

PARCEL ID  
17041200310

AREA  
11,053 sq.ft.  
0.25 acres

PARCEL ID  
17041200470

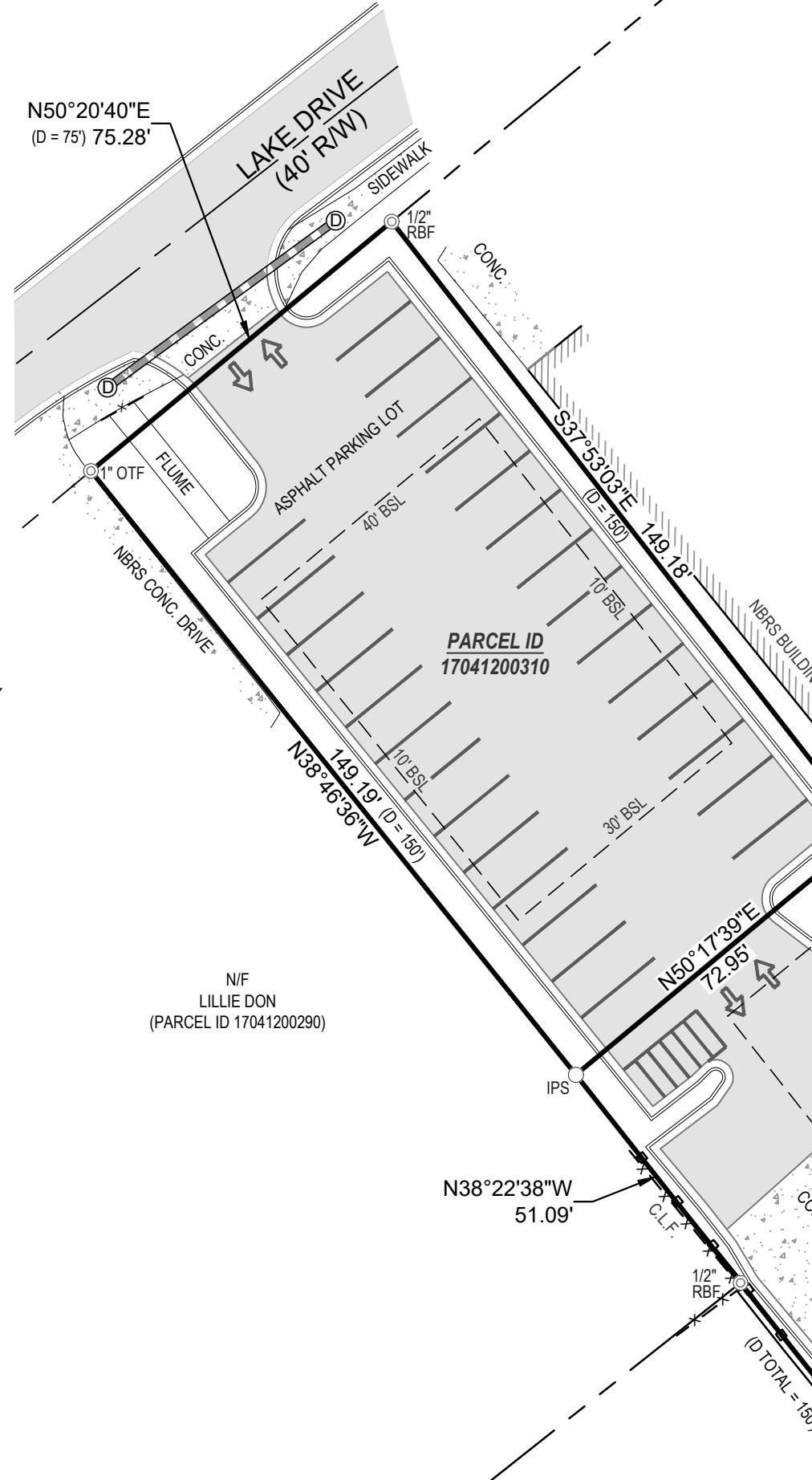
AREA  
33,724 sq.ft.  
0.77 acres

AS-BUILT BOUNDARY SURVEY FOR:  
FLORES REALTY, LLC  
PARCEL ID 17041200310 & 17041200470  
LAND LOT 412, 17TH DISTRICT, 2ND SECTION,  
CITY OF SMYRNA, COBB COUNTY GEORGIA

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
P	PROPERTY LINE
L	CENTERLINE
G	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURB INLET
CI	DRAINAGE EASEMENT
DE	EDGE OF PAVEMENT
EOP	FIRE HYDRANT
FH	LINE LABEL
L	PK NAIL SET
PKS	SANITARY SEWER EASEMENT
SSE	UTILITY EASEMENT
UE	STORMWATER MANAGEMENT FACILITY
SWMF	SEWER CLEAN OUT
C/O	IRON PIN FOUND
○	IRON PIN SET
●	CALCULATED POINT
POWER POLE	POWER POLE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER METER	WATER METER
JUNCTION BOX	JUNCTION BOX
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
DROP INLET	DROP INLET
R/W OR CONC. MONUMENT	R/W OR CONC. MONUMENT
SINGLE WING CATCH BASIN	SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN	DOUBLE WING CATCH BASIN
CURB INLET	CURB INLET
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
GAS METER	GAS METER
GAS VALVE	GAS VALVE
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
LIGHT POST	LIGHT POST
ASPHALT	ASPHALT
CONCRETE	CONCRETE



N/F  
CASCADE PROPERTIES LLC  
(PARCEL ID 17041200300)  
(DB 15441 PG 490)

N/F  
LILLIE DON  
(PARCEL ID 17041200290)

N/F  
JANET M GOETHE  
(PARCEL ID 17041200320)

N/F  
NNN REIT LP  
(PARCEL ID 17041200350)  
(DB 15018 PG 2885)

CURRENT ZONING

ZONED: GC (CITY OF SMYRNA DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

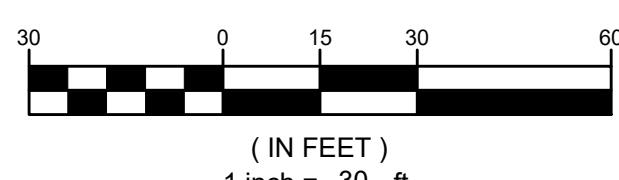
FRONT YARD: 50 FEET (MAJOR THOROUGHFARES)

FRONT YARD: 40 FEET (MINOR THOROUGHFARES)

SIDE YARD: 10 FEET

REAR YARD: 30 FEET

GRAPHIC SCALE



SURVEYORS CERTIFICATION

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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Cullen Preston Hardee*

1/07/2026

CULLEN PRESTON HARDEE  
REGISTERED LAND SURVEYOR #3144, LSF 001321

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 247,399 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 CITY OF SMYRNA, COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0207J 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.

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25-662  
JOB NUMBER:



PLAT DATE: 1/07/2026  
FIELD DATE: 1/07/2026  
SCALE: 1" = 30'  
DRAWN BY: C.E.M.  
REVIEWED BY: C.P.H.

REVISIONS

1.  
2.  
3.  
4.

LEGAL REFERENCE:

DEED BOOK: 16036 PAGE: 6232  
PLAT BOOK: ----- PAGE: -----

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY FOR:

FLORES REALTY, LLC

PARCEL ID 17041200310 &

PARCEL ID 17041200470

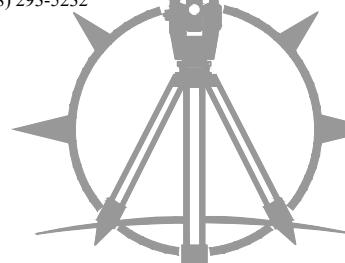
LAND LOT 412, 17TH DIST, 2ND SEC

CITY OF SMYRNA, COBB COUNTY

GEORGIA

1253 CONCORD ROAD SE SUITE 103  
SMYRNA, GEORGIA 30080  
Ph. (770) 293-5232

VISIT US ON OUR WEBSITE:  
[www.united-uls.com](http://www.united-uls.com)



UNITED LAND SURVEYING  
COA NO. LSF 001321