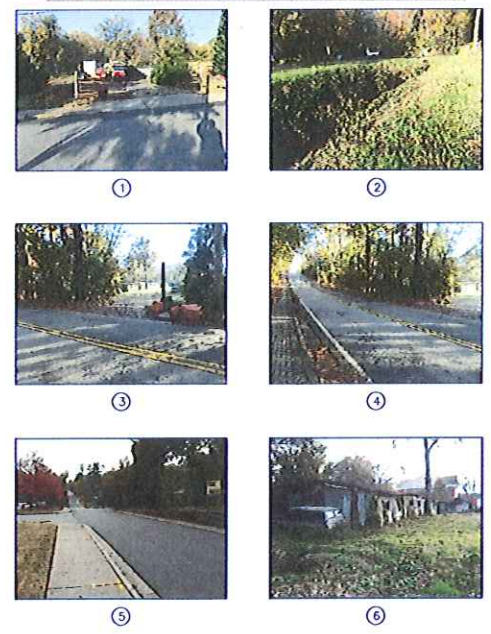
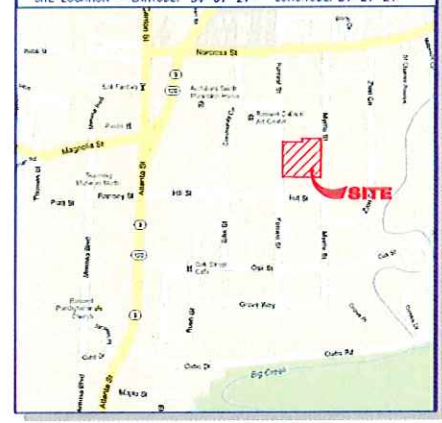


**SITE PHOTOGRAPHS**



**VICINITY MAP**



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121 C 0063 F, AND THE DATE OF SAID MAP IS JUNE 18, 2010. THE FLOOD ZONE DESIGNATION FOR THIS SITE IS ZONE "X". THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

PER THE CITY OF ROSWELL ONLINE ZONING MAPS AS OF THE DATE SHOWN ON THIS SURVEY, THE SUBJECT PROPERTY IS ZONED "R-2" (SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT).

PER THE CITY OF ROSWELL ONLINE ZONING ORDINANCE THE MINIMUM YARD SETBACKS ARE:  
 FRONT - 40 FEET (MAJOR STREET R/W) & 35 FEET (MINOR STREET R/W);  
 SIDE - 10 FEET (INTERIOR LOT LINE) OR 25 FEET (CORNER LOT, MAJOR STREET);  
 REAR - 30 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: HARDWOOD TREES 24-INCH DBH (DIAMETER AT BREAST HEIGHT), PINE TREES 30-INCH DBH AND UNDERSTORY TREES 4-INCH DBH AND LARGER WERE LOCATED FOR THIS SURVEY.

**SURVEY REFERENCES**  
 1) SALES PLAT FOR W. E. COBB, PREPARED BY C. R. FITZMAN, C.E., ATLANTA, GA, DATED JANUARY 2, 1930, AND RECORDED IN PLAT BOOK 3, PAGE 114.

**AREA TABLE**

PARCEL	ACRES	SQUARE FEET	ZONE
TRACT 1	0.592	25,784	R-2
TRACT 2	1.154	50,256	R-2
TRACT 3	1.547	67,386	R-2
<b>TOTAL AREA</b>	<b>3.293</b>	<b>143,426</b>	

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITCHER	X 000.00 SPOT ELEVATION
BH BORE HOLE	— POWER POLE
CI CURB INLET	— OUT WIRE
CMP CORRUGATED METAL PIPE	— POWER LINE
CMF CONCRETE MONUMENT FND	— LIGHT POLE
CO SANITARY CLEANOUT	— ELECTRIC TRANSFORMER
CPED COMMUNICATION FEESTAL	— WATER VALVE
CIP CRIMPED TOP PIPE	— GAS VALVE
DI DROP INLET	— WATER METER
DIP DUCTILE IRON PIPE	— GAS METER
DWOB DOUBLE WING CATCH BASH	— WATER VALVE
FND FOUND	— FIRE HYDRANT
GM GAS METER	— UNDERGROUND ELECTRIC LINE
INVERT	— UNDERGROUND GAS LINE
JB JUNCTION BOX	— UNDERGROUND COMMUNICATION LINE
MANH MANHOLE	— UNDERGROUND WATER LINE
OH OVERHEAD POWER	— POINT OF BEGINNING
OTF OPEN TOP PIPE	— POINT OF COMMENCING
PM POWER METER	— REINFORCED CONCRETE PIPE
POB POINT OF BEGINNING	— IRON REINFORCING BARK
POC POINT OF COMMENCING	— 5/8" PER SET
PPC REINFORCED CONCRETE PIPE	— SANITARY SEWER
RBR IRON REINFORCING BARK	— SINGLE WING CATCH BASH
RSS 5/8" PER SET	— TRANS ELECTRIC TRANSFORMER
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASH	
TRANS ELECTRIC TRANSFORMER	

**UTILITY NOTE**

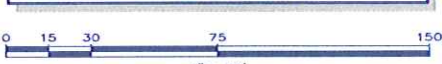
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:  
**ONEVISION UTILITY SERVICES**  
 975 COBB PLACE BLVD, SUITE 308  
 KENNESAW, GA 30144  
 (678) 391-6010

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY ONEVISION UTILITY SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

**GRAPHIC SCALE**



**IF YOU DIG**

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,715 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-8 ROBOTIC TOTAL STATION AND TOPCON DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN TRACT 1 = 339,620, TRACT 2 = 132,503, TRACT 3 = 109,376 FEET. (SEE PAGE 1)



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 www.geosurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

**902 Myrtle Street**

FOR

**CITY OF ROSWELL**

CS JOB NO.	20124429-1	DRAWING SCALE:	1" = 30'	SURVEY DATE:	NOVEMBER 8, 2012
FIELD WORK:	TB	CITY:	ROSWELL	STATE:	GA
PROJ MGR:	DLH	COUNTY:	FULTON		
REVIEWED:	JRC	LAND LOT:	425		
DWG FILE:	20124429-1.dwg	DISTRICT:	1ST	SECTION:	2ND