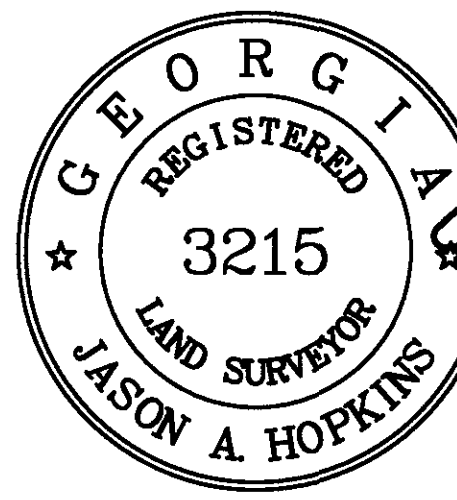


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Plot Book 279 Page 814
Filed and Recorded 01/13/2021 05:04:00 PM
2021-0005726
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 8862458006

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

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.



JASON A. HOPKINS, GA. RLS #3215

12/11/2020

DATE

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.

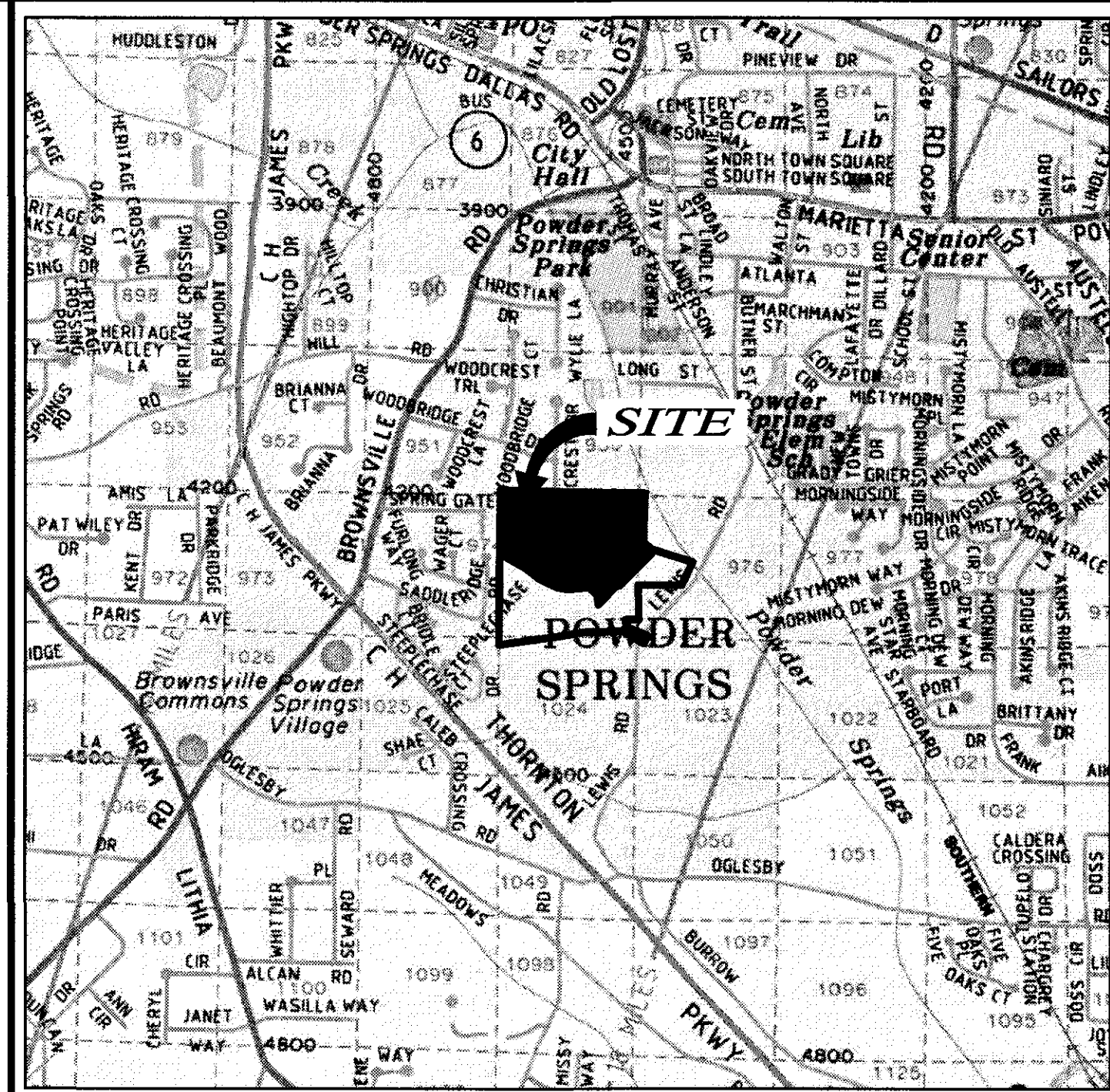
SURVEYOR'S CERTIFICATE

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 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" 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 455,908 FEET.

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



LOCATION MAP 1" = 2000'

TABLE OF DEDICATION

STREET NAME	LENGTH IN L.F.
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 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 = 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 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.
- 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 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. 122-125.

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 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.

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 RECORDED, THIS 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 130058, MAP NUMBER 1306720127C, DATED DECEMBER 16, 2008, 1306720181H, 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" / 455,908'. MATTERS OF TITLE ARE EXCEPTED.

BENCHMARK: TOP OF FIRE HYDRANT
ELEV. = 941.87'

LOCATED AT FRONT OF LOTS 191 & 192

100 0 100 200
SCALE IN FEET

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

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.

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.

Jana Dwyer 1/12/2021
DIRECTOR OF COMMUNITY DEVELOPMENT DATE
Dwayne Eberhart 1/13/2021
DIRECTOR OF PUBLIC WORKS DATE
Ollie R. Brown 1/13/2021
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.

Brian A. Adams 1/13/2021
COBB COUNTY WATER SYSTEM DATE

OWNER'S CERTIFICATE 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 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. 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 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 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.

OWNERS NAME: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: Todd E. Huss 1/11/2021
TODD E. HUSS, PRESIDENT DATE

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

FLOODPLAIN FILL/CUT CERTIFICATION:

THE FILL/CUT IN THE FLOODPLAIN WAS COMPLETED PER THE SPRINGBROOK ESTATES POD 6B FLOOD STUDY REPORT, REVISED DATE 10/24/2018, AND THAT THE FLOODPLAIN STORAGE CAPACITY WAS NOT REDUCED, COMPARED TO THE PRE-DEVELOPMENT CONDITIONS.

Gaskins
ENGINEERING/SURVEYING/PLANNING/CONSULTING/CONSTRUCTION AGENT
www.gaskinsurvey.com LSE# 789

Lawrenceville Office Marietta Office Canton Office
559 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) 299-1005 Phone: (770) 424-7168 Phone: (770) 479-9658

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

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

LOT NO.	ADDRESS
149	4248 BRICKYARD WAY
150	4244 BRICKYARD WAY
151	4240 BRICKYARD WAY
152	4236 BRICKYARD WAY
153	4598 UNDERWOOD WALK
154	4601 UNDERWOOD WALK
155	4603 UNDERWOOD WALK
156	4605 UNDERWOOD WALK
157	4607 UNDERWOOD WALK
158	4609 UNDERWOOD WALK
159	4611 UNDERWOOD WALK
160	4613 UNDERWOOD WALK
161	4615 UNDERWOOD WALK
162	4612 UNDERWOOD WALK
163	4610 UNDERWOOD WALK
164	4608 UNDERWOOD WALK
165	4606 UNDERWOOD WALK
166	4604 UNDERWOOD WALK
167	4602 UNDERWOOD WALK
168	4600 UNDERWOOD WALK
169	4230 BRICKYARD WAY
170	4220 BRICKYARD WAY
171	4214 BRICKYARD WAY
172	4210 BRICKYARD WAY
173	4206 BRICKYARD WAY
174	4202 BRICKYARD WAY
175	4203 BRICKYARD WAY
176	4205 BRICKYARD WAY
177	4207 BRICKYARD WAY
178	4209 BRICKYARD WAY
179	4213 BRICKYARD WAY
180	4215 BRICKYARD WAY
181	4221 BRICKYARD WAY
182	4225 BRICKYARD WAY
183	4229 BRICKYARD WAY
184	4233 BRICKYARD WAY
185	4237 BRICKYARD WAY
186	4241 BRICKYARD WAY
187	4245 BRICKYARD WAY
188	4249 BRICKYARD WAY

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	11069
171	11992
172	11760
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, 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: 173 AND 174.

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

- * 1. AT THE TIME OF BUILDING PERMIT APPLICATION HOMEOWNER SHALL DEMONSTRATE COMPLIANCE WITH UDC 10.17 AND SEC. 10.43.
2. LOTS ADJACENT TO THE FLOODPLAIN (LOTS 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, AND 174) TO COMPLY WITH UDC SEC. 10-43 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	
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	$\Delta = 102^{\circ}55'$ $R = 564.00'$ $L = 101.87'$ $T = 51.07'$
②	$\Delta = 16^{\circ}40'34''$ $R = 290.00'$ $L = 84.41'$ $T = 42.50'$
③	$\Delta = 65^{\circ}13'12''$ $R = 125.00'$ $L = 142.29'$ $T = 79.97'$
④	$\Delta = 64^{\circ}22'18''$ $R = 225.00'$ $L = 252.79'$ $T = 141.61'$

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S44°57'21"E	10.00	539.00	10.00
C2	S40°04'37"E	81.71	539.00	81.79
C3	S35°26'03"E	5.56	539.00	5.56
C4	S26°48'03"E	76.86	265.00	77.13
C5	S24°18'08"E	30.52	150.00	30.58
C6	S41°36'04"E	59.60	150.00	60.00
C7	S64°31'10"E	59.60	150.00	60.00
C8	S79°49'51"E	20.15	150.00	20.17
C9	S59°38'29"E	20.37	25.00	20.98
C10	S63°36'07"E	47.20	50.00	49.15
C11	N66°26'05"E	37.14	50.00	38.05
C12	N22°49'55"E	37.14	50.00	38.05
C13	N20°46'16"W	37.14	50.00	38.05
C14	N70°40'10"W	47.10	50.00	49.04
C15	S64°40'49"W	28.49	50.00	28.89
C16	S72°13'20"W	20.41	25.00	21.03
C17	N51°04'22"W	107.78	100.00	113.83
C18	N26°48'03"W	91.36	315.00	91.68
C19	N9°51'40"E	28.28	20.00	31.42
C20	N58°36'34"E	26.15	200.00	26.17

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C21	N80°21'55"E	123.66	200.00	125.72
C22	S71°11'50"E	72.41	200.00	72.81
C23	S36°41'31"E	20.40	25.00	21.01
C24	S37°59'35"E	42.95	50.00	44.39
C25	S85°13'47"E	37.14	50.00	38.05
C26	N51°10'03"E	37.14	50.00	38.05
C27	N7°33'53"E	37.14	50.00	38.05
C28	N36°02'17"W	37.14	50.00	38.05
C29	N83°23'54"W	43.14	50.00	44.61
C30	N84°51'43"W	20.41	25.00	21.03
C31	N63°10'51"W	21.06	250.00	21.06
C32	N72°53'34"W	63.52	250.00	63.69
C33	N87°29'21"W	63.52	250.00	63.69
C34	S77°54'52"W	63.52	250.00	63.69
C35	S62°44'19"W	68.53	250.00	68.75
C36	N80°08'20"W	28.28	20.00	31.42
C37	N35°46'54"W	13.22	589.00	13.22
C38	N39°38'58"W	66.27	589.00	66.30
C39	N44°10'51"W	26.86	589.00	26.86

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

NOTE:
20' PERMANENT SANITARY SEWER 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.

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.

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

ENGINEER:
TERRATORY 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
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REVISIONS

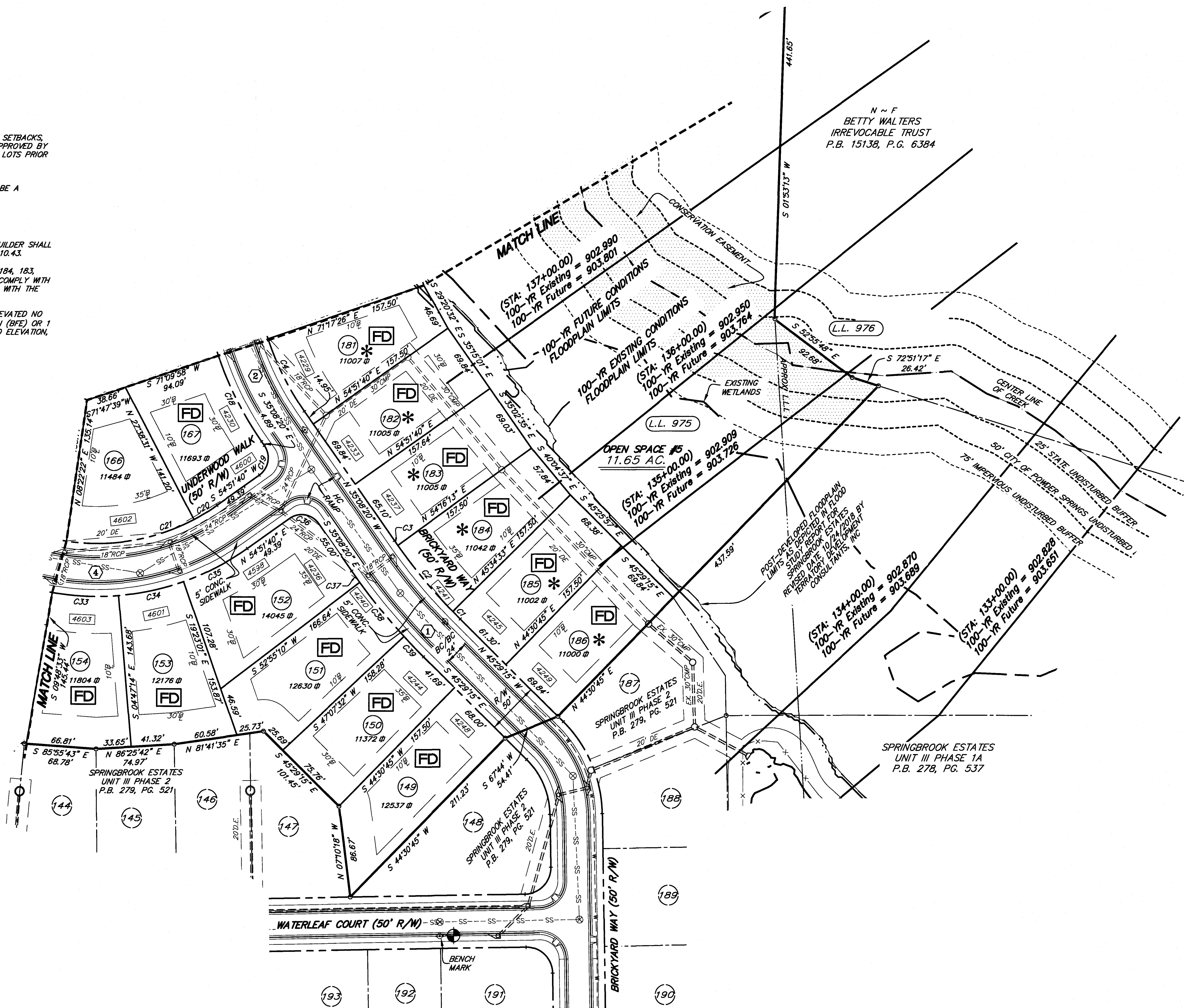
Gaskins
ENGINEERING/SURVEYING/PLANNING/CONSULTING/CONSTRUCTION RIGHT
www.gaskinsurvey.com LSP# 789

Lawrenceville Office	Marietta Office	Canton Office
558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046 Phone: (770) 299-1005	1266 Powder Springs Rd Marietta, GA 30064 Phone: (770) 424-7168	147 Reinhardt College Pkwy Ste. 3 Canton, GA 30114 Phone: (770) 479-9698
FIELD DATE: 11-09-2020	DRAWN BY: SAJ	
OFFICE DATE: 12-11-2020	CHECKED BY: JAH	
SCALE: 1"=60'	FILE: P:\7(150)\SPRINGBROOK	

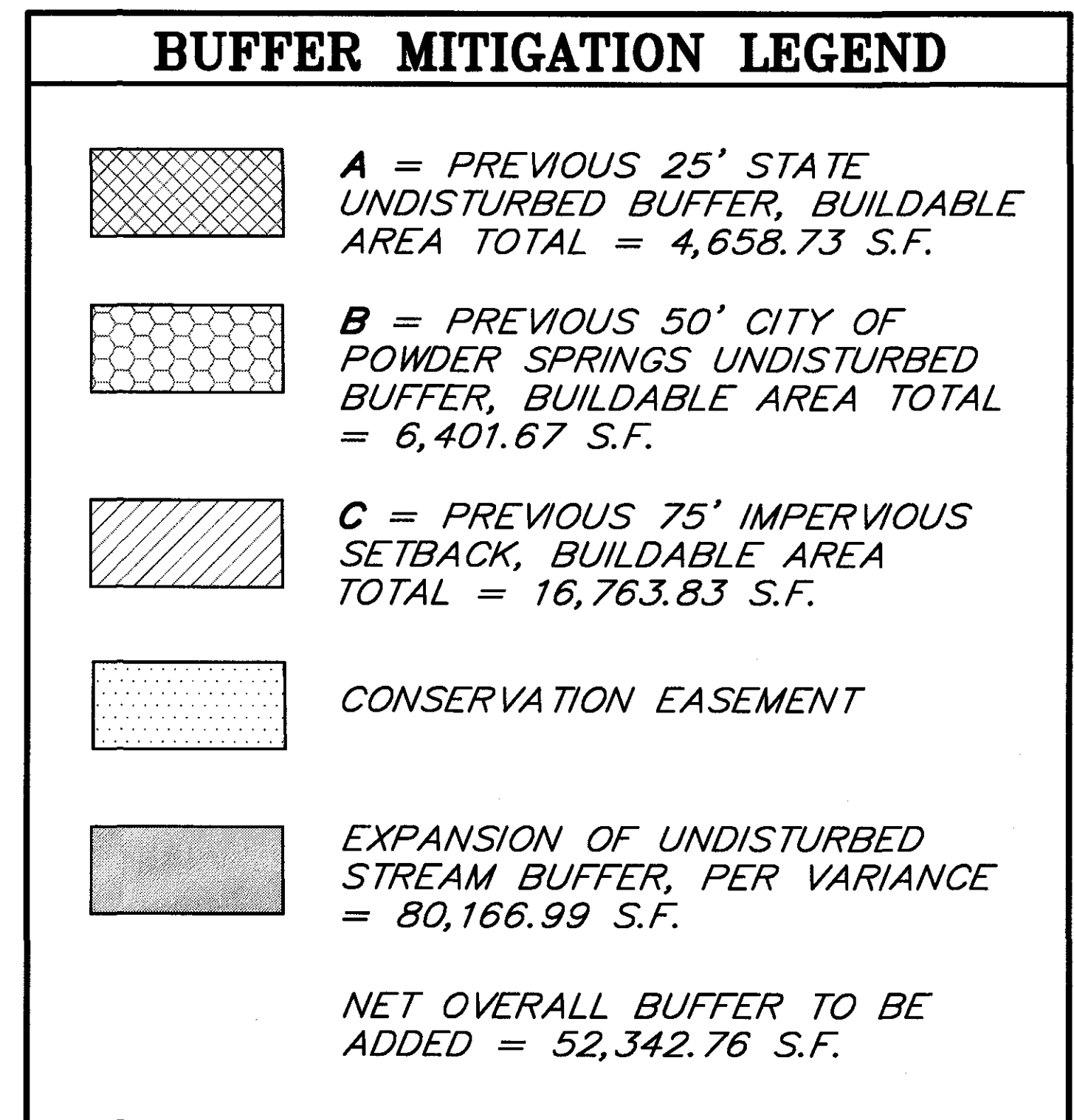
FINAL PLAT FOR:
SPRINGBROOK ESTATES
UNIT III PHASE 3

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

SHEET 2 OF 4



60 0 60 120
SCALE IN FEET



MINIMUM FINISH 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

NO STREET PARKING HAS BEEN
APPROVED FOR THIS DEVELOPMENT.

▲ 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: 157 AND 158.

NOTE:
20' PERMANENT SANITARY SEWER 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.

AS REQUIRED BY SUBSECTION (J) OF O.G.C.A. SECTION 15-6-87, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE COURT JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROVED COURT OF RECORDS. SHOULD THE COURT OF RECORDS FIND THAT THIS PLAN IS NOT INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA SURVEYING BOARD AND THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

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

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

Gaskins

<u>Lawrenceville Office</u>	<u>Marietta Office</u>	<u>Canton Office</u>
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PHONE: (770) 299-1005	PHONE: (770) 424-1105	PHONE: (770) 479-9096
FIELD DATE: 11-09-2020	DRAWN BY: SJJ	
OFFICE DATE: 12-11-2020	CHECKED BY: JAH	
SCALE: 1"=60'	FILE: P:/F(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 3 OF 4

