

Plat Book 279 Page 814  
Filed and Recorded 01/13/2021 05:04:00 PM  
2021-01-0726  
Court Clerk  
Clerk of Superior Court  
Cobb County, GA  
Participant ID: 8662458006

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 APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS MONUMENTS, 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.

**REGISTERED GEORGIA LAND SURVEYOR NO. 3215**  
JASON A. HOPKINS, GA. RLS #3215  
12/11/2020  
DATE

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

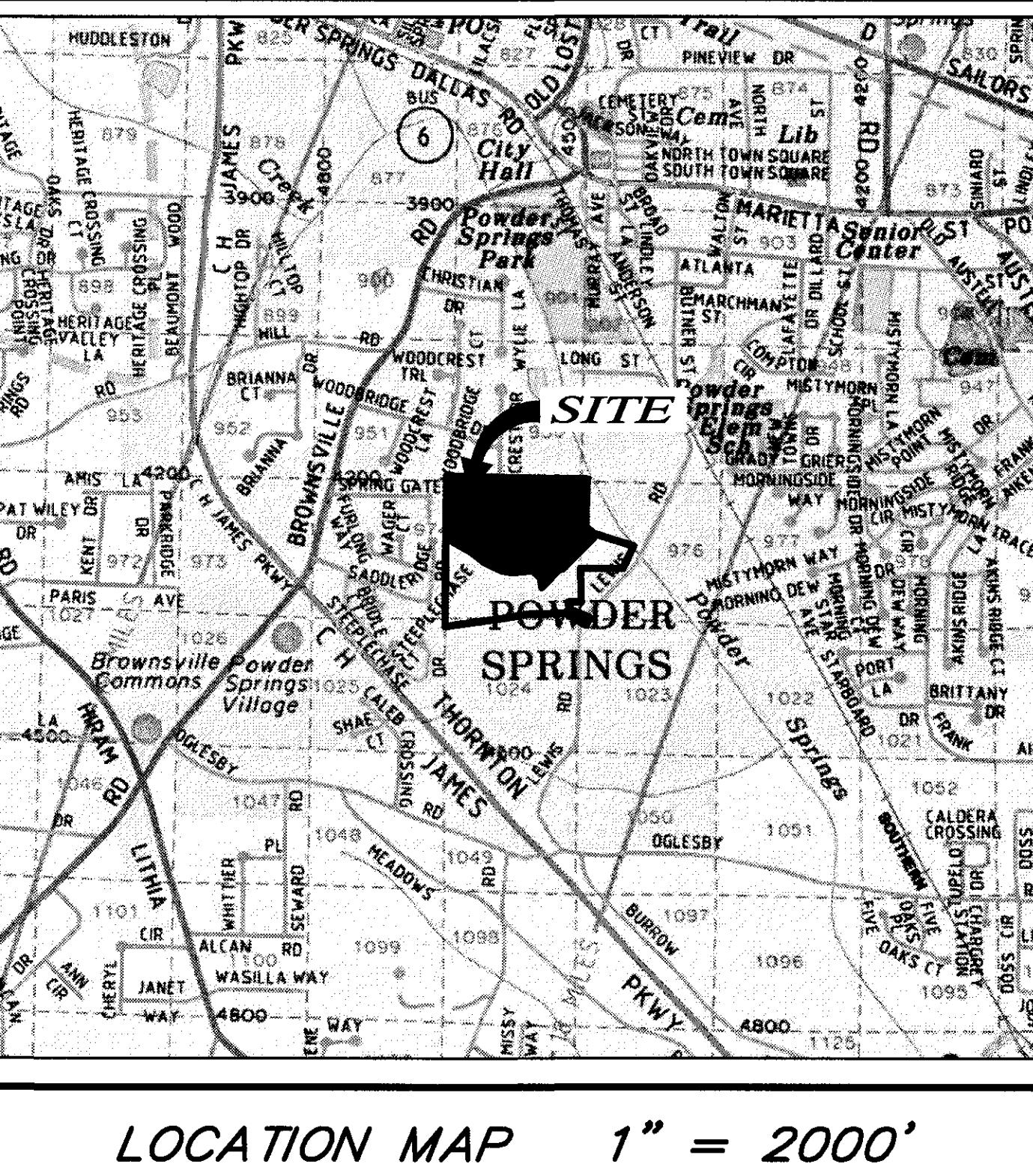
NOTE:  
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SPRINGBROOK ESTATES, UNIT III PHASE 3, RECORDED IN OFFICIAL RECORD VOLUME 14295, PAGE 4145 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

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 THEREON 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  $1^{\circ}$  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 455,508 FEET.

BY  
JASON A. HOPKINS, REGISTERED GEORGIA LAND SURVEYOR NO. 3215  
DATE 12/11/2020



LOCATION MAP 1" = 2000'

**TABLE OF DEDICATION**

STREET NAME	LENGTH IN LF.
BRICKYARD WAY	546'
UNDERWOOD WALK	800'

**ZONING**

TOTAL AREA = 23.62 ACRES
TOTAL NO. OF LOTS = 38
DENSITY / YIELD = 1.61 LOTS PER ACRE
PRESENT ZONING - MDR
MIN. LOT SIZE = 11,000
MINIMUM LOT WIDTH (AT B/L) = 60'
MINIMUM STREET FRONTO = 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 = 11.65 ACRES

NOTES:

- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC RIGHT-OF-WAY.
- 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 (O.C.E.) SHOWN ARE NOT TO BE CONSIDERED AS PUBLIC EASEMENTS. THESE EASEMENTS ARE INTENDED TO PROMOTE 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 PROPERTY LOTS.
- ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.
- ALL LANDSCAPE DRAINAGE THAT IS ADDED DURING LOT CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER TO BE MAINTAINED UNTIL COMPLETELY TURNED OVER TO THE H.O.A. PER THE STORMWATER MAINTENANCE AGREEMENT.

COBB COUNTY WATER SYSTEM NOTES:

- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE PROPERTY LINE OF THE COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR DRIVeways, 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. 122-125.

GPS NOTES:

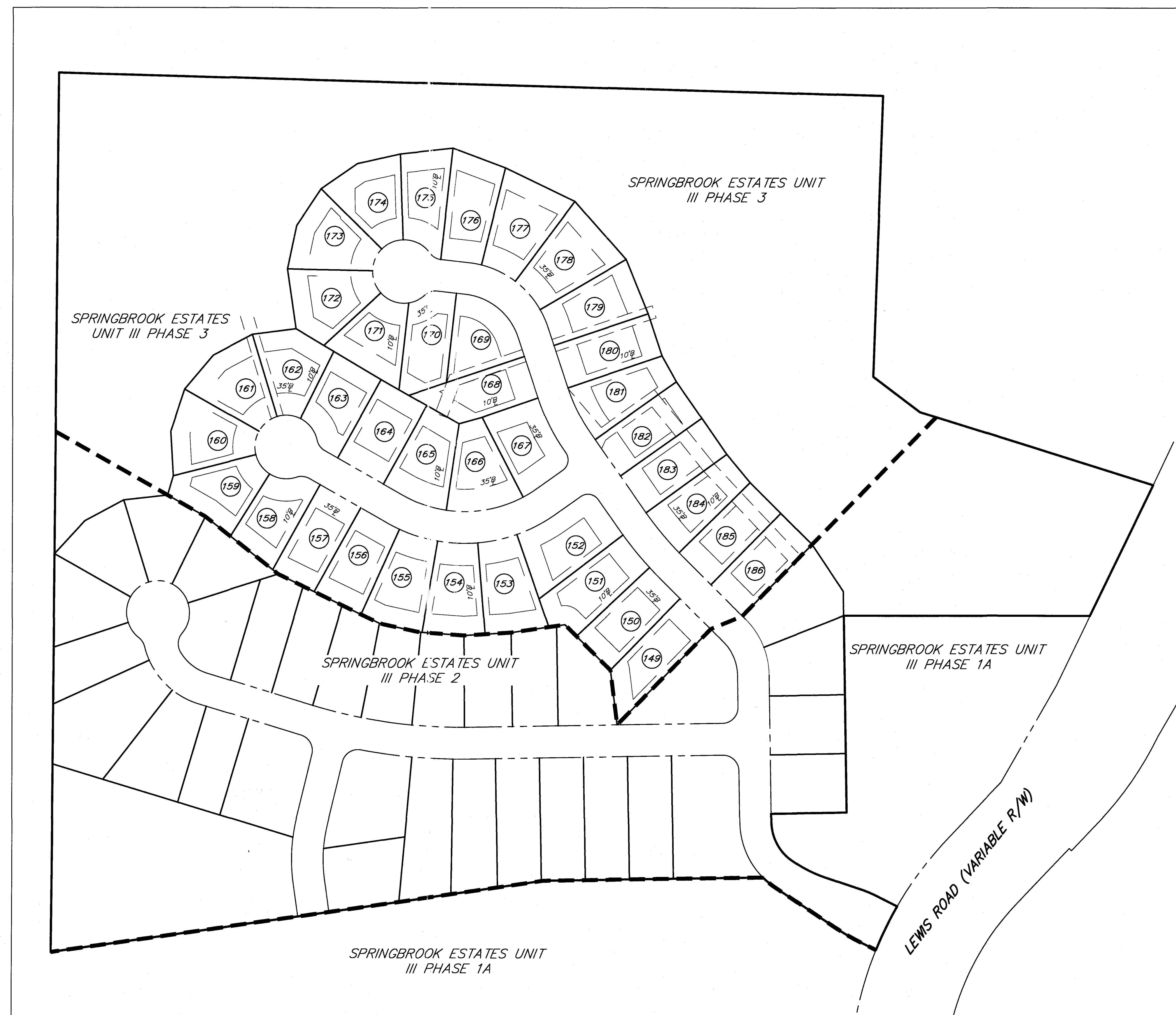
- HORIZONTAL DATUM IS NAD 83.
- VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CEL-TEL PHONE. EPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EPS 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.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THE SURVEYOR IS NOT RESPONSIBLE FOR DETERMINING THE EXISTENCE, IMPRECISION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF THE 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; ACCORDING TO F.E.M.A. (FIA) COMMUNITY NUMBER # 1302596 MAP NUMBER # 13067C0127G DATED DECEMBER 16, 2008 # 13067C0128H 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:  $1^{\circ}$  PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/455,508. MATTERS OF TITLE ARE EXCEPTED.



100 0 100 200  
SCALE IN FEET

BENCHMARK: TOP OF FIRE HYDRANT  
ELEV.= 941.87'

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

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

NO STREET PARKING HAS BEEN  
APPROVED FOR THIS DEVELOPMENT.

REVISIONS

**Gaskins**  
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT  
www.gaskinsurvey.com LSF# 789  
Lancaster Office 558 Main Street, Suite 204 Marietta Office 1260 Cobb Creek Pkwy  
Marietta, GA 30046 Marietta, GA 30064 147 North Cobb Creek Pkwy  
Phone: (770) 299-1005 Phone: (770) 424-1168 Phone: (770) 479-9698  
FIELD DATE: 11-09-2020 DRAWN BY: SJH  
OFFICE DATE: 12-11-2020 CHECKED BY: JAH  
SCALE: 1"=60' FILE# P-150(SPRINGBROOK)

FINAL PLAT FOR:  
SPRINGBROOK ESTATES  
UNIT III PHASE 3  
LOCATED IN L.L. 975  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.  
SHEET 1 OF 4

ADDRESS CHART	
LOT NO.	ADDRESS
149	4248 BRICKYARD WAY
150	4240 BRICKYARD WAY
151	4240 BRICKYARD WAY
152	4236 BRICKYARD WAY
152	4598 UNDERWOOD WALK
153	4601 UNDERWOOD WALK
154	4603 UNDERWOOD WALK
155	4605 UNDERWOOD WALK
156	4607 UNDERWOOD WALK
157	4609 UNDERWOOD WALK
158	4611 UNDERWOOD WALK
159	4613 UNDERWOOD WALK
160	4615 UNDERWOOD WALK
161	4612 UNDERWOOD WALK
162	4610 UNDERWOOD WALK
163	4608 UNDERWOOD WALK
164	4606 UNDERWOOD WALK
165	4604 UNDERWOOD WALK
166	4602 UNDERWOOD WALK
167	4600 UNDERWOOD WALK
167	4230 BRICKYARD WAY
168	4220 BRICKYARD WAY
169	4214 BRICKYARD WAY
170	4210 BRICKYARD WAY
171	4206 BRICKYARD WAY
172	4202 BRICKYARD WAY
173	4203 BRICKYARD WAY
174	4205 BRICKYARD WAY
175	4207 BRICKYARD WAY
176	4209 BRICKYARD WAY
177	4213 BRICKYARD WAY
178	4215 BRICKYARD WAY
179	4221 BRICKYARD WAY
180	4225 BRICKYARD WAY
181	4229 BRICKYARD WAY
182	4233 BRICKYARD WAY
183	4237 BRICKYARD WAY
184	4241 BRICKYARD WAY
185	4245 BRICKYARD WAY
186	4249 BRICKYARD WAY

LOT AREA CHART	
LOT NO.	AREA (S.F.)
149	12537
150	11372
151	12630
152	14045
153	12176
154	11804
155	12098
156	11332
157	11362
158	11022
159	11166
160	11760
161	11760
162	11276
163	11108
164	11738
165	11643
166	11484
167	11693
168	11314
169	11071
170	11060
171	11069
172	11992
173	11760
174	11760
175	11003
176	12658
177	13911
178	13911
179	11912
180	11053
181	11007
182	11005
183	11005
184	11042
185	11002
186	11000

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUALS MUST OBTAIN A PERMIT AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMITS: 173 AND 174.

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

\* 1. AT THE TIME OF BUILDING PERMIT APPLICATION HOMEOWNER SHALL DEMONSTRATE COMPLIANCE WITH UDC 10.17 AND SEC. 10.4.3.

2. LOTS ADJACENT TO THE FLOODPLAIN (LOTS 186, 185, 184, 183, 182, 181, 180, 179, 178, 175, 174) TO COMPLY WITH UDC SEC. 10-4.3 AND PROVIDE ELEVATION CERTIFICATE WITH THE LOWEST FLOOD ELEVATIONS.

3. 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 (UDC 10.17).

MINIMUM FINISH FLOOR ELEVATIONS	
LOT NO.	MINIMUM FINISH FLOOR ELEVATION
174	906.25
175	906.25
176	906.20
177	906.15
178	906.15
179	906.11
180	906.10
181	906.10
182	906.00
183	906.00
184	905.95
185	905.91
186	905.91

C/L CURVE DATA	
NO.	DATA
①	$\Delta = 10^{\circ}20'55''$ $R = 564.00'$ $L = 101.87'$ $T = 51.07'$
②	$\Delta = 16^{\circ}40'34''$ $R = 290.00'$ $L = 84.41'$ $T = 42.50'$
③	$\Delta = 65^{\circ}13'12''$ $R = 120.30'$ $L = 142.20'$ $T = 79.97'$
④	$\Delta = 64^{\circ}22'18''$ $R = 225.00'$ $L = 232.79'$ $T = 141.61'$

CURVE TABLE			
CURVE #	BEARING	DISTANCE	RADIUS
C1	S 44°57'21"E	10.00	539.00
C2	S 40°04'37"E	81.71	539.00
C3	S 35°26'03"E	5.56	539.00
C4	S 26°48'03"E	76.86	265.00
C5	S 24°18'09"E	30.52	150.00
C6	S 41°36'04"E	59.60	150.00
C7	S 79°49'57"E	20.15	150.00
C8	S 59°38'29"E	20.37	25.00
C9	S 63°36'07"E	47.20	50.00
C10	N 66°26'05"E	37.14	50.00
C11	N 22°49'55"E	37.14	50.00
C12	N 20°46'16"W	37.14	50.00
C13	N 20°46'16"W	37.14	38.05
C14	N 70°40'10"W	47.10	50.00
C15	S 64°40'49"W	28.49	50.00
C16	S 57°21'20"W	20.41	25.00
C17	N 51°04'22"W	107.76	100.00
C18	N 26°48'03"W	91.36	315.00
C19	N 9°51'40"E	28.28	20.00
C20	N 58°36'34"E	26.15	200.00

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C21	N 80°21'55"E	123.66	200.00	125.72
C22	S 71°11'50"E	72.41	200.00	72.81
C23	S 36°41'31"E	20.40	25.00	21.01
C24	S 37°59'35"E	42.95	50.00	44.39
C25	S 85°13'47"E	37.14	50.00	38.05
C26	N 51°10'03"E	37.14	50.00	38.05
C27	N 73°33'53"E	37.14	50.00	38.05
C28	N 36°02'17"W	37.14	50.00	38.05
C29	N 83°23'54"W	43.14	50.00	44.61
C30	N 64°51'43"W	20.41	25.00	21.03
C31	N 63°10'51"W	21.06	250.00	21.06
C32	N 72°53'34"W	63.52	250.00	63.69
C33	N 67°29'21"W	63.52	250.00	63.69
C34	S 77°54'52"W	63.52	250.00	63.69
C35	S 62°44'19"W	68.53	250.00	68.75
C36	N 80°08'20"W	28.28	20.00	31.42
C37	N 35°46'54"W	13.22	589.00	13.22
C38	N 39°38'58"W	66.27	589.00	66.30
C39	N 44°10'51"W	26.86	589.00	26.86

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. THE SURVEYOR CERTIFIES THAT THE STATEMENTS HEREIN, SUCH APPROVALS OR APPROVALS OR APPROVALS OF THIS PLAT, ARE IN COMPLIANCE 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 THE PLAT IS COMPLIANT 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.

NOTE: 20' PERMANENT SANITARY EASEMENT IN UNIT III PHASE 2 WILL EXPIRE WHEN THE FINAL PLAT FOR SPRINGBROOK ESTATES UNIT III PHASE 3 IS RECORDED AND SANITARY SEWER IS ACCEPTED BY COBB COUNTY.

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

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

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

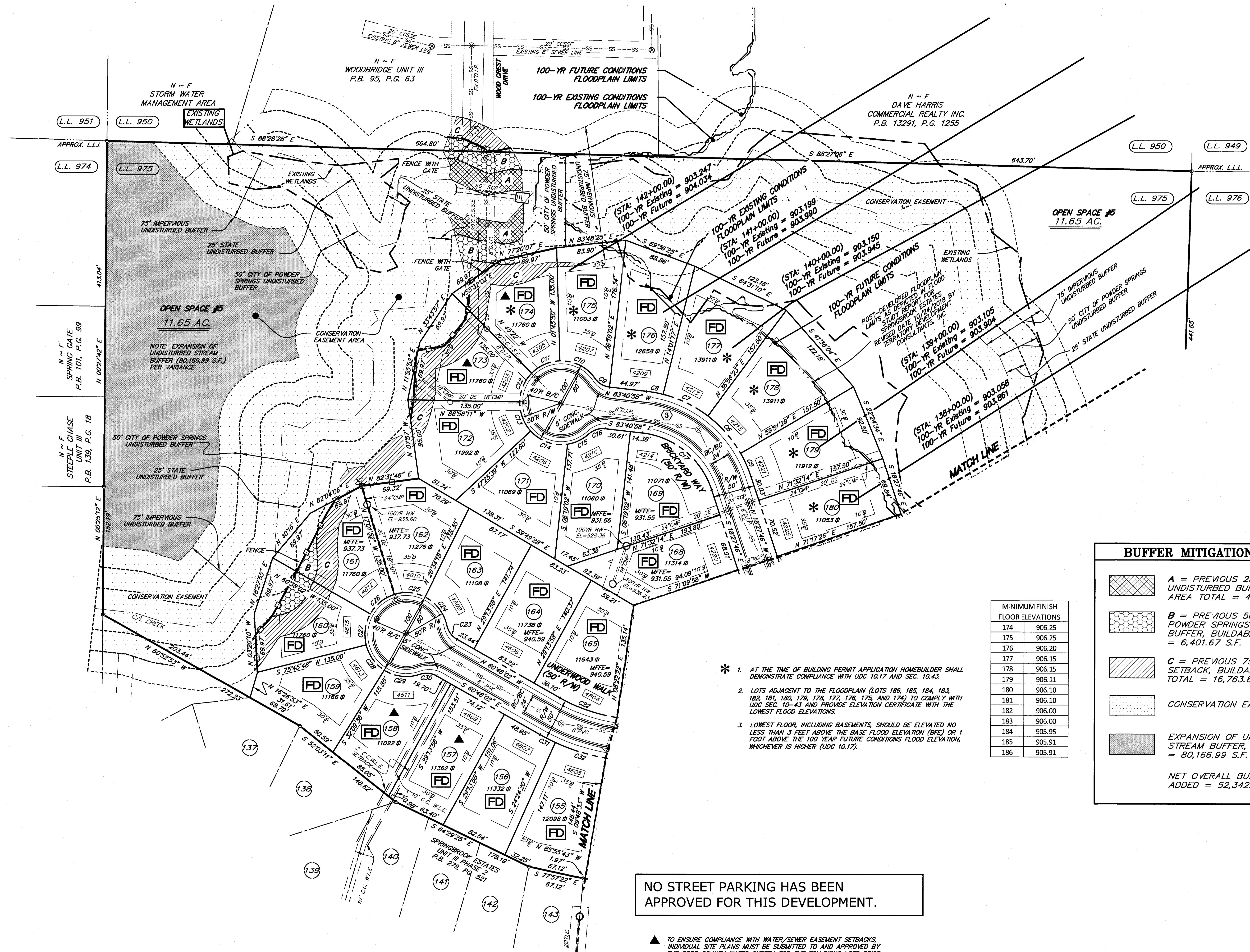
REVISIONS

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ENGINEERING SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT  
www.gaskinsurvey.com LSP# 789

FINAL PLAT FOR:  
SPRINGBROOK ESTATES  
UNIT III PHASE 3  
LOCATED IN L.L. 975  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.

FILED DATE: 11-09-2020 DRAWN BY: SJJ  
OFFICE DATE: 12-11-2020 CHECKED BY: JAH  
SCALE: 1"=60' FILE P: FF150/SPRINGBROOK

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BUFFER MITIGATION LEGEND	
	A = PREVIOUS 25' STATE UNDISTURBED BUFFER, BUILDABLE AREA TOTAL = 4,658.73 S.F.
	B = PREVIOUS 50' CITY OF POWDER SPRINGS UNDISTURBED BUFFER, BUILDABLE AREA TOTAL = 6,401.67 S.F.
	C = PREVIOUS 75' IMPERVIOUS SETBACK, BUILDABLE AREA TOTAL = 16,763.83 S.F.
	CONSERVATION EASEMENT
	EXPANSION OF UNDISTURBED STREAM BUFFER, PER VARIANCE = 80,166.99 S.F.
NET OVERALL BUFFER TO BE ADDED = 52,342.76 S.F.	

## MINIMUM FLOOR ELEVATIONS

174	906.25
175	906.25
176	906.20
177	906.15
178	906.15
179	906.11
180	906.10
181	906.10
182	906.00
183	906.00
184	905.95
185	905.91
186	905.91

GRID NORTH ~ GA. WEST ZONE

PRINTED ON: APR 04, 2021 - 4:37pm

City Council	Meeting Minutes - Final	April 16, 2018	City Council	Meeting Minutes - Final	April 16, 2018	City Council	Meeting Minutes - Final	April 16, 2018
<u>PZ 18-004</u> Rezoning Application MDR Conditional to MDR Conditional - Change in stipulations of Approval LL975 and LL1024 Grand Communities, Ltd.  <i>Applicants present - Jason Wisneski and Sean Stephen - and addressed Mayor and Council to provide an overview of their rezoning action. Community Development Director Tina Garver was also in attendance.</i>  <i>Grand Communities stated they are agreeable to the conditions as presented and discussed 4/16/18 and included in the motion. Stipulation #1 was revised to include "prior setback variances subject to staff approval of lots in question" at the conclusion of Stipulation #1.</i>  <i>No other speakers.</i>  <i>A motion was made by Bordelon, seconded by Lust, that this Rezoning PZ 18-004 be approved with the following conditions:</i> 1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning for 19097500010, 19097500030, and 19102400010 prior setback variances subject to staff approval of lots in question.  2. Applicant shall submit full LDP Plans and site plan to be reviewed and will comply with all requirements of the Unified Development Code. After review of floodplain requirements, the number of lots may be reduced.  3. Applicant shall comply with both the UDC and Cobb County Fire Marshal's office's requirements for guest parking and dead end streets.  4. The maximum number of homes shall be one hundred nine (109). The actual number of lots constructed may be after detailed plan review based on development and floodplain requirements.  5. A minimum of 26.68 (24.60%) acres of the total site (109.26 acres) shall be "open space" which shall be owned and maintained by the HOA unless otherwise agreed to, or desired by, the City of Powder Springs. The applicant will provide a letter from the HOA regarding the previous requirement regarding passive recreation areas or trails. No recreation areas or trails shall be required in stream buffers or floodplain areas.  6. The minimum square footage of the homes shall be twenty-four hundred (2,400) square feet.  7. The homes shall be predominantly two-story traditional and shall have hard exterior facades consisting of brick, stacked stone, cedar shake or hardsy plank.  8. Each home shall have, at a minimum, an attached two-car garage. Additionally, there shall be sufficient room on and within the driveways to park two (2) additional vehicles.  9. The subject property shall be incorporated into the existing HOA. The builder will contribute to the HOA or improve common areas at a minimum of \$150 per house constructed prior to the Homeowners Association entity being transferred after the completion of the build-out and development of the residential community.								
<i>City of Powder Springs</i>	<i>Page 5</i>	<i>Printed on 5/7/2018</i>	<i>City of Powder Springs</i>	<i>Page 6</i>	<i>Printed on 5/7/2018</i>	<i>City of Powder Springs</i>	<i>Page 7</i>	<i>Printed on 5/7/2018</i>

NO STREET PARKING HAS BEEN  
APPROVED FOR THIS DEVELOPMENT.

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.

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  
APPLICABLE JURISDICTION. PURCHASER OR USER OF THIS PLAT AS TO THE PLAT AS IT  
INTENDED USE OF THE PARCEL. SURVEYOR CERTIFIES THAT THE PLAT IS A TRUE AND 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.

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

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

REVISIONS

**Gaskins**  
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT  
www.gaskins.com LSP# 789

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Lawrenceville, GA 30040  
Phone: (770) 299-1003

Marietta Office: 1266 Powder Springs Rd  
Marietta, GA 30064  
Phone: (770) 424-7168

Canton Office: 147 Reinhardt College Pkwy  
Ste 3 Canton, GA 30114  
Phone: (770) 479-9698

FIELD DATE: 11-09-2020  
OFFICE DATE: 12-11-2020  
SCALE: 1"=60'

FINAL PLAT FOR:  
SPRINGBROOK ESTATES  
UNIT III PHASE 3

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

