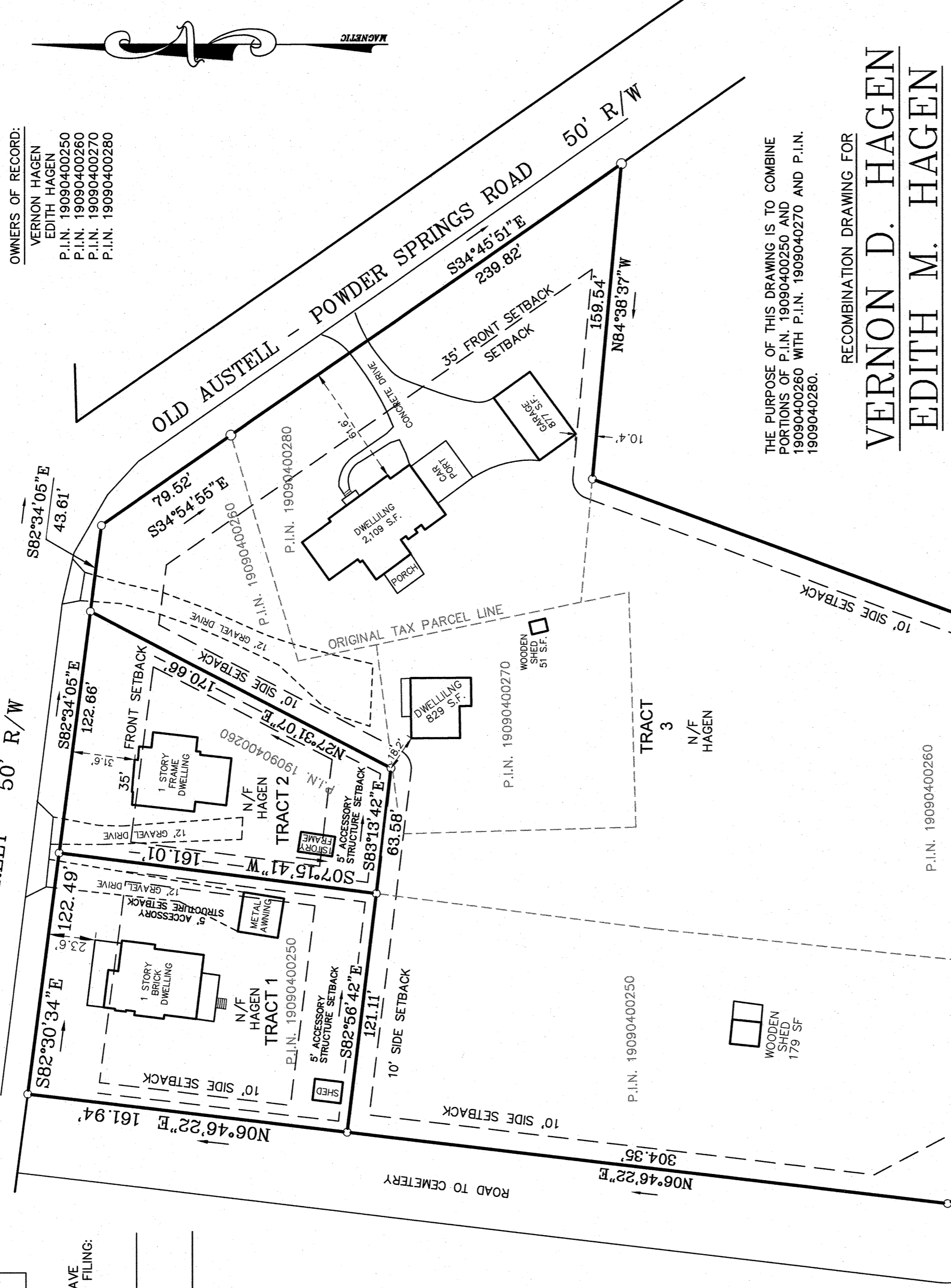


ORIGINAL TAX PARCEL LINE

AREAS

TRACT 1 - 0.452 ACRES
 TRACT 2 - 0.343 ACRES
 TRACT 3 - 4.025 ACRES

ATLANTA STREET 50' R/W



OWNERS OF RECORD:
 VERNON HAGEN
 EDITH HAGEN
 P.I.N. 19090400250
 P.I.N. 19090400260
 P.I.N. 19090400270
 P.I.N. 19090400280

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME DATE

NAME DATE

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 EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

W. CARLTON RAKESTRAW, JR., P.L.S. 2236
 6/12/20
 DATE

ADDRESSES
 TRACT 1 - 4127 ATLANTA ST SW
 TRACT 2 - 4115 ATLANTA ST SW
 TRACT 3 - 3978 OLD AUSTELL RD

SUBJECT PROPERTY IS ZONED R15

MINIMUM LOT WIDTH - 75'

MINIMUM LOT FRONTAGE - 75'

MAXIMUM BUILDING HEIGHT ALLOWED - 2 STORIES

EXISTING BUILDING HEIGHTS - 1 STORY

EXISTING BUILDING SETBACKS

FRONT - 35'

SIDE - 10'

REAR - 30'

ACCESSORY STRUCTURE SETBACKS

SIDE - 5'

REAR - 5'

MINIMUM LOT SIZE - 15,000 SQUARE FEET

MAXIMUM IMPERVIOUS OF HOUSE - 35%

EXISTING - 9.0%

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

DATE FIELD WORK - 05/13/20

DATE OF PLAT - 06/04/20

PROJECT NO. - 20-003 PLOT FILE- 20-003F

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.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

THE PURPOSE OF THIS DRAWING IS TO COMBINE PORTIONS OF P.I.N. 19090400250, AND 19090400260 WITH P.I.N. 19090400270 AND P.I.N. 19090400280.

RECOMBINATION DRAWING FOR

VERNON D. HAGEN
 EDITH M. HAGEN

OWNER'S CERTIFICATE AND DEDICATION

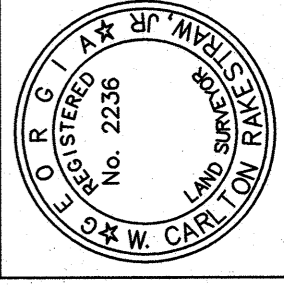
I HEREBY CERTIFY THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS. I RELEASE DAN HOLD HARMLESS THE CITY OF POWDER SPRINGS FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON. 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.

Vernon D. Hagen 6/12/2020
 VERNON D. HAGEN DATE
 9878 OLD AUSTELL ROAD, POWDER SPRINGS, GEORGIA 30127

Edith M. Hagen 6/12/2020
 EDITH M. HAGEN DATE
 9878 OLD AUSTELL ROAD, POWDER SPRINGS, GEORGIA 30127

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.

W. Carlton Rakestraw, Jr., P.L.S. 2236
 6/12/20
 DATE



CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2203 CHARLES HARDY PARKWAY, DALLAS, GEORGIA 30157
 770 - 443 - 2200

LOCATED IN
 LAND LOT 904
 19TH DISTRICT
 2ND SECTION
 COBB COUNTY
 GEORGIA
 CITY OF POWDER SPRINGS

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13067C0181H OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED MARCH 4, 2013