PROPERTY ZONED: R-30

BUILDING SETBACK LINES
FRONT – 50 FEET
MAJOR SIDE – 25 FEET
SIDE – 12 FEET
REAR – 40 FEET

MAXIMUM LOT COVERAGE ALLOWED – 35%

MAXIMUM BUILDING HEIGHT – 35 FEET

TOTAL AREA – 439,708 SQ. FT. or 10.0943 ACRES

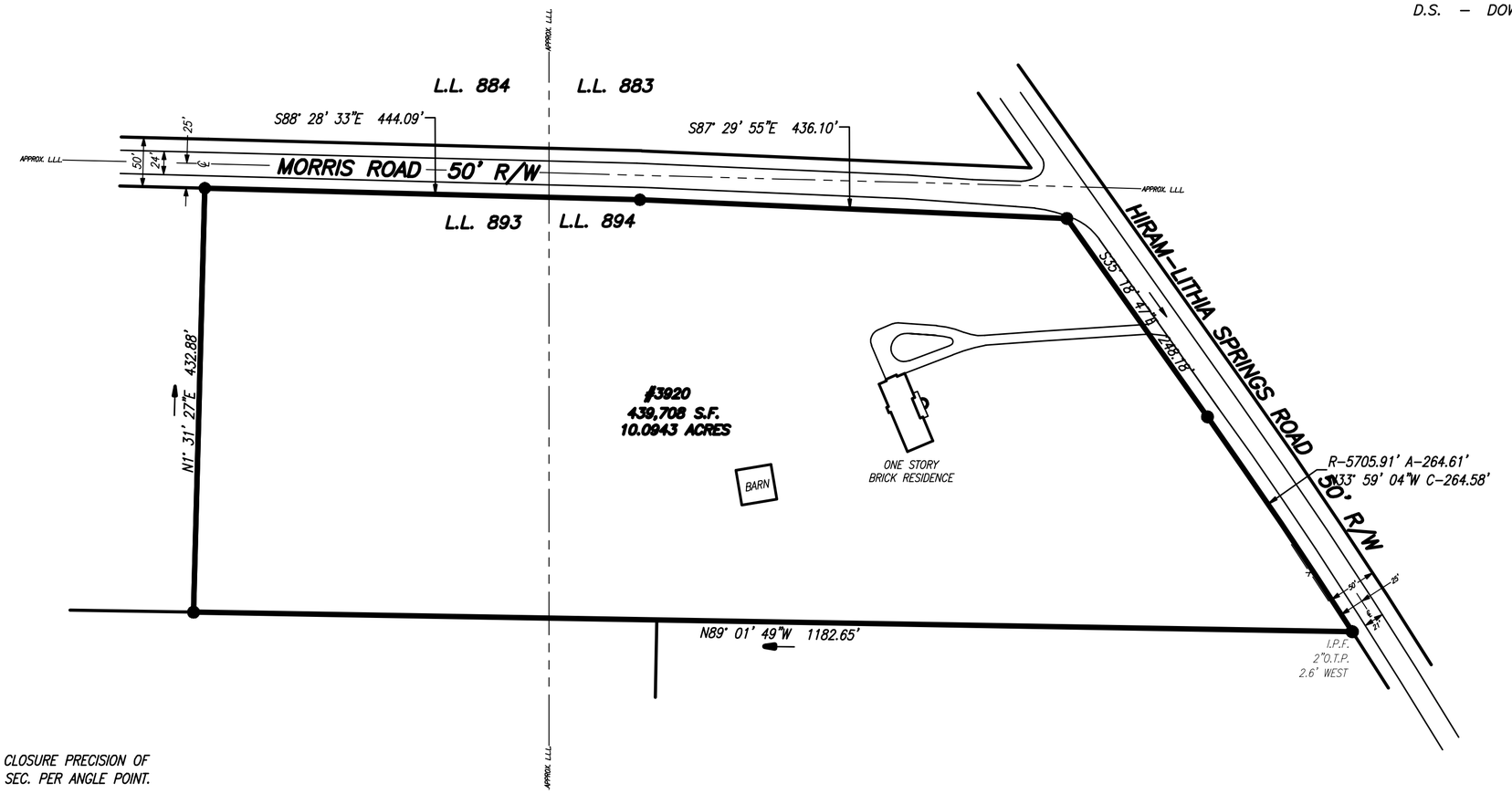
100 0 100 200 300

Scale: 1" = 100'

NORTH

## LEGEND

M.H. – MANHOLE
J.B. – JUNCTION BOX
C.B. – CATCH BASIN
D.I. – DROP INLET
S.S.E. – SEWER EASEMENT
D.E. – DRAINAGE EASEMENT
I.P.F. – IRON PIN FOUND
I.P.S. – IRON PIN SET
C.T.P. – CRIMP TOP PIPE
O.T.P. – OPEN TOP PIPE
R.B. – RE-BAR
F.H. – FIRE HYDRANT
B/L – BUILDING LINE
P/P – POWER POLE
℄ – CENTER LINE
D.S. – DOWNSPOUTS




EQUIPMENT USED: TOTAL STATION + GPS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN (OPEN) FT. AND AN ANGULAR ERROR OF (OPEN) SEC. PER ANGLE POINT. THE FIELD DATA WAS NOT ADJUSTED.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

RONALD E. GUDGER G.R.L.S. #2089

GEORGIA REGISTERED No. 2089 LAND SURVEYOR RONALD E. GUDGER

FLOOD STATEMENT
THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0176 G LAST REVISED ON DEC. 16, 2008.

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

| | |
|---|---|
| SURVEYED | REG |
| CALCULATED | REG, RAM |
| DRAWN | REG, RAM |
| DWG. NAME | MORRIS 3920 FINAL |
| DATE | MARCH 6, 2017 |


SITE WORKS SURVEYS & PLANNING
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SURVEY FOR

**MARY EVA LINDSEY KEY**
**#3920 MORRIS ROAD**
TAX I.D.#19089400050
**L.L. 893, DISTRICT 19**

**COBB COUNTY, GEORGIA**

| NO. | DATE | REVISION |
|---|---|---|