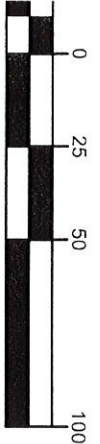


3882 Sharon Dr. Powder Springs GA 30127.

SEABOARD R.R.
(100' R/W)

CURRENT ZON
 ZONED: R-15 (CITY)
 MIN. YARD ADJAC
 FRONT YARD: 35 F
 SIDE YARD: 10 FEI
 REAR YARD: 30 FE

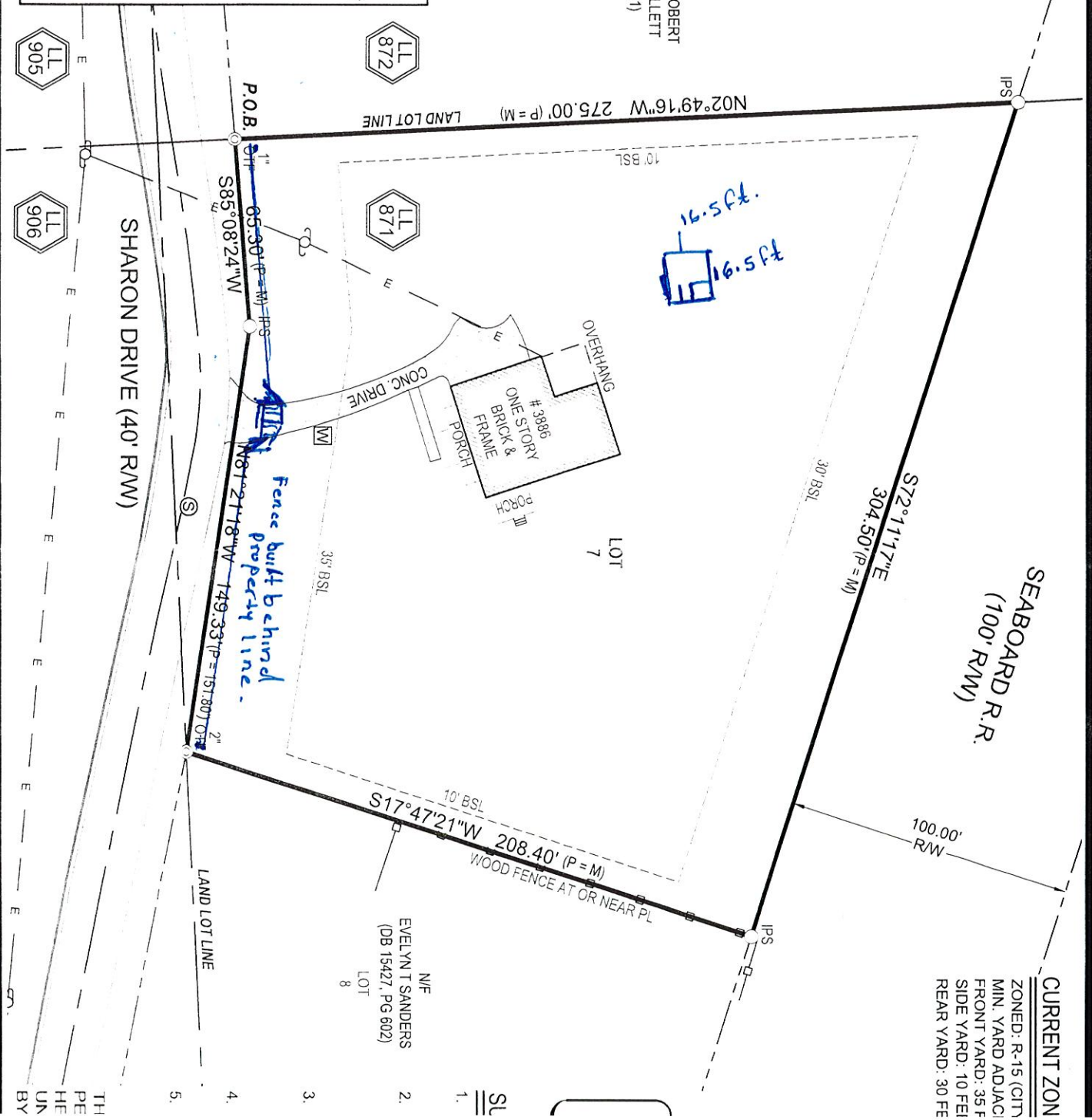
N/E
 RODNEY BRUCE & ROBERT
 T & BARBARA W. KELLETT
 (DB 5880, PG 241)
 LOT
 7/4



PLAT CERTIFICATION

A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF ANY REAL PROPERTY BOUNDARIES, THE RECORDING OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED TO BE TRUE AND CORRECT AS SHOWN ON THIS PLAT DOES NOT IMPLY APPROVAL OF THIS PLAT BY THE SURVEYOR OR ANY OTHER PROFESSIONAL ENGINEER OR SURVEYOR. THE SURVEYOR'S OBLIGATION IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT OR FOR ANY CONSEQUENCES ARISING THEREFROM. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THIS SERVICE. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THIS SERVICE. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER PARTY.

STON HARDEE
 LAND SURVEYOR #3144
 DATE 8/17/2022



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SEABOARD R.R.
(100' R/W)

CURRENT ZONING
 ZONED: R-15 (CITY OF POWDER SPRINGS DISTRICT)
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 35 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 30 FEET

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING GATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPs)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR ROD FOUND

AREA
 59,687 sq.ft.
 1.37 acres

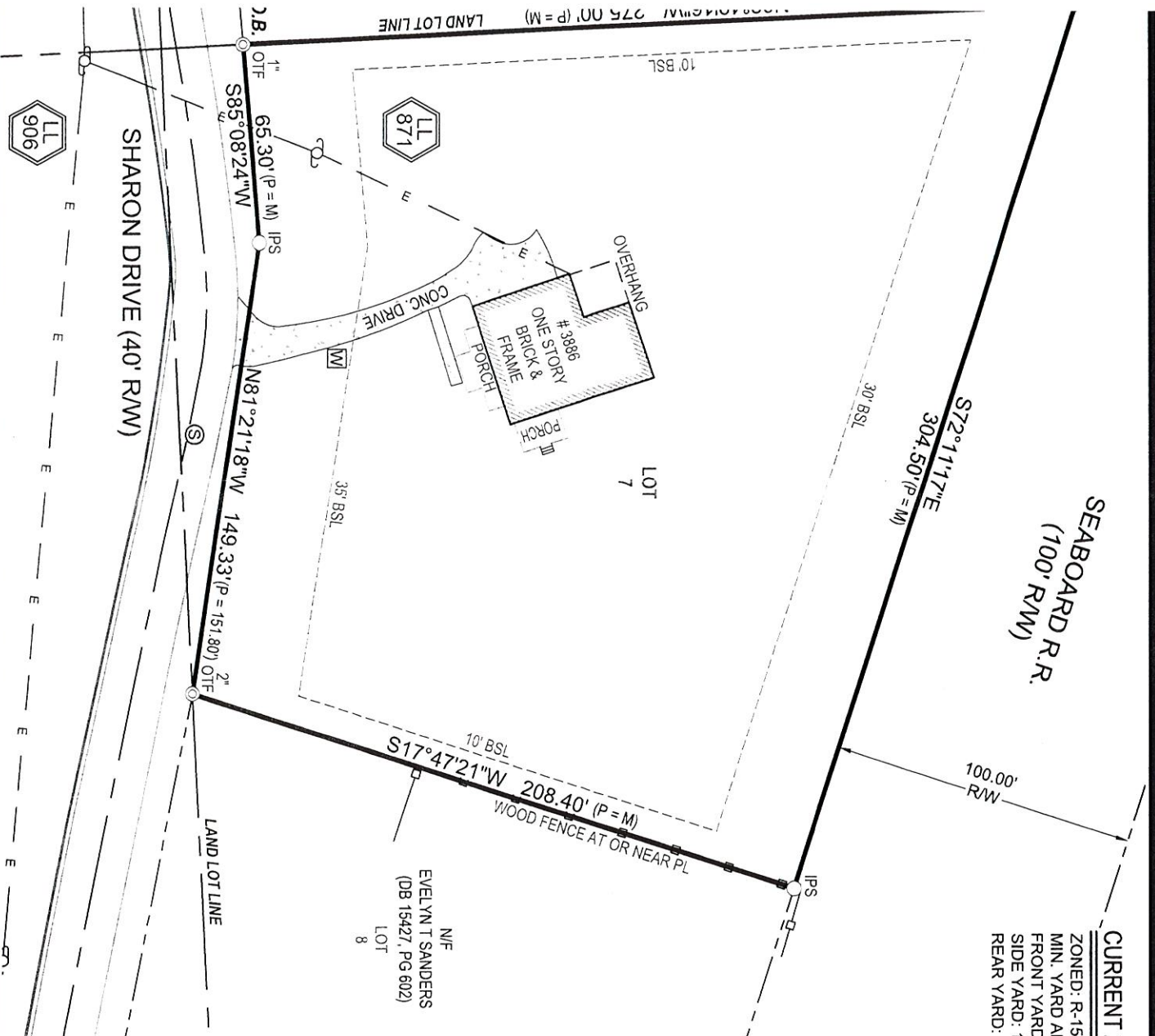


SURVEY NOTES

1. EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 926,453 FEET.

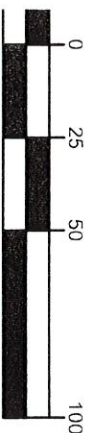
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0181H THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



R CLERK OF THE SUPERIOR COURT

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CERTIFICATION

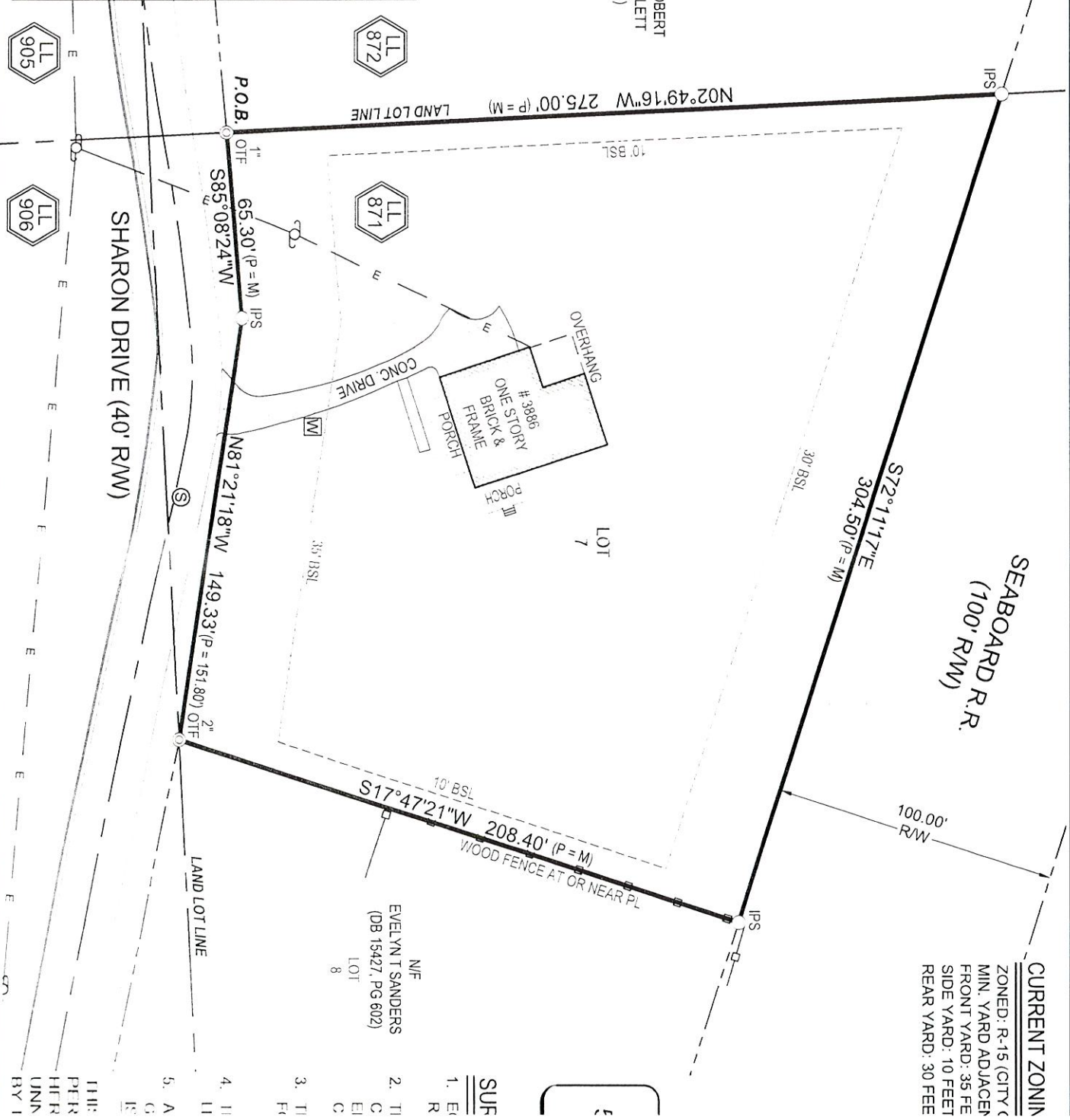
RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF ANY REAL PROPERTY BOUNDARIES, THE RECORDING OF THE DOCUMENTS, MAPS, PLATS, OR OTHER WHICH CREATED THE PARCEL OR PARCELS ARE STATED IN THIS PLAT DOES NOT IMPLY APPROVAL OF AVAILABILITY OF PERMITS, COMPLIANCE WITH REQUIREMENTS, OR SUITABILITY FOR ANY USE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

8/17/2022

DATE

ON HARDEE AND SURVEYOR #3144

N/E
RODNEY BRUCE & ROBERT T & BARBARA W KELLETT
(DB 5880, PG 241)
LOT 7/4



SEABOARD R.R.
(100' RW)

CURRENT ZONING
 ZONED: R-15 (CITY)
 MIN. YARD ADJACENT
 FRONT YARD: 35 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 30 FEET

N/E
EVELYN T SANDERS
(DB 15427, PG 602)
LOT 8

SUR
1. E
R

11:11:11
P:TR
H:TR
L:NN
BY 1

