

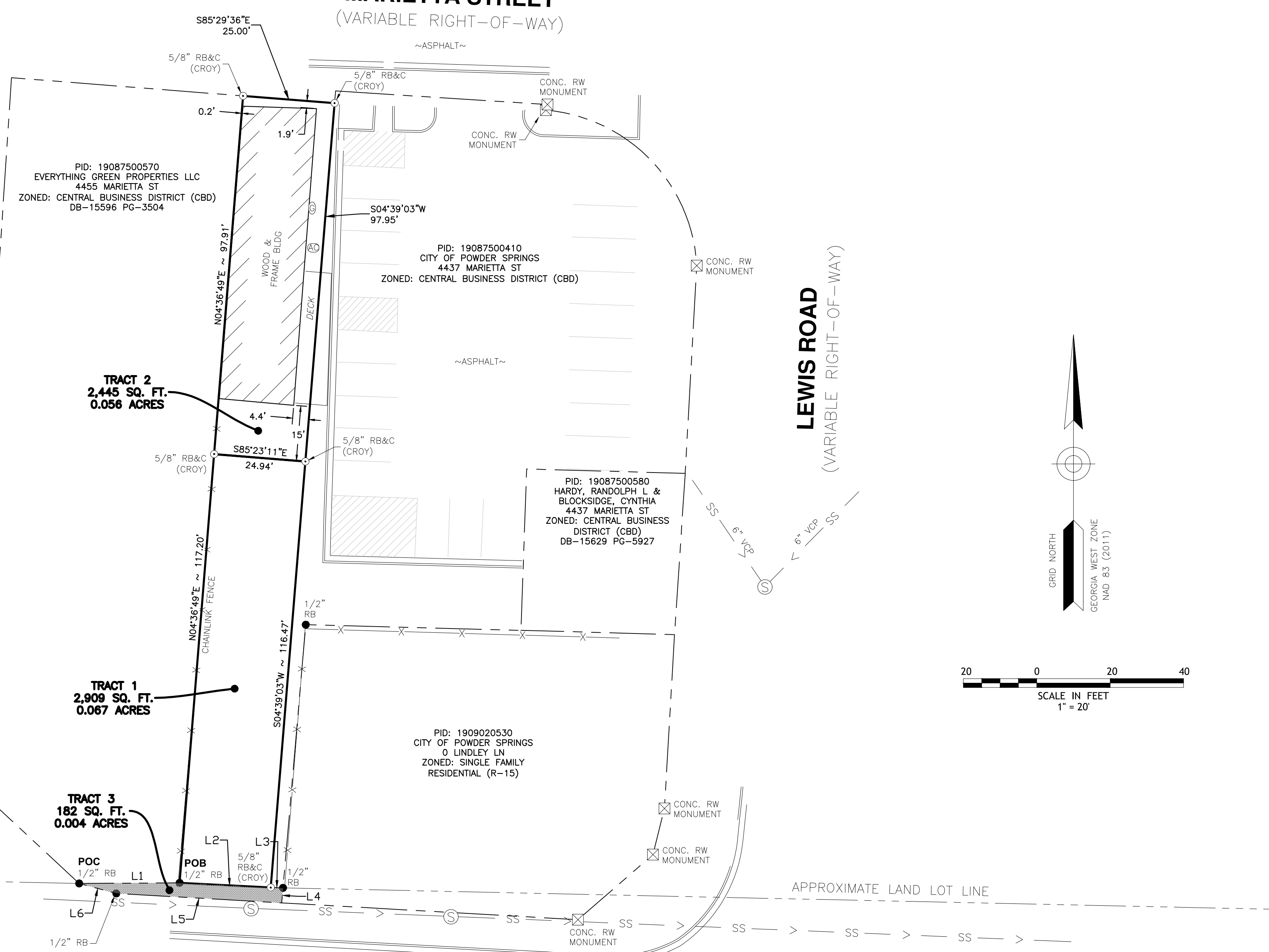
(FOR RECORDING PURPOSES)

BROAD STREET  
(33' RIGHT-OF-WAY)  
PER DB 11651, PG 153

MARIETTA STREET  
(VARIABLE RIGHT-OF-WAY)

LEWIS ROAD  
(VARIABLE RIGHT-OF-WAY)

HOTEL AVENUE  
(VARIABLE RIGHT-OF-WAY)



LINE #/CURVE #	CHORD	BEARING
L1	27.34'	S89° 40' 38"W
L2	24.87'	N87° 05' 01"W
L3	3.35'	N88° 29' 08"W
L4	4.10'	N4° 56' 05"E
L5	45.14'	S86° 44' 38"E
L6	10.47'	S74° 56' 54"E

LEGEND	
BOUNDARY	---
ADJ. BOUNDARY	---
BUILDING	▨
FENCE	---x---
SAN. SEWER LINE	SS
LAND LOT LINE	---
SAN. SEWER MANHOLE	⊙
GAS VALVE	⊙
AIR CONDITIONING UNIT	⊙
RIGHT OF WAY MONUMENT FOUND	⊗
PROPERTY MONUMENT FOUND	●
IRON PIN SET (IPS)	○
CALCULATED POINT	○
POINT OF COMMENCEMENT	POC
POINT OF BEGINNING	POB

**PROPERTY INFO**

PID: 19087500390  
SMELSER, SUSAN  
4450 MARIETTA STREET  
DB-14213 PG-2696

ZONED: CENTRAL BUSINESS DISTRICT (CBD)

- REFERENCES**
- PLAT PREPARED BY DONALDY HUDCHINS 09/17/2015 FOR THE CITY OF POWDER SPRINGS.
  - PLAT PREPARED BY DEAN C OLSON ON 08/09/2017 FOR FLOYD MERRITT & CHARLES MIXON.
  - DEED BOOK 14213 PAGE 2696
  - DEED BOOK 11651 PAGE 0153

**SURVEYOR'S NOTES**

- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.
- THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067C0181H, EFFECTIVE DATE 03/04/2013, FOR COBB COUNTY, GEORGIA, THIS PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X.
- THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R8 MODEL 3 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY 6GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.
- FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 10/30/2020. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S6/S7 TOTAL STATION, AND TRIMBLE TSC3 DATA COLLECTOR; LINEAR PRECISION OF TRAVERSE: 1/49,973; ANGULAR ERROR: .00" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/304,743. MATTERS OF TITLE EXCEPTED.
- THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - EAST ZONE, NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.

**RIGHT OF WAY NOTE**

I certify that the southern right of way lines shown for the properties known as 4450 and 4455 Marietta Street, Powder Springs, Georgia are true and that the right of way along the southern portions along Hotel Avenue of both properties have changed according to the plat shown hereon. I further certify that the City of Powder Springs considers these line along Hotel Avenue road frontage for the purpose of performing normal business functions for each respective property listed here on.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name, Title \_\_\_\_\_

**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 and hold harmless the City of Powder Springs from any and all claims, damage, or demands arising: on account of the design, construction, and maintenance of the property showed hereon. I further warrant that I have the right to sell and convey the lands according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Owner's name: \_\_\_\_\_  
Owner's address: \_\_\_\_\_  
Date: \_\_\_\_\_

**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 \_\_\_\_\_

Note: For subdivisions involving public improvements, signatures of approval of the Director of Public Works and the Mayor of Powder Springs are required and shall be provided:

Director of Public Works \_\_\_\_\_ Date \_\_\_\_\_

Mayor, City of Powder Springs \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S STATEMENT**

(I) As required by subsection (d) of O.C.G.A. Section 15-6-6, 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 of 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. Sections 15-6-67

**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 124,841 feet, and an angular error of 02" per angle point, and was adjusted using the compass rule.

This plat has been calculate for closure and is found to be accurate within one foot in 130,480 feet.

*S. Clark Tompkins* 11/03/2020  
S. CLARK TOMPKINS DATE  
GEORGIA RLS. NO. 3257  
CERTIFICATE OF AUTHORIZATION NO. LSF000878

SHEET NO.	1	OF	1
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Project No.	2343.001	Date	11/03/2020
Field Surveyed	10/30/2020	Checked By	SC
Drawn By	TMS	Date of Plat	11/03/2020
Scale	1" = 20'	Revision	No.

Project No.	2343.001
Field Surveyed	10/30/2020
Drawn By	TMS
Checked By	SC
Date of Plat	11/03/2020
Scale	1" = 20'

200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413  
MARIETTA, GA 30067  
PHONE: (770) 971-3407 FAX: (770) 971-0620

LOT SPLIT SURVEY FOR:  
**SUSAN SMELSER**  
LAND LOT 875 OF THE 19TH DISTRICT 2ND SECTION  
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA