

Plat Book 280 Page 76  
Filed and Recorded 03/08/21 2:29:00 PM  
2021-0031407  
Connie Taylor  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 9822841399

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE 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.G.C.A. SECTION 15-6-67.

3-03-21  
DATE

JASON A. HOPKINS, GA. RLS #3215

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

| TABLE OF DEDICATION |                |
|---------------------|----------------|
| STREET NAME         | LENGTH IN L.F. |
| BRICKYARD WAY       | 607'           |
| MOSSRIDGE DRIVE     | 298'           |
| WATERLEAF COURT     | 1015'          |

REVISION NO.1 DATE: 3-03-21

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 279, PAGES 521-523 THE PURPOSE OF THE REVISION IS TO:

- CORRECT STREET NAME IN ADDRESS CHART FROM BACKYARD WAY TO BRICKYARD WAY.

JULIA DOWDA  
APPROVED DATE: 3/8/2021

| ZONING                                                      |  |
|-------------------------------------------------------------|--|
| TOTAL AREA = 16.92 ACRES                                    |  |
| TOTAL NO. OF LOTS = 31                                      |  |
| DENSITY / YIELD = 1.83 LOTS PER ACRE                        |  |
| PRESENT ZONING - MDR                                        |  |
| MIN. LOT SIZE = 11,000                                      |  |
| MINIMUM LOT WIDTH (AT B/L) = 60'                            |  |
| MINIMUM STREET FRONTAGE = 60'                               |  |
| MINIMUM LOT WIDTH (CUL-DE-SAC) = 35'                        |  |
| FRONT SETBACKS = 35'                                        |  |
| SIDE SETBACKS = 10' (20' BETWEEN HOUSES), CORNER SIDE = 30' |  |
| REAR SETBACKS = 30'                                         |  |
| OPEN SPACE AREA = 5.13 ACRES                                |  |

NOTES:

- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
- ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.

COBB COUNTY WATER SYSTEM NOTES:

- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
- WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-123.

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMITS: 139 AND 140

FD MINIMUM OF 2-CAR GARAGE REQUIRED. DRIVEWAYS TO BE A MINIMUM 50-FEET LONG.

\* AT THE TIME OF BUILDING PERMIT APPLICATION HOMEOWNER SHALL DEMONSTRATE COMPLIANCE WITH UDC 10.17 & UDC 10.17 (c)

GPS NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE 1502 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

OWNER/DEVELOPER:  
GRAND COMMUNITIES, LLC  
A KENTUCKY LIMITED LIABILITY COMPANY  
3940 OLYMPIC BOULEVARD SUITE 400  
ERLANGER, KENTUCKY 41018  
859-341-4709

ENGINEER:  
TERRATORY DEVELOPMENT CONSULTANTS  
380 DAHLONEGA ST, SUITE 106  
CUMMING, GEORGIA, 30040  
770-934-8804

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDABLE, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE-1; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130056, MAP NUMBER # 1306700177G DATED DECEMBER 16, 2008, # 1306700181H DATED MARCH 04, 2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/109,832; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/453,508. MATTERS OF TITLE ARE EXCEPTED.

BENCHMARK: TOP OF FIRE HYDRANT  
ELEV. = 941.87'  
LOCATED AT FRONT OF LOTS 191 & 192

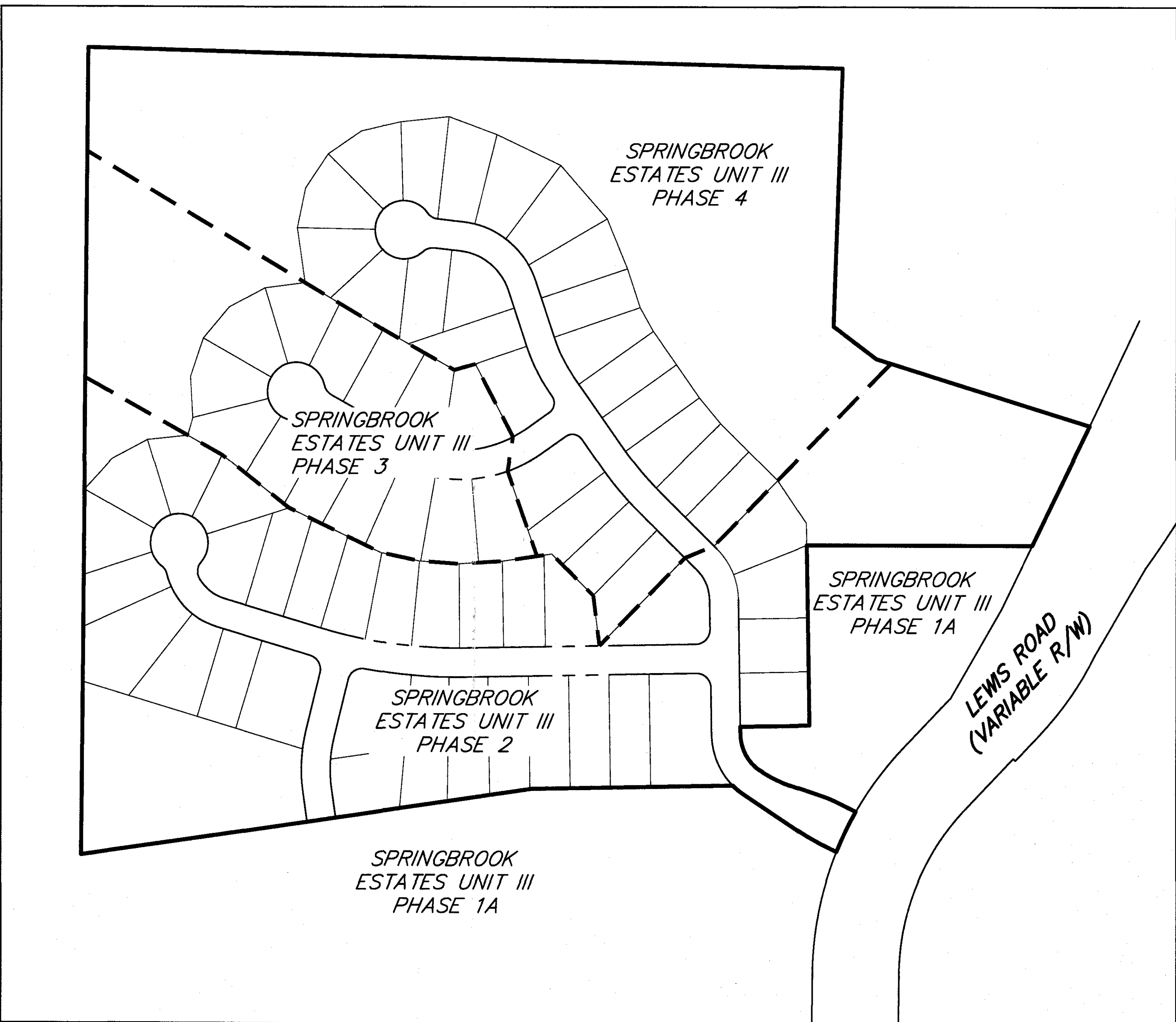
| CURVE TABLE |         |        |        |             | CURVE TABLE |         |        |        |             |
|-------------|---------|--------|--------|-------------|-------------|---------|--------|--------|-------------|
| CURVE #     | RADIUS  | ARC    | CHORD  | BEARING     | CURVE #     | RADIUS  | ARC    | CHORD  | BEARING     |
| C1          | 275.00' | 30.84' | 30.82' | N10°23'51"E | C20         | 125.00' | 52.74' | 52.35' | S33°24'03"E |
| C2          | 25.00'  | 37.96' | 34.41' | N29°53'08"W | C21         | 125.00' | 44.34' | 44.11' | S11°09'10"E |
| C3          | 125.00' | 46.74' | 46.47' | N62°40'10"W | C22         | 25.00'  | 39.27' | 35.36' | N45°59'29"W |
| C4          | 125.00' | 60.00' | 59.43' | N38°22'23"W | C23         | 125.00' | 96.62' | 94.23' | N23°08'06"W |
| C5          | 50.00'  | 29.77' | 29.33' | N35°23'42"W | C24         | 225.00' | 36.51' | 36.47' | S8°57'40"W  |
| C6          | 25.00'  | 16.77' | 16.45' | N33°14'20"W | C25         | 25.00'  | 37.88' | 34.36' | S57°00'44"W |
| C7          | 125.00' | 22.79' | 22.76' | N19°13'51"W | C26         | 875.00' | 82.07' | 82.04' | N82°15'44"W |
| C8          | 50.00'  | 41.43' | 40.26' | N5°24'02"E  | C27         | 875.00' | 65.35' | 65.34' | N87°05'21"W |
| C9          | 50.00'  | 38.05' | 37.14' | N50°56'30"E | C28         | 875.00' | 26.92' | 26.92' | S89°53'24"W |
| C10         | 50.00'  | 38.05' | 37.14' | S85°27'19"E | C29         | 275.00' | 74.29' | 74.07' | N0°33'15"W  |
| C11         | 50.00'  | 40.10' | 38.03' | S40°40'51"E | C30         | 75.00'  | 73.06' | 70.20' | S28°53'53"E |
| C12         | 50.00'  | 50.90' | 48.73' | S11°27'31"W | C31         | 200.00' | 52.45' | 52.30' | S64°19'05"E |
| C13         | 25.00'  | 31.20' | 29.22' | S4°51'13"W  | C32         | 195.58' | 27.32' | 27.29' | S67°49'49"E |
| C14         | 75.00'  | 55.60' | 54.34' | S52°08'32"E | C33         | 560.00' | 76.06' | 76.00' | S26°10'15"W |
| C15         | 825.00' | 79.12' | 79.09' | S76°13'20"E | C34         | 390.90' | 39.79' | 39.77' | N59°16'03"W |
| C16         | 825.00' | 81.68' | 81.64' | S81°48'20"E | C35         | 125.00' | 25.15' | 25.10' | N51°02'30"W |
| C17         | 825.00' | 83.46' | 83.43' | S87°32'24"E | C36         | 225.00' | 49.50' | 49.40' | N01°59'25"E |
| C18         | 825.00' | 7.96'  | 7.96'  | N89°17'07"E | C37         | 825.00' | 1.35'  | 1.35'  | N73°25'40"E |
| C19         | 75.00'  | 58.25' | 56.79' | N23°14'22"W | C38         | 25.00'  | 39.27' | 35.36' | S44°00'31"W |

C/L CURVE DATA

| NO. | DATA                                                       |
|-----|------------------------------------------------------------|
| ①   | Δ = 21°54'11"<br>R = 250.00'<br>L = 95.57'<br>T = 48.36'   |
| ②   | Δ = 17°36'38"<br>R = 850.00'<br>L = 261.26'<br>T = 131.67' |
| ③   | Δ = 73°49'34"<br>R = 100.00'<br>L = 128.82'<br>T = 75.10'  |
| ④   | Δ = 145°33'28"<br>R = 36.55'<br>L = 92.85'<br>T = 117.82'  |
| ⑤   | Δ = 55°48'48"<br>R = 100.00'<br>L = 82.41'<br>T = 52.96'   |

LINE TABLE

| LINE # | BEARING     | CHORD  |
|--------|-------------|--------|
| L1     | S63°49'45"E | 37.52' |
| L2     | S45°29'15"E | 7.26'  |
| L3     | S0°59'29"E  | 12.72' |
| L4     | S56°48'12"E | 6.15'  |
| L5     | N63°49'45"W | 37.11' |



| ADDRESS CHART |                      |
|---------------|----------------------|
| LOT NO.       | ADDRESS              |
| 130           | 4517 WATERLEAF COURT |
| 130           | 4346 MOSSRIDGE DRIVE |
| 131           | 4519 WATERLEAF COURT |
| 132           | 4521 WATERLEAF COURT |
| 133           | 4523 WATERLEAF COURT |
| 134           | 4525 WATERLEAF COURT |
| 135           | 4527 WATERLEAF COURT |
| 136           | 4529 WATERLEAF COURT |
| 137           | 4524 WATERLEAF COURT |
| 138           | 4522 WATERLEAF COURT |
| 139           | 4520 WATERLEAF COURT |
| 140           | 4518 WATERLEAF COURT |
| 141           | 4516 WATERLEAF COURT |
| 142           | 4514 WATERLEAF COURT |
| 143           | 4512 WATERLEAF COURT |
| 144           | 4510 WATERLEAF COURT |
| 145           | 4508 WATERLEAF COURT |
| 146           | 4506 WATERLEAF COURT |
| 147           | 4504 WATERLEAF COURT |
| 148           | 4256 WATERLEAF COURT |
| 148           | 4347 BRICKYARD WAY   |
| 187           | 4253 BRICKYARD WAY   |
| 188           | 4257 BRICKYARD WAY   |
| 189           | 4261 BRICKYARD WAY   |
| 190           | 4265 BRICKYARD WAY   |
| 191           | 4355 BRICKYARD WAY   |
| 191           | 4501 WATERLEAF COURT |
| 192           | 4503 BRICKYARD WAY   |
| 193           | 4505 BRICKYARD WAY   |
| 194           | 4507 BRICKYARD WAY   |
| 195           | 4509 BRICKYARD WAY   |
| 196           | 4511 BRICKYARD WAY   |
| 197           | 4513 BRICKYARD WAY   |
| 198           | 4515 BRICKYARD WAY   |
| 198           | 4347 MOSSRIDGE DRIVE |

PLAT PURPOSE STATEMENT:  
THE PURPOSE OF THIS PLAT IS TO SHOW EXISTING UTILITIES AND LOT LINES FOR A SINGLE FAMILY DEVELOPMENT.

NO STREET PARKING HAS BEEN  
APPROVED FOR THIS DEVELOPMENT.

SURVEYOR'S CERTIFICATE

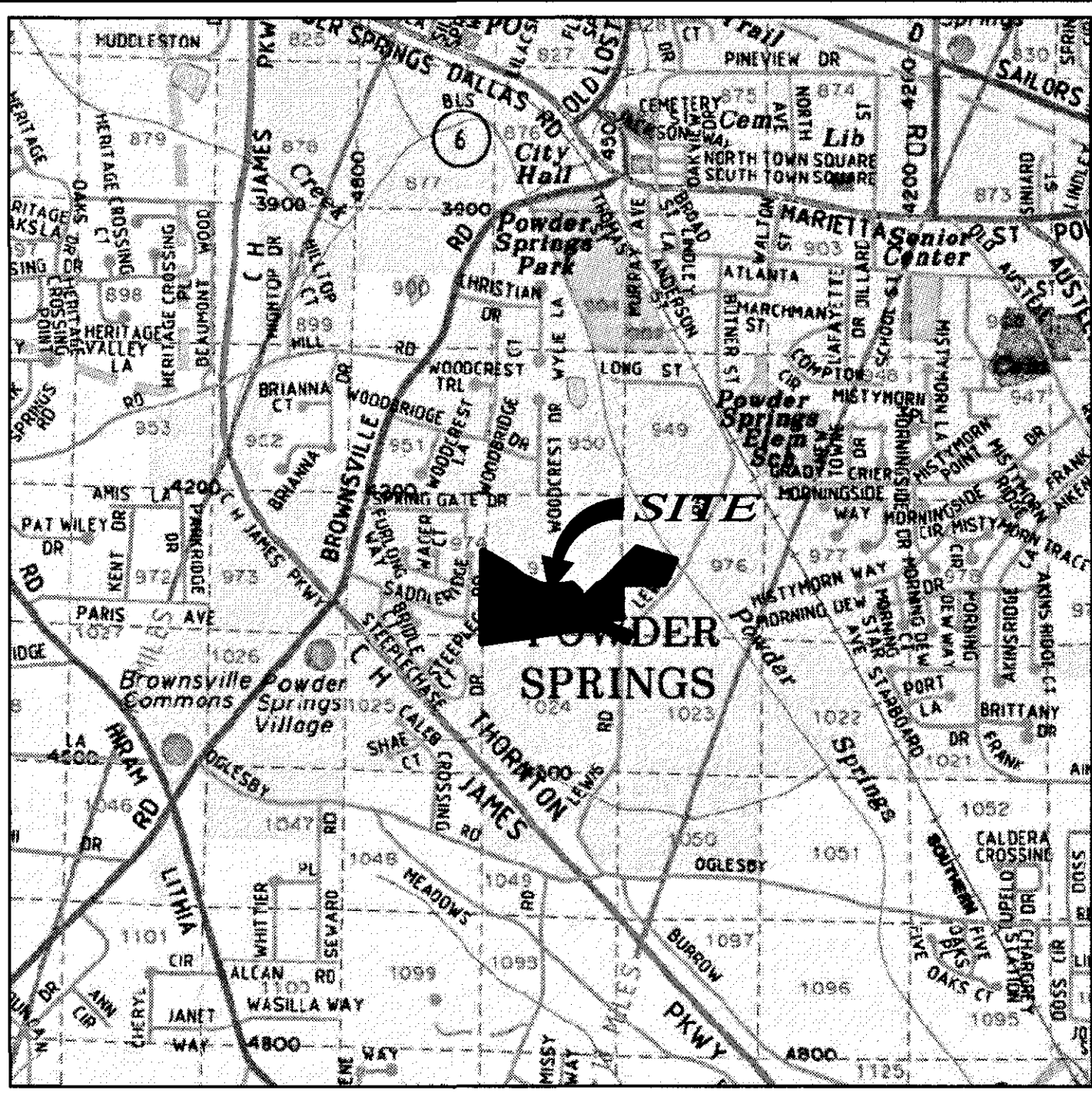
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THERON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 109,832 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 453,508 FEET.

BY JASON A. HOPKINS, REGISTERED GEORGIA LAND SURVEYOR NO. 3215  
DATE 3-03-21

NOTE:  
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SPRINGBROOK ESTATES, UNIT II PHASE 3, RECORDED IN OFFICIAL RECORD VOLUME 14295, PAGE 4145 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.



LOCATION MAP 1" = 2000'

CERTIFICATE OF FINAL PLAT APPROVAL  
ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND IS ENTITLED TO BE RECORDED.

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523  
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523  
DIRECTOR OF PUBLIC WORKS DATE

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523  
MAYOR, CITY OF POWDER SPRINGS DATE

COBB COUNTY WATER SYSTEM APPROVAL  
THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523  
COBB COUNTY WATER SYSTEM DATE

PLAT WAS APPROVED BY MAYOR AND COUNCIL ON 06/15/2020 (PZ20-018)

OWNER'S CERTIFICATION AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING OF ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSE OF STREAM AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THE PRESENTS.

OWNERS NAME: GRAND COMMUNITIES, LLC  
A KENTUCKY LIMITED LIABILITY COMPANY  
BY: FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523  
TODD E. HUSS, PRESIDENT DATE

OWNER ADDRESS: 3940 OLYMPIC BLVD., STE. 400  
ERLANGER, KENTUCKY 41018

REVISIONS

03-03-21 REV. #1

Gaskins  
ENGINEERING+SURVEYING+PLANNING CONSULTING+CONSTRUCTION MGMT  
www.gaskinsinc.com 434.799.799

Lawrenceville Office Marietta Office Canton Office  
558 Old Norcross Rd Ste. 204 1266 Powder Springs Rd 147 Reinhardt College Pkwy  
Lawrenceville, GA 30046 Marietta, GA 30064 Ste. 3 Canton, GA 30114  
Phone: (770) 599-1005 Phone: (770) 424-7168 Phone: (770) 479-9658

FIELD DATE: 06-26-2020 DRAWN BY: MAH  
OFFICE DATE: 07-16-2020 CHECKED BY: JAH  
SCALE: 1"=60'

FINAL PLAT FOR:  
SPRINGBROOK ESTATES  
UNIT III PHASE 2

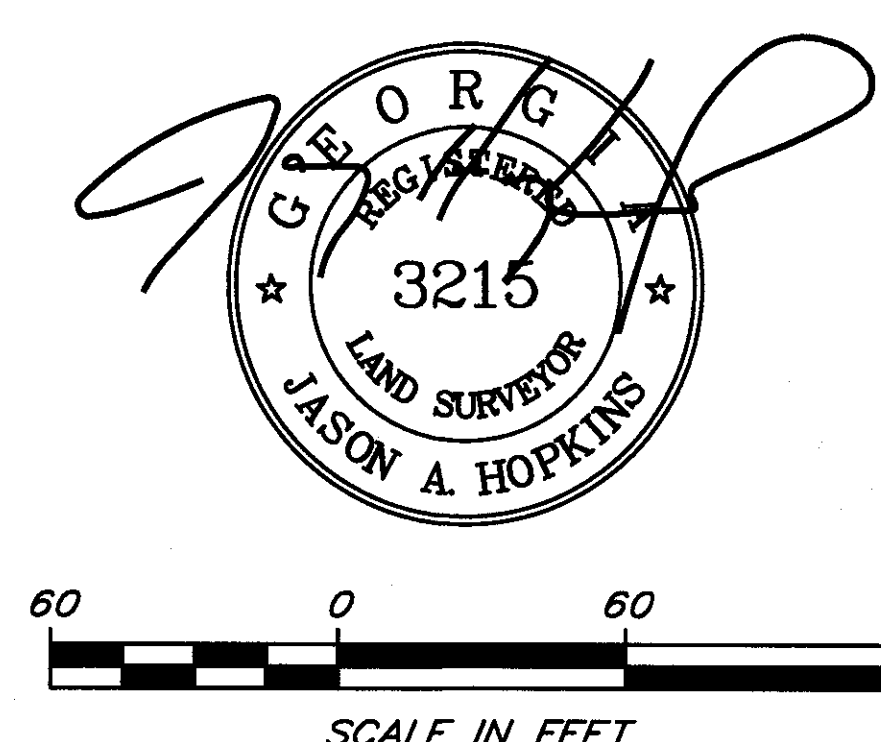
LOCATED IN L.L. 975, 976 & 1024  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.

SHEET 1 OF 3



NOTE: LOWEST FLOOR, INCLUDING BASEMENTS, SHOULD BE ELEVATED NO LESS THAN 3 FEET ABOVE THE BASE FLOOD ELEVATION (BFE) OR 1 FOOT ABOVE THE 100 YEAR FUTURE CONDITIONS FLOOD ELEVATION, WHICHEVER IS HIGHER.

NOTE:  
20' PERMANENT SANITARY SEWER EASEMENT IN FUTURE UNIT II  
PHASE 4 WILL EXPIRE WHEN THE FINAL PLAT FOR SPRINGBROOK  
ESTATES UNIT II PHASE 4 IS RECORDED AND SANITARY SEWER IS  
ACCEPTED BY COBB COUNTY.

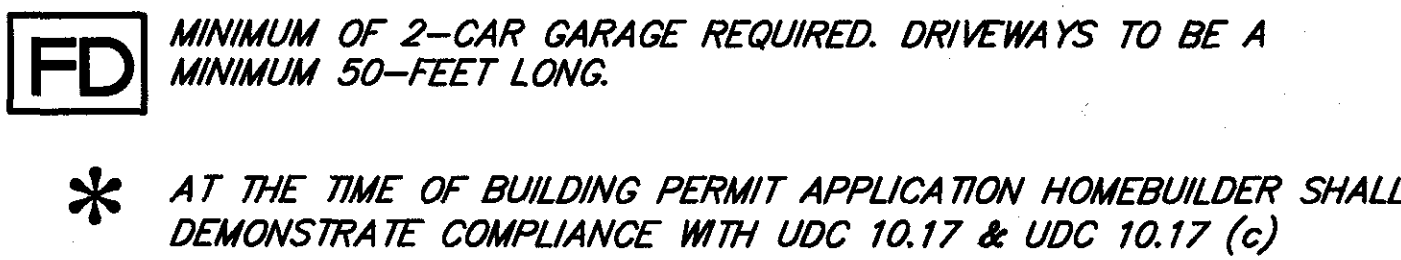


LOCATED IN L.L. 975, 976 & 1024  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.



IMAGES: G:\Aero Maps\1-821.jpg

XREFS:



AS REQUIRED BY SUBSECTION (4) OF O.G.C.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR NOTARIAL PUBLICS. ANY CORRECTIONS OR AMENDMENTS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODY. THIS PLAN IS NOT TO BE USED AS EVIDENCE OF ANY INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

**OWNER \ DEVELOPER:**  
GRAND COMMUNITITES, LLC  
A KENTUCKY LIMITED LIABILITY COMPANY  
3940 OLYMPIC BOULEVARD SUITE 400  
ERLANGER, KENTUCKY 41018  
859-341-4709

FINAL PLAT FOR:  
**SPRINGBROOK ESTATES  
UNIT III PHASE 2**

LOCATED IN L.L. 975, 976 & 1024  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA. SHEET 3 OF

*SHEET 3 OF 3*

Plotted By: Sally Jordan      Drawing name: P: F150 (Fischer Homes) | Springbrook Surviving Final | phase 2 | Springbrook Final dwg      Plotted on: Mar 03 2021 - 4:02pm