CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
RBF	REBAR FOUND
CTPF	CRIMP TOP PIPE FOUND
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
	BROKEN LINE (NOT TO SCALE)
CI	CURB INLET
IE	INLET ELEVATION
BW	BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
(R)	RECORD ANGLE
N/F	NOW OR FORMERLY
TE#	TITLE EXCEPTION NUMBER
CLF	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FOUND
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
	END NOT LOCATED
DI	DROP INLET
×890.7	EXISTING SPOT ELEVATION
TW	TOP OF WALL
(M)	MEASURED DISTANCE
(RD)	RECORD DISTANCE
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER

SYMBOL LEGEND

	AIR CONDITIONER UNIT
	BOLLARD
CBX	CABLE BOX
	JUNCTION BOX
	HOOD AND GRATE INLET
	SANITARY SEWER CLEANOUT
CWSP	CROSS WALK SIGNAL POLE
	GRATE INLET
	CONCRETE MONUMENT FOUND (CCMF)
EBX	ELECTRICAL BOX
EM	ELECTRIC METER
E	ELECTRIC MANHOLE
	FIRE DEPARTMENT CONNECTION (BUILDING)
	FLARED END SECTION
	FIRE HYDRANT
FHR	WATER REUSE HYDRANT
FOMKR	FIBER OPTIC MARKER
	SINGLE WING CATCH BASIN
FP	FENCE POST
	GUY WIRE
GM	GAS METER
GP	EXISTING GUY POLE
G	EXISTING GREASE TRAP
GV	GAS VALVE
	ADA PARKING
	HEADWALL
ICV	IRRIGATION CONTROL VALVE
	IRON PIN FOUND (TYPE NOTED)
	IRON PIN SET
	LIGHT POLE
	LANDSCAPE LIGHT
	MAILBOX
MW	MONITORING WELL
	OUTLET CONTROL STRUCTURE
PBX	UNDERGROUND POWER TRANSFORMER
PIV	POST INDICATOR VALVE
PM	POWER METER
S	SANITARY SEWER MANHOLE
	SINGLE WING CATCH BASIN
	STREET SIGN
	PAINTED TRAFFIC MARKING
TBX	TELEPHONE BOX
THH	TELEPHONE HANDHOLE
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
	EVERGREEN TREE
	HARDWOOD TREE
	UNDERSTORY TREE
TSBX	TRAFFIC SIGNAL BOX
TSHH	TRAFFIC SIGNAL HANDHOLE
TSP	TRAFFIC SIGNAL POLE
TP	CABLE PEDESTAL
GLMKR	GAS MARKER
	UTILITY POLE
	PEDESTAL INLET
WM	WATER METER
WMR	REUSE WATER METER
	VALVE
WVR	REUSE WATER VALVE
	YARD INLET
	DOUBLE WING CATCH BASIN
10	PARKING COUNT
5	LOT NUMBER
	FIRE DEPARTMENT CONNECTION
P	POWER MANHOLE
GEN	GENERATOR
W	WATER MANHOLE

LINE LEGEND

	STORM SEWER
FO	FIBER OPTIC
OHP	OVERHEAD POWER
	MAJOR CONTOUR
X	FENCE
	PROPERTY LINE
	CREEK CENTERLINE
	GUARDRAIL
	ADJOINING LOT LINE
SS	SANITARY SEWER
W	WATER MAIN
UGP	UNDERGROUND POWER
GAS	GAS
	MINOR CONTOUR
	ROAD CENTERLINE
	LAND LOT LINE
CRZ	CRITICAL ROOT ZONE
	RIGHT OF WAY
OHU	OVERHEAD UTILITY
	EASEMENT

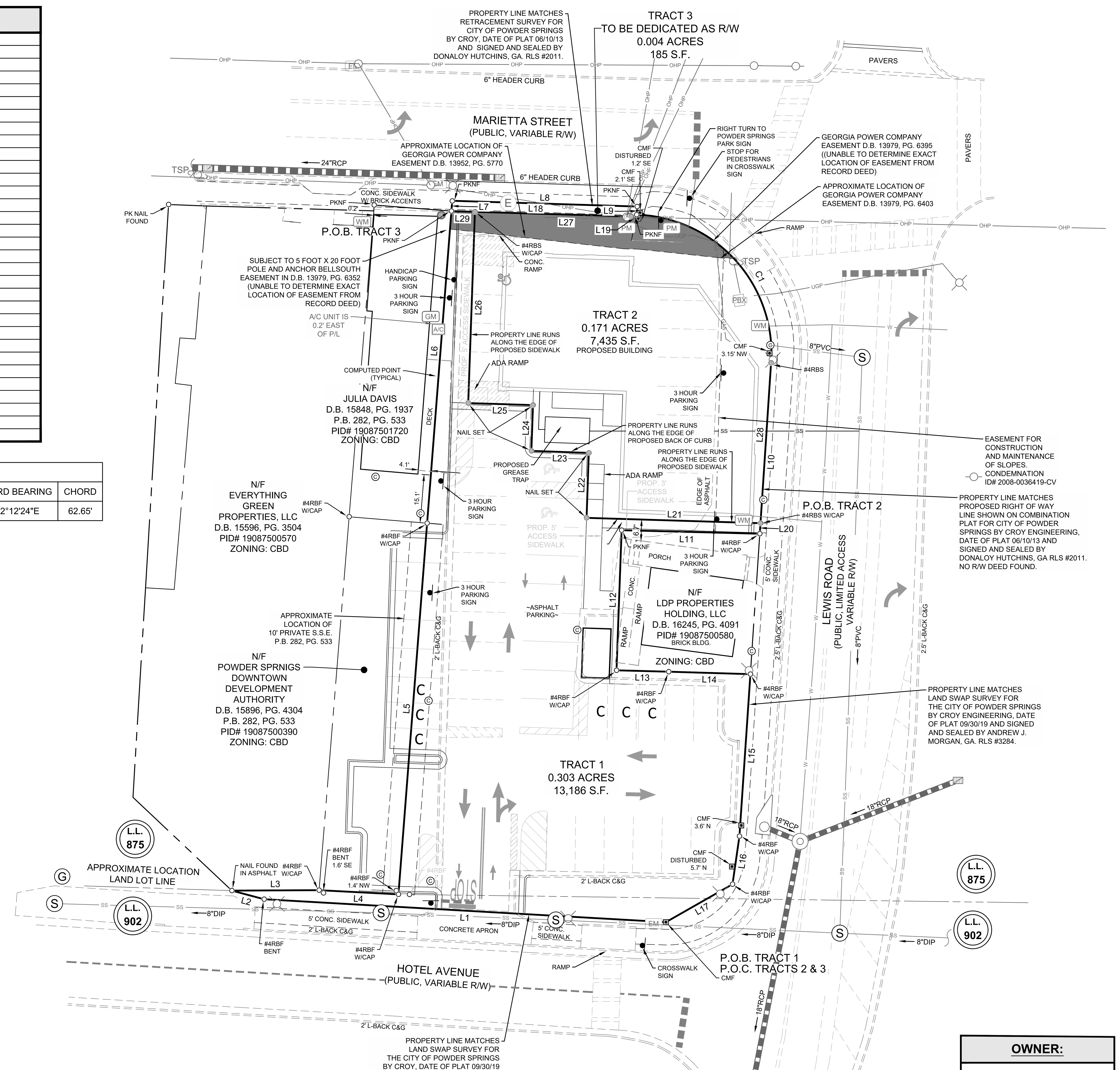
Drawing name: C:\Users\Matt Noell.GASKINS\Gaskins+LeCraw Dropbox\Shared Folders\Survey\01332002.000 - City of Powder Springs - 4437 Marietta St\BND\DWG\MARIETTA STREET SPLIT.dwg 24X36 Apr 06, 2026 8:45am by: Matt Noell

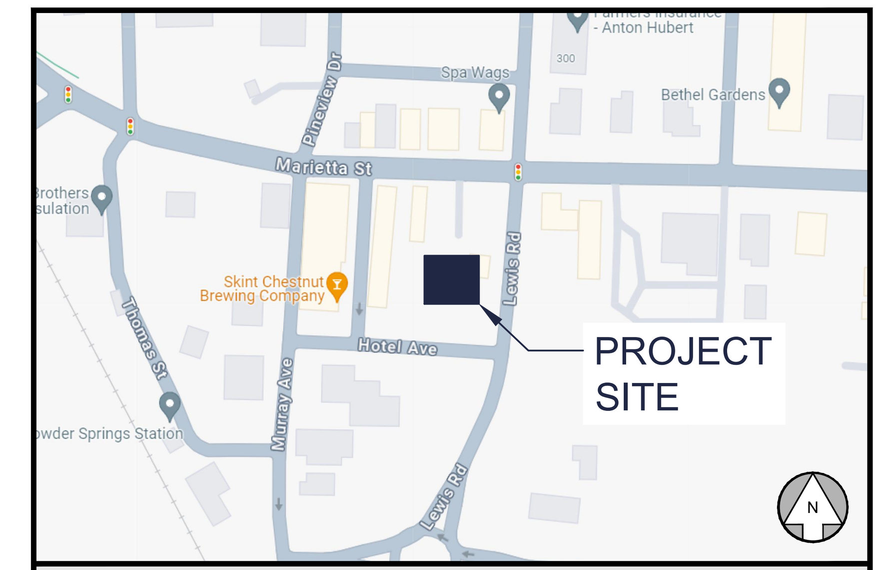
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43.50'	69.95'	S42°12'24"E	62.65'

LINE TABLE

LINE	LENGTH	BEARING
L1	125.92	N86°44'15"W
L2	10.46	N75°04'44"W
L3	27.30	N89°41'44"E
L4	24.87	S86°58'10"E
L5	116.55	N4°24'40"E
L6	97.98	N4°27'12"E
L7	3.24	N4°27'12"E
L8	57.89	S88°14'47"E
L9	2.59	S3°39'13"W
L10	53.57	S3°47'23"W
L11	43.24	N88°31'59"W
L12	43.91	S2°07'01"W
L13	16.34	S88°28'40"E
L14	25.57	S88°18'46"E
L15	50.84	S3°51'33"W
L16	15.19	S8°13'09"W
L17	23.98	S60°18'38"W
L18	56.23	N88°18'06"W
L19	1.82	S72°36'10"W
L20	3.30	S3°47'23"W
L21	54.45	N88°13'28"W
L22	20.35	N2°00'39"E
L23	18.00	N87°59'21"W
L24	14.32	N2°00'39"E
L25	20.25	N88°08'30"W
L26	59.89	N2°00'35"E
L27	48.85	S88°18'06"E
L28	50.27	S3°47'23"W
L29	7.38	S88°18'06"E





LOCATION MAP NOT TO SCALE

FROM "© GOOGLE MAPS"

GENERAL NOTES

A. PROPERTY ADDRESS: 4437 MARIETTA ST. (PID# 19087500410).

B. TAX PARCEL ID: 19087500410

C. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER # 130056, MAP NUMBER # 13067 C 0181 H DATED MARCH 4, 2013.

D. ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.

E. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE, VISIBLE EVIDENCE ONLY. UNDERGROUND UTILITIES LOCATED BY FIELD CREWS AND SHOWN ON SURVEY ARE FROM AN UNKNOWN SOURCE.

F. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND GASKINS + LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

G. IT IS THE RECOMMENDATION OF GASKINS + LECRAW TO HAVE EASEMENTS AND RIGHTS-OF-WAY MARKED AND VERIFIED BY THE APPROPRIATE UTILITY OWNER, ROAD JURISDICTION OR RAILROAD PRIOR TO ANY CONSTRUCTION NEAR SAID EASEMENT OR RIGHT-OF-WAY. SOURCE OF INFORMATION USED TO ESTABLISH EASEMENTS AND RIGHTS-OF-WAY REFERENCED HEREON, IF PROVIDED BY CLIENT. SURVEYED PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD THAT MAY NOT BE SHOWN HEREON.

H. CURRENT ZONING: CBD
ZONING CLASSIFICATION IS BASED ON POWDER SPRINGS CITY MAP ONLINE.

I. SETBACKS: FRONT - NONE
BACK - NONE
SIDE - NONE
SOURCE OF SETBACK INFORMATION: MUNICODE

J. PROPOSED IMPROVEMENTS ARE FROM CAD FILES PROVIDED BY TSW ON FEBRUARY 5, 2025.

GEORGIA SURVEY NOTES

A. THE FIELD SURVEY WAS PERFORMED ON MAY 29, 2024. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

B. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY USING RTK BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 0.10 FEET.

C. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 276,583 FEET.

D. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK.

E. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

F. THE SOURCE OF TITLE IS COBB COUNTY QPUBLIC.
TRACT 1 OWNER IS THE CITY OF POWDER SPRINGS. DEED BOOK 5532, PG. 240 AND DEED BOOK 14591, PG. 5930.
TRACT 2 OWNER IS EVERYTHING GREEN PROPERTIES, LLC. DEED BOOK 15725, PG. 5357.
TRACT 3 OWNER IS THE CITY OF POWDER SPRINGS. DEED BOOK 15263, PG. 1496.

G. EQUIPMENT USED: TRIMBLE R12 & R12i BASE AND ROVER.

H. PROPERTY CORNERS SET (#4RBS) ARE 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "G+L LSF 1371", UNLESS OTHERWISE NOTED.

LOT SPLIT PLAT PURPOSE NOTE

THE PURPOSE OF THIS LOT SPLIT PLAT IS TO RECONFIGURE AND SUBDIVIDE TAX PARCELS 19090200530, 19087501800, 19087500410 & 19087501730 WITH AN ADDRESS OF 4437 MARIETTA STREET INTO 3 TRACTS. TRACT 3 IS TO BE DEDICATED AS RIGHT OF WAY.

CERTIFICATION 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.

DIRECTOR OF COMMUNITY DEVELOPMENT ______ DATE

DIRECTOR OF PUBLIC WORKS ______ DATE

MAYOR, CITY OF POWDER SPRINGS ______ DATE

OWNER'S CERTIFICATION AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A 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 TO COBB COUNTY, GEORGIA ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES AND THE LIKE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY AND MAJOR STORMWATER EASEMENTS INDICATED AS STORMWATER STRUCTURES TO THE FIRST JUNCTION BOX OR WHERE WATER COMBINES WITH A PRIVATE SYSTEM, SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. DRAINAGE EASEMENTS AND STORMWATER PONDS ARE DEDICATED TO ALLOW WATER TO FLOW AND ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING: ON 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 LIENS, 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 AND COBB COUNTY 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, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS 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 THESE PRESENTS.

OWNER'S NAME: POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY

SIGNING: ______ DATE

OWNER'S ADDRESS: POWDER SPRINGS CITY HALL
4426 MARIETTA STREET, POWDER SPRINGS, GA 30127

OWNER:

POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY
POWDER SPRINGS CITY HALL
4426 MARIETTA STREET
POWDER SPRINGS, GA 30127

SITE SUMMARY

OWNER: POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY

SITE AREA:	0.478 ACRES (20,806 S.F.)	
ZONING:	CBD	
SETBACKS:	FRONT:	NONE
	SIDE:	NONE
	REAR:	NONE
	MAX. BLDG. HEIGHT = 50'	

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 HEREON EXIST. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY USING RTK BASE AND ROVER GPS OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 0.10 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 181,056 FEET.

Dean C. Olson 4/06/2026
DATE

BY: DEAN C. OLSON,
GEORGIA REGISTERED LAND SURVEYOR NO. 2806

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.

COBB COUNTY WATER SYSTEM ______ DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) of O.C.G.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.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL 2806 LAND SURVEYOR DEAN C. OLSON

AS SURVEYOR FOR GASKINS + LECRAW, INC.

Dean C. Olson 4/06/2026

DEAN C. OLSON DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2806

PREPARED IN THE OFFICE OF:
GASKINS +LECRAW
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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecraw.com
LSF001371

REVISIONS:

REV. #		DATE	DRAWN BY:	CHECKED BY:
1	REVISE P/LS	11/4/24	MAN	DCO
2	REVISE P/LS	2/06/26	MAN	DCO
3	REVISE P/LS	3/11/26	MAN	DCO
4	REVISE P/LS	4/06/26	MAN	DCO

LOT SPLIT PLAT FOR:

POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY

4437 MARIETTA STREET

LOCATED IN LAND LOTS 875 & 902
19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

GRID NORTH, GEORGIA WEST ZONE

0' 10' 20' 40'
SCALE: 1" = 20'

SURVEY INFO:

DRAWN BY:	MAN
REVIEWED BY:	DCO
FIELD DATE:	4/24/24
OFFICE DATE:	5/10/24
JOB #:	01332002.000

SHEET TITLE

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