

[illegible]

TOTAL AREA = 25.178 ACRES  
(1,096,753 SQ. FT.)

**SURVEY NOTES:**  
THERE IS A 25' NON-DISTURBANCE BUFFER/WARM WATER BUFFERS AND A 50' NON-DISTURBANCE BUFFERS (CUT STREAMS) ADJACENT TO ANY STRIP. INSTEAD OF WATER MANAGED BY THE STATES. THERE MAY BE ENHANCED BUFFERS FOR THE WATERS BY COUNTIES OR LOCALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYORS BEST AVAILABLE INFORMATION. THEY SHOULD BE RELIED UPON ONLY AFTER SPRINGS ZONING DEPARTMENT THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

**TESTING INFORMATION**  
 TONED: NO  
 SETBACKS:  
 FRONT - 50"

**TECHNICAL DATA**  
TRAVERSE PRECISION: 1/24,672  
ANGLE ERROR: 3 SEC. PER ANG.  
SURVEY ADJUSTMENT: LEAST SQUARES  
EQUIPMENT: TOPCON GTS-303  
PLAT PRECISION: 1/25,000

RATE MAPS, DATE EXAMINED THE FLOOD INSURANCE  
EFFECTIVE DATE: MARCH 4, 2013  
THE MAP GRAPHICALLY DEPICTS THE SUBJECT  
PROPERTY TO LIE IN ZONES: "X", "AE" & "A"  
THE CHARACTERISTIC OF THESE ZONES ARE:  
"X" - AN AREA ABOVE THE 100 YEAR FLOOD ZONE  
"AE" - AN AREA WITHIN THE 100 YEAR FLOOD ZONE  
"A" - AN AREA WITHIN THE 100 YEAR FLOOD ZONE

WILLIE  
NV

FOR RECORDING AS EVIDENCED BY APPROVED BY O. C. G. A. SECTION 15-6-67. THIS PLAT HAS BEEN  
THE STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH  
TO INTENDED USE OF ENVIRONMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS  
CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR  
PROPERTY SURVEYS IN GEORGIA. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR  
GEORGIA BOARD OF REGISTRATION AS SET FORTH IN THE RULES AND REGULATIONS  
AND AS SET FORTH IN O. C. G. A. SECTION 15-6-67.

*Benjamin W. Russell*  
BENJAMIN W. RUSSELL

MINOR SUBDIVISION PLAT

City of Powder Springs, Cobb County, Georgia

PREPARED FOR  
**TIM MCTYRE**