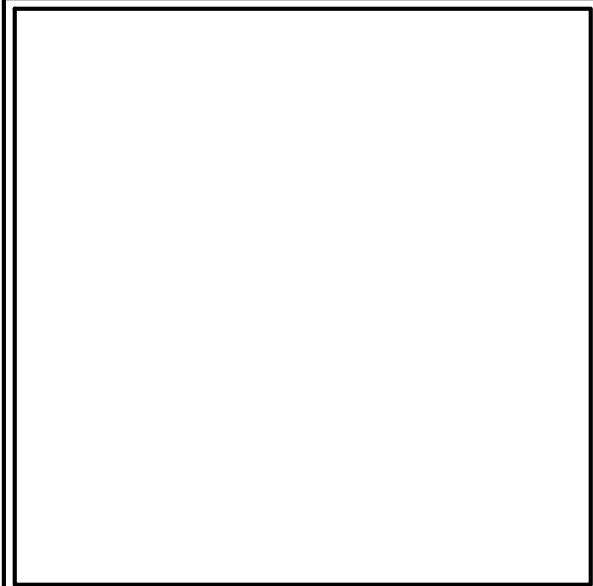




SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



Know what's below.
Call before you dig.

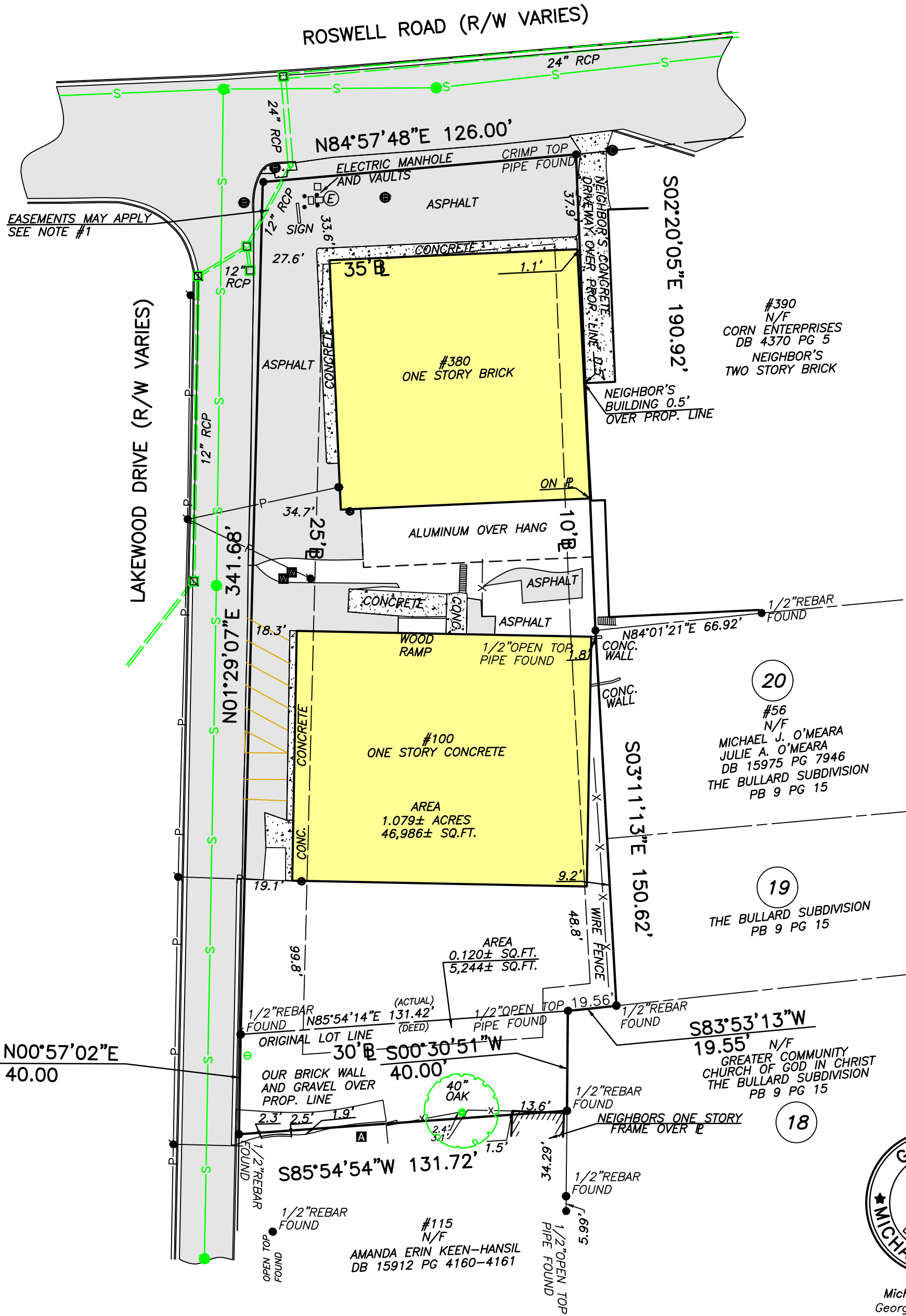
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,830 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

REFERENCE MATERIAL

1. EXECUTOR'S DEED IN FAVOR OF ROBERT J. GROOVER, JR.
DEED BOOK 16002 PAGE 3772-3774
COBB COUNTY, GEORGIA RECORDS (#101, #107 AND #380)
2. WARRANTY DEED IN FAVOR OF BARFIELD FAMILY TRUST, WILLIAM DONALD GROOVER AND VIRGINIA S. GROOVER
DEED BOOK 15055 PAGE 4157-4158
COBB COUNTY, GEORGIA RECORDS (#107)
3. WARRANTY DEED IN FAVOR OF BETTY G. BARFIELD AND D.C. BARFIELD
DEED BOOK 13243 PAGE 4040
COBB COUNTY, GEORGIA RECORDS (#380)

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



LEGEND

B	DENOTES BUILDING LINE
R	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
CB	DENOTES CABLE BOX
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
SSMH	DENOTES SANITARY SEWER LINE
CO	DENOTES SANITARY SEWER MANHOLE
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

CURRENT ZONING INFORMATION

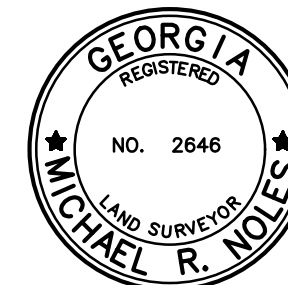
CITY OF MARIETTA ZONING R-4 (ATTACHED)
MINIMUM LOT AREA = 12,000 SQ.FT.
MAXIMUM DENSITY = 4 DWELLING UNITS PER ACRE
MINIMUM LOT WIDTH = 40 FEET IF PARKING ID WITHIN FRONT SET BACK
30 FEET IF REWIRED PARKING ID NOT WITHIN FRONT SET BACK
MAXIMUM BUILDING HEIGHT = 35 FEET
MINIMUM HEATED FLOOR AREA = 1,200 SQ.FT.
MAXIMUM BUILDING COVERAGE = 35%
MAXIMUM IMPERVIOUS LOT COVERAGE = 50%
MAXIMUM FRONT SET BACKS
ARTERIAL = 35 FEET
COLLECTOR = 25 FEET
LOCAL = 25 FEET
MAJOR SIDE SET BACK (CORNER LOT) = 25 FEET
MINIMUM SIDE SET BACK = 10 FEET
MINIMUM REAR SET BACK = 30 FEET
CITY OF MARIETTA ZONING R-4 (DETACHED)
MINIMUM LOT AREA = 7,500 SQ.FT.
MAXIMUM DENSITY 4 DWELLING UNITS PER ACRE
MINIMUM LOT WIDTH = 75 FEET
MAXIMUM BUILDING HEIGHT
MINIMUM HEATED FLOOR AREA = 1,200 SQ.FT.
MAXIMUM BUILDING COVERAGE = 35%
MAXIMUM IMPERVIOUS LOT COVERAGE = 50%
MINIMUM FRONT SET BACKS
ARTERIAL = 35 FEET
COLLECTOR 25 FEET
LOCAL = 25 FEET
MINIMUM MAJOR SIDE SET BACK (CORNER LOT) = 25 FEET
MINIMUM SIDE SET BACK = 10 FEET
MINIMUM REAR SET BACK = 30 FEET
ALL ZONING MATTERS MUST BE APPROVED BY THE CITY OF MARIETTA PRIOR TO CONSTRUCTION

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 3-28-22



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

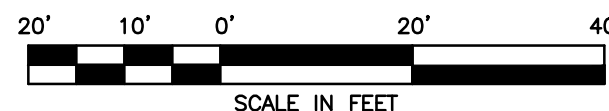
NO.	REVISIONS	DATE



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
ROBERT J. GROOVER
WEG INVESTMENTS
BARFIELD FAMILY TRUST

101 AND 107 LAKEWOOD DRIVE S.E.
AND 380 ROSWELL RAD
MARIETTA, GEORGIA
TOTAL AREA= 1.199± ACRES
OR 52,230± SQ. FT.



SCALE IN FEET

LAND LOT 1233
16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
PLAT PREPARED: 3-28-2022
FIELD: 3-15-2022 SCALE: 1"=40'

JOB#258139