Recording Info



Total Area = 77.45 Acs.
Parcel ID: 039.3.1.002.0000 (38.73 Acs.)
Parcel ID: 039.3.4.001.0000 (38.72 Acs.)
Current Zoning: R-2
Suburban Residential District
Proposed Zoning: ER
Estate Residential District
Proposed No. Lots: 24

Minimum Lot Size: 108,900 S.F. (2.5 Acs.)
Min. Public Road Frontage: 100 feet
Min. Lot Width at Building Line: 125 feet;
Min. Front Yard Setback: 50 feet
Min. Side Yard Setback: 25 feet
Min. Rear Yard Setback: 30 feet
Max. Building Height: 45 feet

LEGEND
IPF – Iron Pin Found
IPS – Iron Pin Set
RB – Rebar
RBC – Rebar w/Cap

Note: #4RB set at all Lot Corners unless noted otherwise.

The Horizontal and Vertical Datum for this survey is based on GPS observation with a LEICA GS14 GPS receiver on the "Smart Net" HARN Network with reduction to Georgia State Plane Coordinates (Western Zone). NAD 1983/94 West & NAVD 1988.

According to the FEMA/FIRM of Paulding County, Georgia, Community Number 130147, Map number 13223C0040C, effective date 9/29/2006 (not printed):
–This site lies entirely in an Unshaded Zone X designation.
–Unshaded Zone X is defined as areas of minimal flood hazard.

Field Closure: 1'/12,625'
Ang. Error: 03"/Ang. Pt.
Adjusted by: Least Squares
Equipment Used: Topcon GPT-8005A w/Allegro Data Collector
Plat Closure: 1'/445,129'

This plat was prepared without the benefit of a current title commitment. Easements or encumbrances may exist that are not shown on this plat.

Survey References:
–Deed Book 1198/199
–Deed Book 3430/1001
–#1 Plat of Survey for Charline Cambron and Richard Cambron prepared by Ruhling and Ruhling Land Surveyors, dated February 15, 1995.
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–Bearings shown were calculated from the Reference Plat, GPS readings and angles turned.
–Distances shown are ground distances.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval is listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with appropriate governmental bodies by any purchaser or user of this plat as to 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 and as set forth in O.C.G.A. 15-6-67.

Surveyor's Acknowledgment
I 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 Paulding County Development Standards.

GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN

Donald L. Perryman, GA RLS #2133 — 01-24-24 Date

E:\PROJ\4859 Narroway Church Rd\DWG\4859-2023.dwg (Rezone A) ~ SPI-BLU.ctb

Sheet 1 of 2

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

Re-Zoning Plat for

Charline Cambron

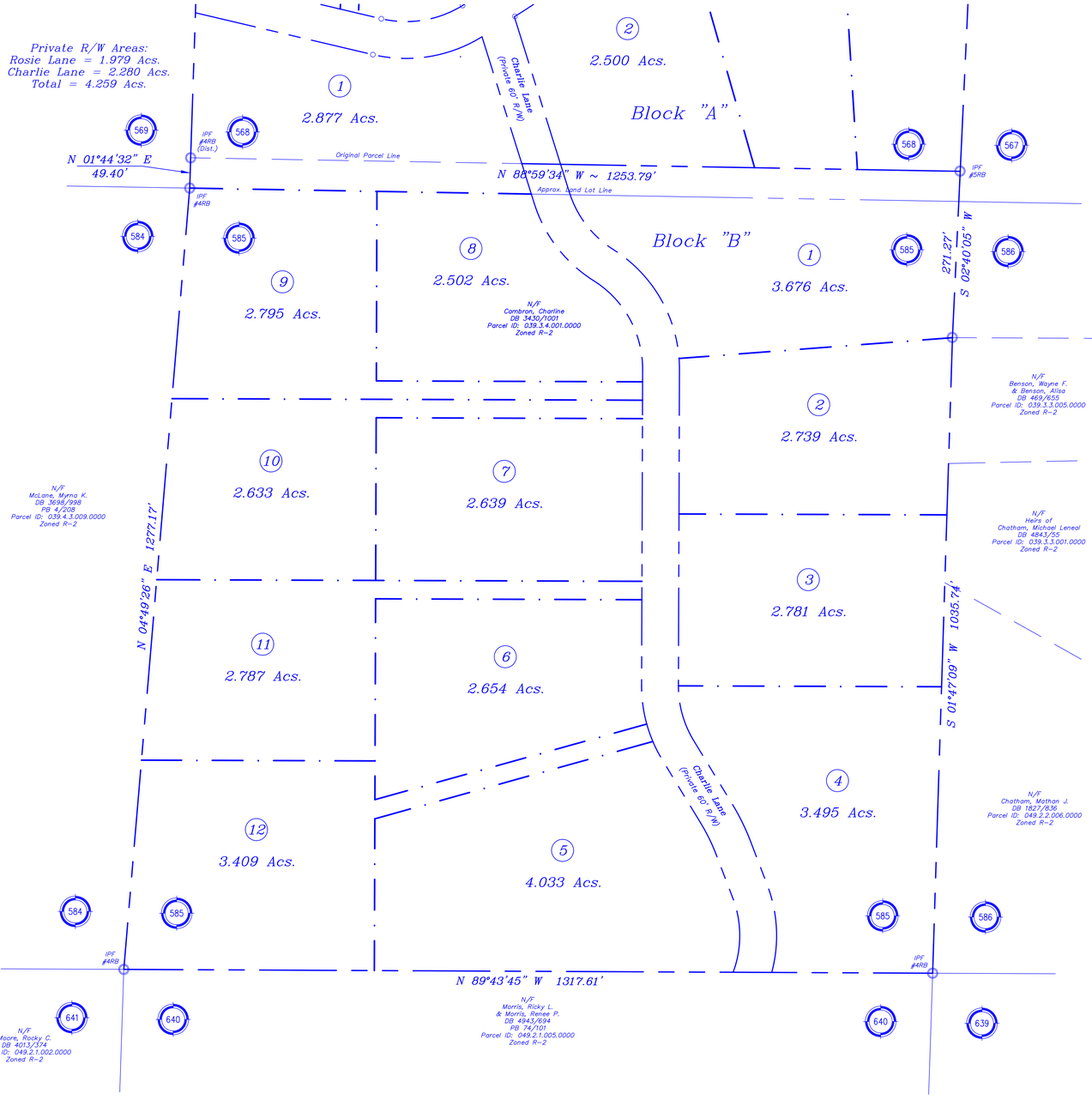
Located in Land Lot 568
3rd District, 3rd Section,
Paulding County, GA

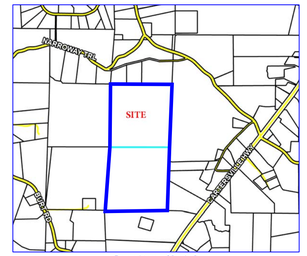
JOB NUMBER	4859
DRAWN BY	jp
CHECKED BY	DLP
DATE	01-24-24
FIELD DATE	Oct 2023
SCALE	1"=100'

REVISIONS	DATE

Recording Info

Private R/W Areas:
Rosie Lane = 1.979 Acs.
Charlie Lane = 2.280 Acs.
Total = 4.259 Acs.





Location Sketch
(N.T.S.)

GRID
GA West Zone

100 0 100 200
SCALE IN FEET

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GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN

Donald L. Perryman, GA RLS #2133 — 01–24–24 Date

E:\PROJ\4859 Narroway Church Rd\DWG\4859–2023.dwg (Rezone B) ~ SPI–BLU.ctb

Sheet 2 of 2

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Re–Zoning Plat for

Charline Cambron

Located in Land Lot 568
3rd District, 3rd Section,
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JOB NUMBER	4859
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DATE	01–24–24
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