

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 and major stormwater easements indicated as stormwater structures to the first junction box or where water combines with a private system, 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. Drainage easements and stormwater ponds are dedicated to allow water to flow and are to be maintained by the owner of the property. 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 be defied by virtue of these presents.

Owner's name: MERITAGE HOMES OF GEORGIA, INC.
 Owner's address: 3700 MANSELL ROAD SUITE 550 ATLANTA, GEORGIA 30022
 Date: 05-30-2024

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:

Director of Public Works
 Date:

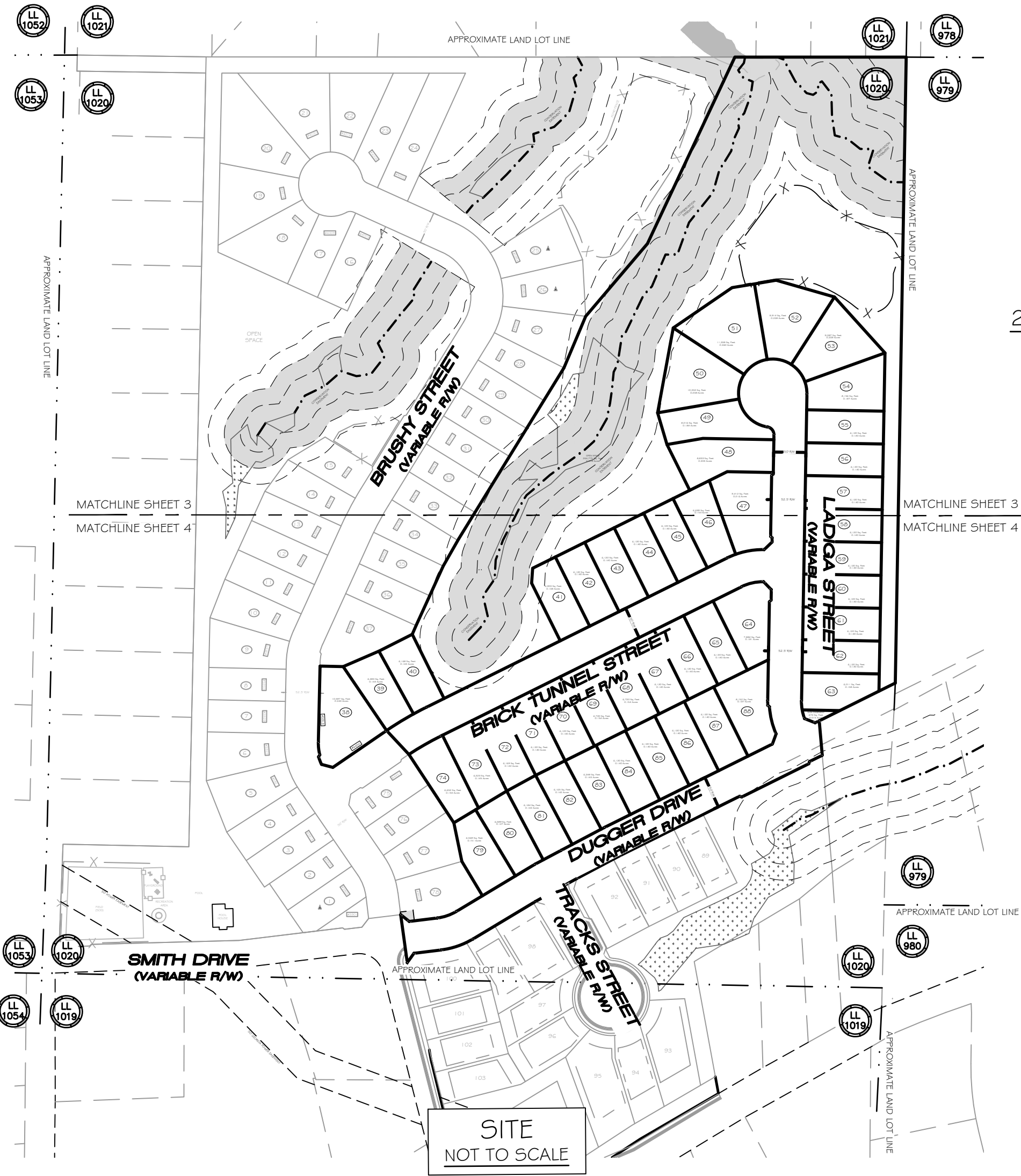
Mayor, City of Powder Springs
 Date:

Cobb County Water and Sewer
 Date:

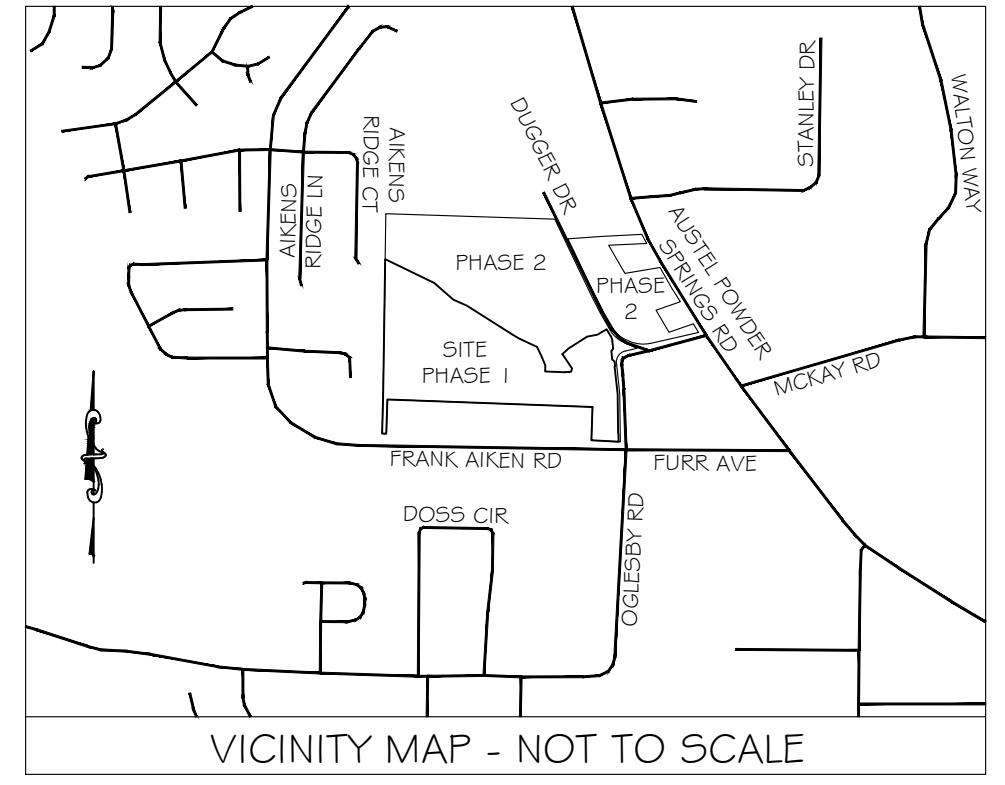
WESTMONT PRESERVE PHASE 2

PARCEL NUMBER 106 053
 LAND LOTS 1019 & 1020
 19H DISTRICT
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

GRID NORTH
 GEORGIA WEST STATE PLANE
 NAD 83 (2011)



- CITY/COUNTY NOTES**
- HVAC units must be placed in the rear of lot only.
 - Parking spaces and landscaping in the right of way are the responsibility of the ho.
 - Landscape buffer is owned by the ho.
- SEWER/WATER/STORM - NOTE**
- Lots to be serviced by Cobb county sewer and water.
 - To insure 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 permit: 1, 2, 4 & 26.
 - No permanent structures shall be constructed within 10 (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.
 - Storm drain pipes, ponds and their respective easements are to be maintained by the HOA.



OWNER/DEVELOPER
 MERITAGE HOMES OF GEORGIA
 3700 MANSELL ROAD SUITE 550
 ATLANTA, GEORGIA 30022
 PHONE: [REDACTED]
 ADAM HAYES

CONTRACTOR
 WEAVER GRADING INC.
 P.O. BOX 39
 HOLLY SPRINGS GA 30142
 TAYLOR@WEAVERGRADINGINC.COM
 PHONE: [REDACTED]
 CONTACT: TAYLOR WEAVER

24 HOUR SITE & E#C CONTACT
 ADAM HAYES
 PHONE: [REDACTED]
 GSWCC CERTIFICATION #: 71871
 EXPIRATION DATE: 02.18.2025

ENGINEER
 RIDGE PLANNING AND ENGINEERING
 6234 OLD HIGHWAY 5, SUITE D9-250
 WOODSTOCK, GA 30188
 PHONE: [REDACTED]
 CONTACT: JEFF SMITH, P.E.
 EMAIL: [REDACTED]

SURVEYOR
 LJA SURVEYING
 4525 SOUTH LEE STREET
 BUFORD, GA 30518
 PHONE: [REDACTED]
 CONTACT: CHAYCE BELL
 EMAIL: [REDACTED]

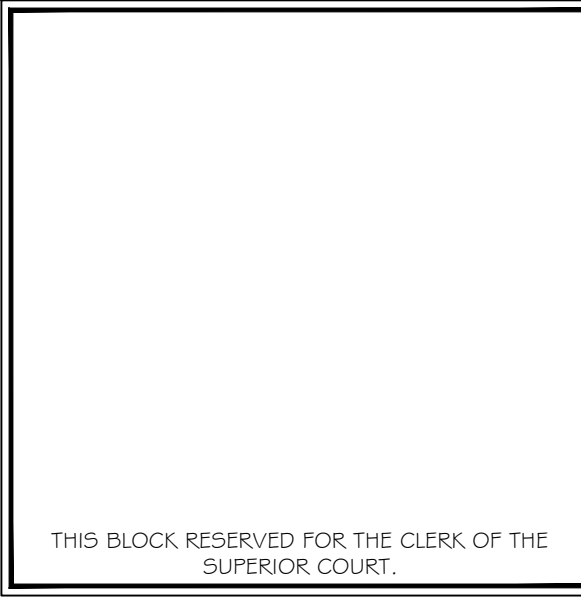
- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Cobb County, Georgia, (Community-panel number 13047C0101H, dated March 4, 2013), a portion of the subject property lies within Zone X (shaded) with a 0.2% annual chance floodplain. According to Cobb County GIS, accessed on March 15th, 2024, there is no part of the property that lies within the Future Conditions 1% Annual Chance Flood Hazard.
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Ryken Utility Detection LLC, and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Ryken's report can be provided upon request.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 10/22/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 36,000 feet and an angular error on 01 seconds per angle point and was adjusted using the compass rule method.
 - This plat has been calculated for closure and is found to be accurate within:
 TRACT 1: one foot in 632,546 feet
 TRACT 2: one foot in 171,496 feet
 TRACT 3: one foot in 275,004 feet
 PHASE 1: one foot in 844,040 feet
 - Equipment used for measurement:
 Angular: Leica TS16 Robotic Total Station
 Linear: Leica TS16 Robotic Total Station
 GPS: Leica GS18 GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
 - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
 - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - Current Property Owners:
 James S Dugger Properties LLC - PID# 19101900290, 19101900310, 19102000030, 19102000040,
 19102000050, 19102000060, 19102000070, 19102000080, 19102000090
 Debt Dugger Enterprises LLC - PID# 19101900320
 Debt Dugger Properties LLC - PID# 19101900350
 - The Stream classifications and Wetlands locations shown hereon were drawn by field locating wetlands flags or markings and sketches as provided by Riverbend Environmental from data gathered on 01/21/2022.
 - The stream buffers shown hereon are based on an offset from the top of creek embankment or westered vegetation line (if marked by others), which is a meander line that could be subject to change or interpretation. other buffers may exist as required by local and state authorities.
 - Apparent 30-foot Right-of-way for Smith Drive as shown hereon is based on found monumentation. The following Deeds found during the course of research (DB 7745/PG 180, Cobb County, Georgia, Records, DB 12823/PG 170, all record records, DB 10548/PG 63 all record records) depict various right-of-way widths. Further Right-of-way research and dedication may be necessary. It is advised that any planning be coordinated with the County to determine if Right-of-way dedication may be necessary.
 - Deeds of record were not found or provided for all Tracts shown hereon. Alliance used other deeds obtained during the course of research, along with deeds provided in the referenced Title Commitment to determine the Boundary lines to our best interpretation.
 - Meritage Homes acknowledges that a separate LDP and Final Plat (in accordance with zoning conditions approved by Mayor 4 Council) will need to be submitted and approved, by the City of Powder Springs prior to any development activity

LOCATED IN:
 LAND LOTS 1019, & 1020
 19TH DISTRICT
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

FINAL PLAT
 WESTMONT PRESERVE
 PHASE 2
 MERITAGE HOMES OF GEORGIA INC.
 ATLANTA, GEORGIA

NO PARKING EXCEPT IN DESIGNATED AREAS

LOT#	Sq. Feet	Acres	Address
38	10,897	0.243	
39	6,283	0.144	
40	6,128	0.142	
41	6,003	0.138	
42	6,120	0.140	
43	6,120	0.140	
44	6,120	0.140	
45	6,120	0.140	
46	6,599	0.154	
47	8,412	0.193	
48	8,333	0.203	
49	8,016	0.184	
50	10,353	0.238	
51	11,338	0.260	
52	9,914	0.228	
53	9,087	0.209	
54	6,156	0.187	
55	6,120	0.140	
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63	6,011	0.138	
64	7,584	0.181	
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68	6,720	0.154	
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73	6,323	0.145	
74	6,552	0.153	
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Memorandum

Date: March 21, 2022.
To: Mayor and Council
From: Community Development
Subject: PZ 22-001. Rezoning Request: Dugger Drive. To consider rezoning from R-20 and GC in the County and R15 in the City, to PUD-R in the City. The property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia. Related Annexation Petition: ORD 22 - 001
Action:

A motion to APPROVE with the following conditions:

- 1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from R-20 and GC in the County and R15 in the City, to PUD-R in the City.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Dossey, LLC, dated 03/09/2022. The site plan shall be updated to include for all state waters and their buffers not previously shown, and submitted for administrative review and approval. The applicant shall agree to work with TSW (Comprehensive Plan Consultant) to revise the site plan and architectural features of the structures and shall pay a fee up to \$2500 for this review.
3. The construction of a maximum number of 113 single-family residential homes at an overall maximum density of 3.0 dwelling units per acre.
4. The setback are as follows:
Front: 20 feet from right-of-way
Side: 5 feet
Rear: 20 feet
Between buildings: minimum of 10 feet
5. The minimum lot size shall be of 6,000 square feet.

14. Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:

- a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
b. Verifying all points of discharge with respect to detention/water quality.
c. Compliance with the protections required under State and Local Law concerning adjacent and on-site streambank buffers.

15. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:

- a) Increase the density of the Residential Community.
b) Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
c) Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
d) Change access locations to different rights-of-way.

16. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code.

17. Road frontages will be heavily and professionally landscaped which may include the use of berms, fencing, and substantial plant material to provide for visual screening.

18. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.

19. Declarant or any builder construction homes within the proposed community must sell any such home for owner occupancy only. Thereafter, leasing of any units within the entire development, with a minimum lease term of one (1) year. The mandatory homeowners association must maintain records dealing with any lease with the Development, and such records shall be subject to review by the City of Powder Springs personnel with regard to enforcement of this provision limiting the total number of leases within the Development to no more than 5%. The homeowner association shall agree to provide, upon request to the City of Powder Springs, and all information relating to existing leases at the time of any such request by the City. The City shall be named a third-party beneficiary to enforce this provision of the covenants.

20. Traffic impacts will be reviewed as part of the Land Disturbance Permit process.

6. The architectural style and composition of the homes shall consist of traditional architecture on all sides. Variety in the neighborhood will be provided by the use of stone and brick. All elevation shall contain no less than 50% brick on the front façade. All side and rear elevation visible from the right-of-way shall contain brick or stone no less than 50% where exposed to the right-of-way. A brick water table shall be required on the side elevations of all internal units.

7. The amenities package within the proposed subdivision shall be of a premium standard, and shall consist of active and passive recreation. The amenities package shall be subject to administrative review and should contain some combination the following:

- i. A pool cabana, or a club house to contain premium features such as: an event room, a kitchen, co-working office space, a fully equipped fitness center, restroom facilities, and pool related space. The exterior of which shall be consistent with that specified for the homes. The feasibility of a club house shall be reviewed at the time of Land Disturbance Permitting.
ii. A pool
iii. Two (2) lighted tennis courts, or a full-sized basketball court, or pickle ball courts.
iv. The open space shall be used for active and passive purposes, including nature trails, pocket parks, picnicking, and like purposes. Any such nature trails shall consist of natural materials, ex. mulch.

8. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity, as evidenced by a certificate of completion.

9. All areas located in the undisturbed stream buffer shall be placed in a conservation easement. A split rail fence and sign delineating the stream buffer shall be required where back yard meet the undisturbed stream buffer.

10. The requested variances shall be granted as follows:

- 1. Variance to allow minimum horizontal road centerline radius of 37 feet.
2. Variance to Sec 2-15 to allow minimum lot size of 6000sf
3. Variance to Sec 12 -13 to waive requirement to maintain 75% of existing tree canopy.

11. The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention

and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.

12. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:

- a. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
b. A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degreed Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
h. The installation of landscaped front, side and rear yards.

i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.

13. A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.

Applicant agrees to onsite improvements necessitated by this development. All streets shall be public streets.

21. If the development on the site stalls for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.

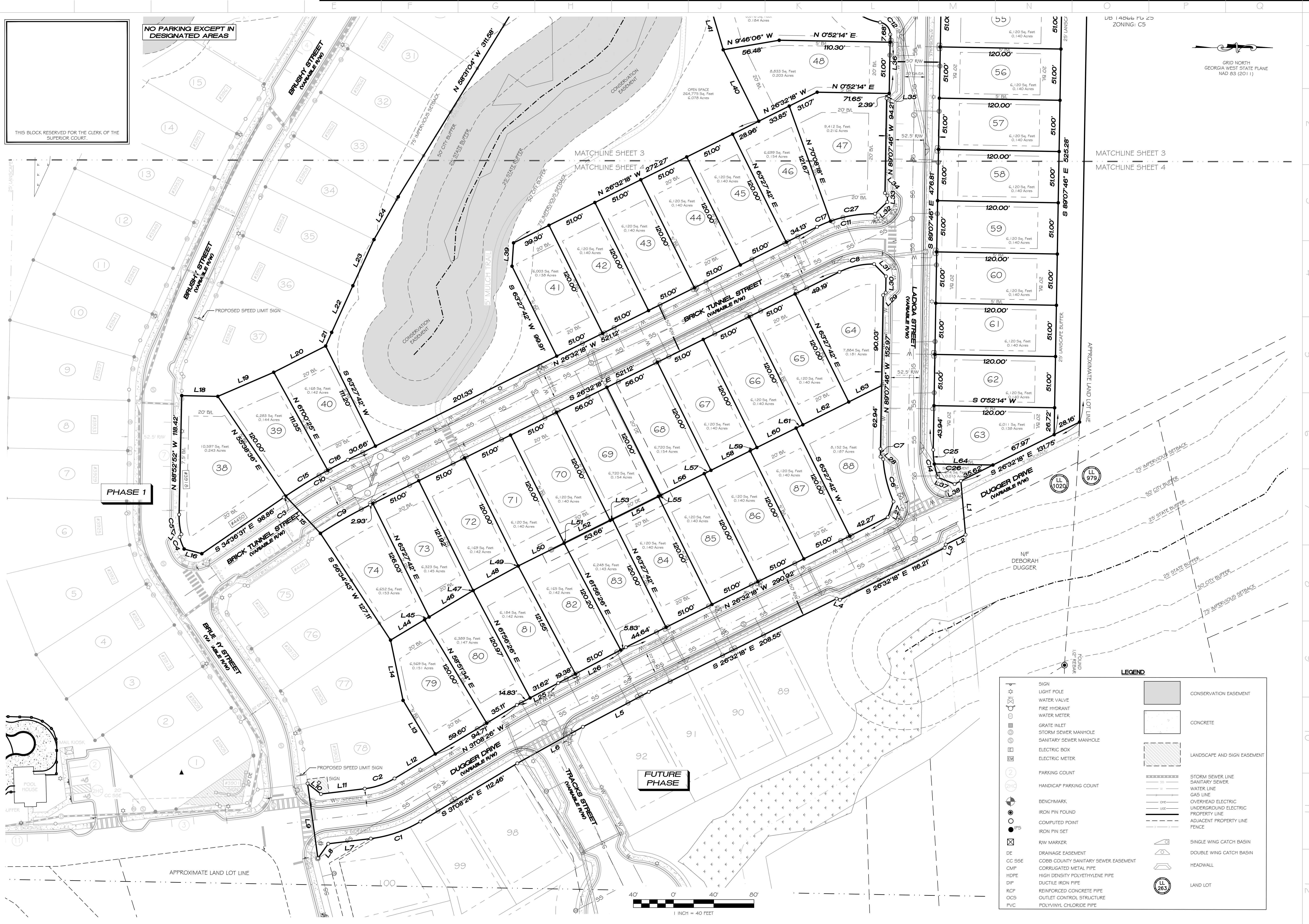
So motioned, this 21st day of March 2022.

Albert Thurman, Mayor
Patrick Bordelon, Council Member
Doris Dawkins, Council Member
Patricia Wisdom, Council Member
Henry Lust, Council Member
Dwayne Green, Council Member

Attest: Kelly Axt, City Clerk

Vertical sidebar containing LJA SURVEYING logo, location information (LAND LOTS 1019, # 1020), project title (FINAL PLAT WESTMONT PRESERVE PHASE 2), issue date table, and 811 logo with 'Know what's below. Call before you dig.' text.

File Locations: \\electrolunacy\project\jls2040 (meritage homes)\2_299 - silver rd\0406 survey_cad\phase_2\westmont_preserve (phs. 2)



LOCATED IN:
 LAND LOTS 1019, & 1020
 19TH DISTRICT
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

FINAL PLAT
WESTMONT PRESERVE
PHASE 2
 MERITAGE HOMES OF GEORGIA INC.
 ATLANTA, GEORGIA

ISSUE	DATE	DESCRIPTION
INITIAL	10/20/24	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: DLB
 CHECKED BY: MCB
 PROJECT #:
 LIA52040-2 | 299

811
 Know what's below.
 Call before you dig.

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