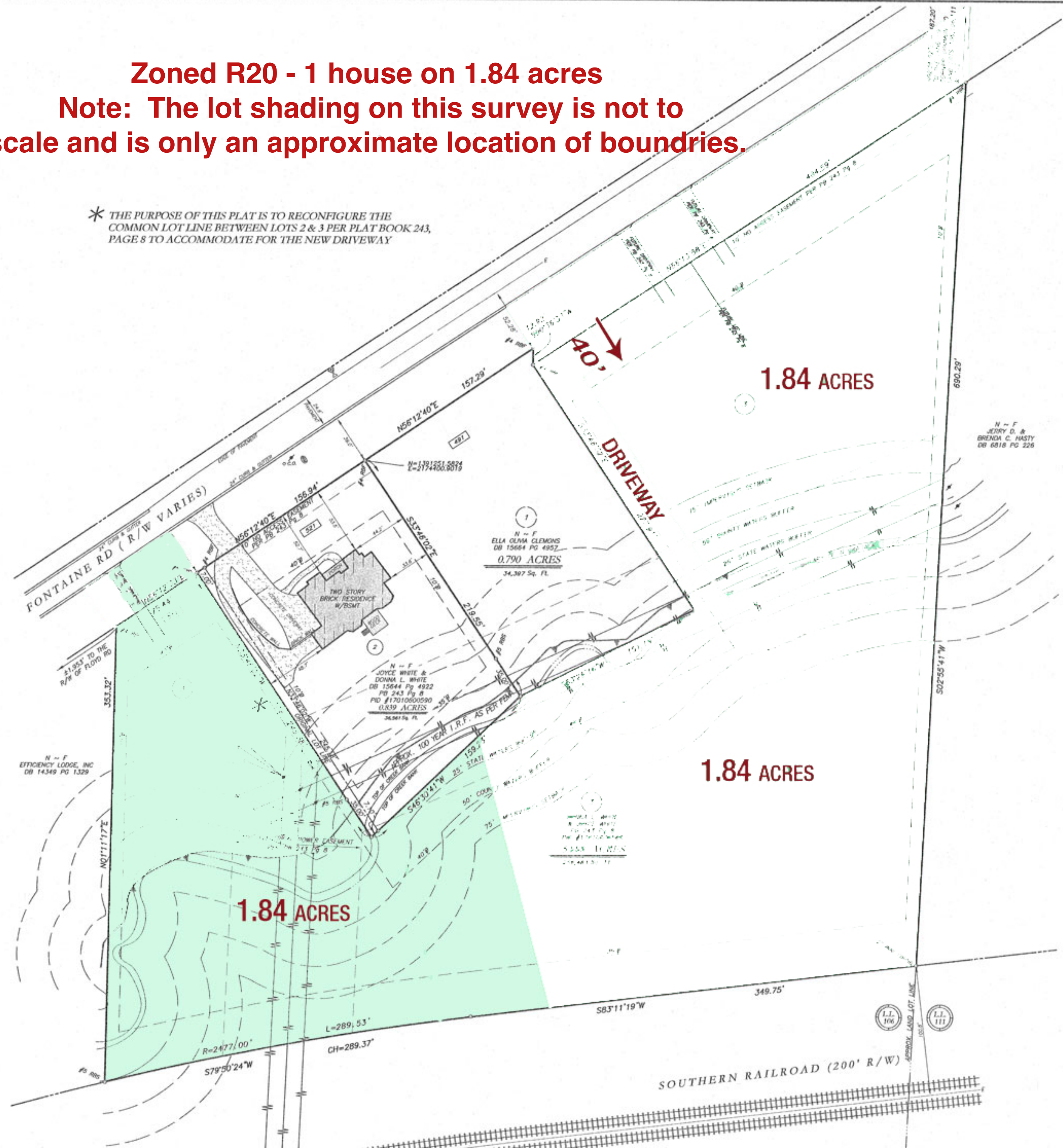
COUNTY SIGNATURES

APPROVED BY: *Brian Aubrey* 9/24/21
 COBB COUNTY WATER SYSTEM DATE

Jan 9-24-21
 COBB COUNTY ZONING DIVISION DATE

Chris Hutto 9-24-21
 COBB COUNTY DEVELOPMENT & INSPECTIONS DIVISION DATE

LEGEND	
POB POINT OF BEGINNING	⊕ FIRE HYDRANT
POC POINT OF COMMINGMENT	⊕ WATER VALVE
POE POINT OF ESTABLISHMENT	⊕ GAS METER
POF POINT OF FOUNDATION	⊕ POWER METER
POI POINT OF INTERSECTION	⊕ ELECTRICAL BOX
POJ POINT OF JOINT	⊕ POWER POLE
POK POINT OF KICK-OUT	⊕ OVERHEAD ELECTRICAL
POL POINT OF LIFT	⊕ GUY WIRE
POM POINT OF MOUNTING	⊕ ANCHOR BOLT
PON POINT OF NAIL	⊕ ROOF DRAIN
POO POINT OF OUTFLET	⊕ DRAIN PIPE
POQ POINT OF QUARTER	⊕ CATCH BASIN
POR POINT OF RAIN	⊕ BRICK DRAIN
POS POINT OF SINK	⊕ SINGLE RING CATCH BASIN
POU POINT OF UTILITY	⊕ DOUBLE RING CATCH BASIN
POV POINT OF VALVE	⊕ HEAD WALL
POW POINT OF WALL	⊕ UNDERGROUND GAS LINE
POX POINT OF EXHAUST	⊕ UNDERGROUND WATER LINE
POY POINT OF YARD	⊕ UNDERGROUND ELECTRIC LINE
POZ POINT OF ZONE	⊕ UNDERGROUND TELECOM
POAA POINT OF AREA	⊕ SANITARY SEWER LINE
POAB POINT OF AREA B	⊕ SANITARY SEWER MANHOLE
POAC POINT OF AREA C	⊕ S.E. SANITARY SEWER EASEMENT
POAD POINT OF AREA D	⊕ DRAINAGE EASEMENT
POAE POINT OF AREA E	⊕ WATER EASEMENT
POAF POINT OF AREA F	⊕ BOLLARD
POAG POINT OF AREA G	⊕ SPOT ELEVATION



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS13 R500 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 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" HARD NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE), NAD 1983/94 WEST & NAVD 1988.

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-20 (RESIDENTIAL) PER COBB COUNTY ZONING ORDINANCES.

MINIMUM LOT WIDTH	75 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	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 130670204G 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.

IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.

IT IS THE OWNER'S/DEVELOPER'S/BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL ISSUING AUTHORITY (COBB COUNTY).

SURVEY REFERENCES

1. REFERENCE AN ADMINISTRATOR'S DEED TO JOYCE WHITE AND DONNA L. WHITE RECORDED IN DEED BOOK 15644, PAGE 492.
2. REFERENCE A FINAL PLAT OF LOTS 1 AND 2 FOR DONNA L. WHITE & JOYCE WHITE AS RECORDED IN PLAT BOOK 208, PAGE 18.
3. REFERENCE A LOT SPLIT OF LOT 2, INTO LOTS 2 AND 3, AS RECORDED IN PLAT BOOK 243, PAGE 18.
4. TURN-AROUND PADS ARE TO BE BUILT FOR ALL DRIVES AS PER PLAT BOOK 243, PAGE 8.

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 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 L. Perryman 8-3-21
 DONALD L. PERRYMAN, LS 2133 DATE

REVISIONS	DATE
ADD VICINITY MAP AND NOTE ADJUSTMENTS	9-14-21
REVISE REAR SETBACK LINE ON LOT 3	9-20-21

JOB NUMBER	5650
DRAWN BY	ABD
CHECKED BY	DLP
DATE	8-3-21
FIELD DATE	3-2-21
SCALE	1"=40'

LOT LINE RECONFIGURATION FOR
JOYCE WHITE & DONNA L. WHITE
 LOCATED IN LAND LOT 105 OF THE 17th DISTRICT
 2nd SECTION, COBB COUNTY, GEORGIA
 S11. & S21 FONTAINE ROAD, MARLBTON, GEORGIA 30126
 SPR-2021-00446

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

