

TOTAL AREA = 2.024 ACRES
(88,159 SQ. FT.)

OWNERS CERTIFICATE

STATE OF GEORGIA
COUNTY OF COBB
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE
OWNERS NAME: ANTOINETTE P. THOMAS
OWNERS ADDRESS: 337 Buck Rd Powder Spgs GA 30127
OWNERS SIGNATURE: *Antoinette P. Thomas* DATE: 7-20-05
ANTOINETTE P. THOMAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED AND AS-BUILT SURVEYS ARE NOT REQUIRED DUE TO NO NEW CONSTRUCTION, THE UNDERSIGNED ACTING UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT ALONG WITH THE ACCOMPANYING DEEDS OF DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN HEREON, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR TWO YEARS FROM THE DATE OF THIS APPROVAL. THIS APPROVAL RECOGNIZES THE RECEIPT OF APPROPRIATE SURETY BY THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS IN THE AMOUNT OF \$_____ TO INSURE THE COMPLETION AND MAINTENANCE OF ALL STREETS AND DRAINAGE FACILITIES APPURTENANT TO THIS SUBDIVISION.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BE ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,577 FEET, AND AN ANGULAR ERROR OF 8 SEC. PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GTS-303

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,093 FEET.
BY: *Benjamin W. Crisselle*
REGISTERED GEORGIA LAND SURVEYOR NO. 2841
ADDRESS: 2981 POWDER SPRINGS ROAD, MARIETTA, GA. 30064
TELEPHONE NUMBER: 770-943-5903
DATE: 09/19/05

NOTES

WHERE SANITARY SEWER OR STORM DRAINAGE EASEMENTS ARE SHOWN WITHIN A LOT, THE LOCATION OF THE EASEMENT IS CENTERED ON THE ACTUAL LOCATION OF THE STRUCTURES RELATIVE TO THE PARTICULAR EASEMENT. STORM DRAINAGE EASEMENTS (D.E.) AND SANITARY SEWER EASEMENTS (S.S.E.) ARE 20 FEET WIDE.

AN EASEMENT OF 5 FEET IS RESERVED ALONG THE SIDE LINES OF ALL LOTS AND 10 FEET ON REAR OR SIDE LINES THAT BORDER THE OUTSIDE BOUNDARY FOR THE PURPOSE OF DRAINAGE DIVERSION AND RE-SURVEYING AND MONUMENTATION.
1/2 REINFORCING RODS HAVE BEEN PLACED AT ALL LOT CORNERS.
THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____ WHICH HEREBY BECOMES PART OF THIS PLAT.

ZONING NOTES:

ZONED FROM R-20 TO R-15 JULY 18, 2005
MINIMUM LOT SIZE = 15,000 S.F.
SETBACKS:
FRONT: AS SHOWN ON PLAT
SIDE: 10
REAR: 30

NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE.

APPROVED STIPULATIONS:

AN ADDITIONAL 5' OF RAW TO BE DEDICATED TO THE CITY OF POWDER SPRINGS AS DEPICTED ON THIS PLAT.

CONSTRUCTION OF DWELLING STYLES AND FLOOR AREAS SHALL BE AS SHOWN IN THE ATTACHED RENDERINGS, EXCEPT THAT THE FLOOR AREA OF DWELLING SHOWN ON FLOOR PLAN LABELED LOT #2 MUST BE INCREASED TO A MINIMUM OF 1,700 SQUARE FEET.

BRICK, STONE OR CEMENTITIOUS STUCCO ON THE FRONT AND SIDE FACADES AND HARDI-PLANK ON THE REAR FACADE.

FRONT & SIDE YARDS WILL BE SODDED AND LANDSCAPED.

APPLICANT MUST OBTAIN SUBDIVISION AND PRELIMINARY PLAT APPROVAL.

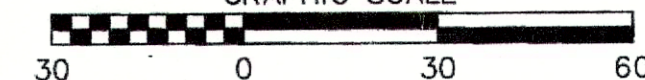
FILED IN OFFICE _____, RECORDED IN
PLAT BOOK _____, PAGE _____
CLERK, COBB COUNTY SUPERIOR COURT

TECHNICAL DATA

TRAVERSE PRECISION: 1/46,577
ANGLE ERROR: 8 SEC/ANG
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-303
PLAT PRECISION: 1/223,674

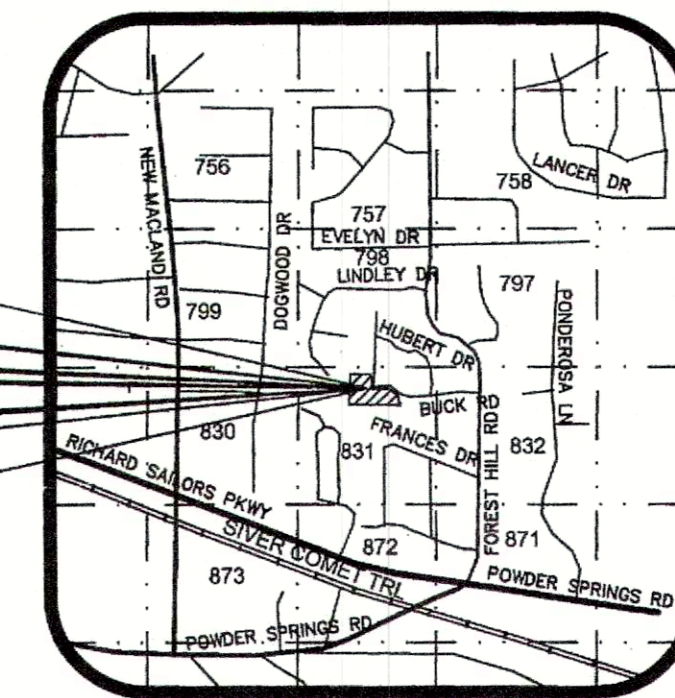


GRAPHIC SCALE

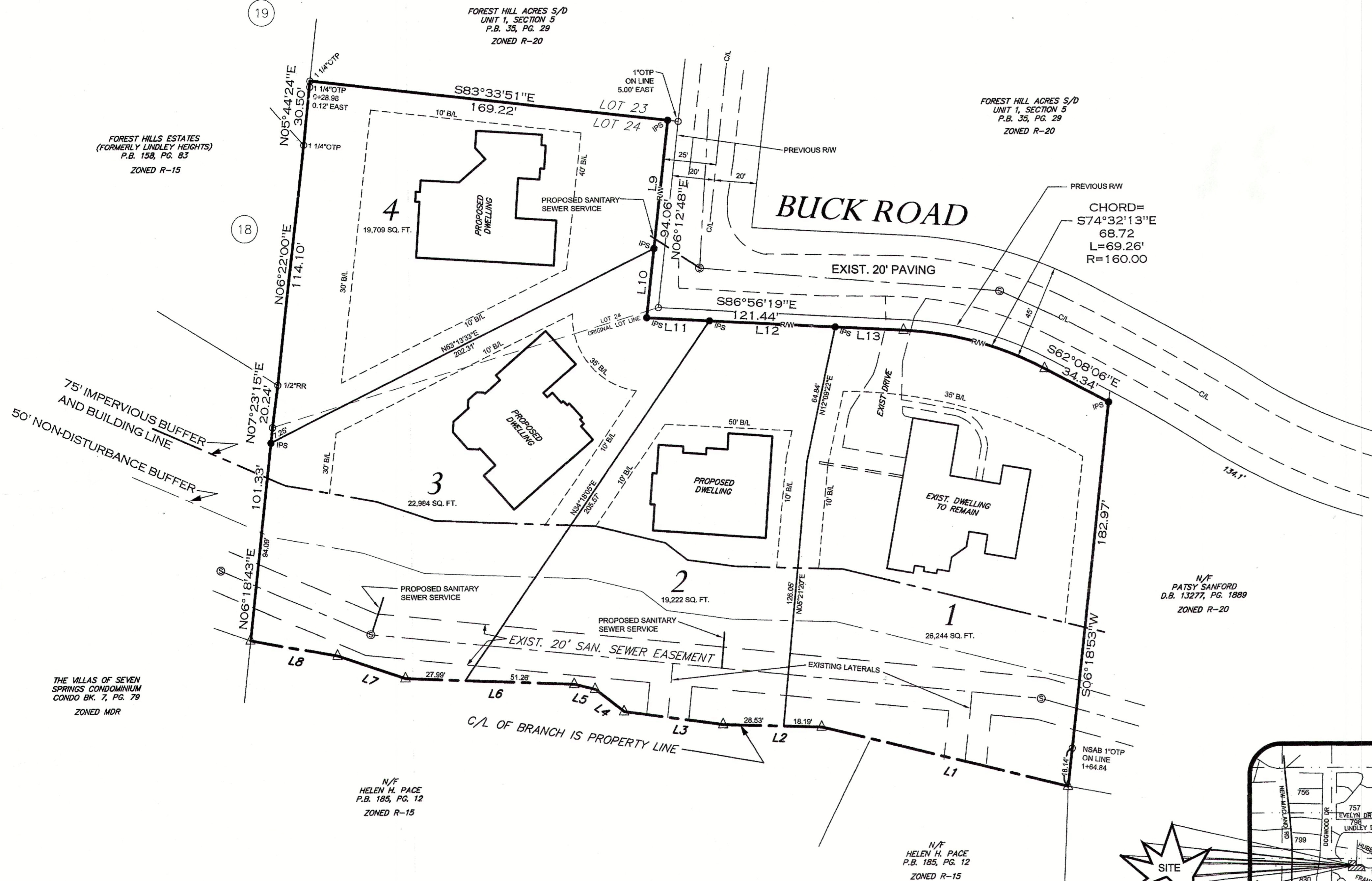


FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 130056 0001 C EFFECTIVE DATE: APRIL 17, 1984 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "C" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.



LOCATION MAP
1"=2000'



CALLS ALONG BRANCH

LINE	DIRECTION	DISTANCE
L1	N76°09'56"W	119.29'
L2	N88°16'50"W	46.72'
L3	N82°16'04"W	47.12'
L4	N52°04'13"W	17.46'
L5	N76°19'56"W	10.06'
L6	N87°49'35"W	79.25'
L7	N71°23'34"W	33.68'
L8	N79°39'09"W	41.96'

LOT LINE TABLE

LINE	LENGTH	BEARING
L9	61.26'	S06°12'48"W
L10	32.79'	S06°12'48"W
L11	29.64'	S86°56'19"E
L12	59.63'	S86°56'19"E
L13	32.17'	S86°56'19"E

LEGEND

- CORNER MONUMENTATION:**
 ● CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 ○ CORNER FOUND
 △ UNMONUMENTED CORNER
 ⊙ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 ⊙ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 --- X --- FENCE LINE
 RR = STEEL REINFORCING ROD
 OTP = OPEN TOP WATER PIPE
 CTP = CRIMPED TOP WATER PIPE
 PP = POWER POLE = "P"
 C/L = CENTERLINE = ---
 B/L = BUILDINGLINE = ---
 R/W = RIGHT OF WAY = ---
 L.L.L. = LAND LOT LINE = ---
 WATER MAINS = ---W---W---W---
 OVERHEAD POWER LINES = ---E---E---E---
 GAS MAINS = ---G---G---G---
 SANITARY SEWER MAIN = ---SS---SS---
 N/F = NOW OR FORMERLY OWNED BY
 NSAB = NAIL SET AT BASE

OWNER/DEVELOPER
ANTOINETTE P. THOMAS
3927 BUCK ROAD
POWDER SPRINGS, GEORGIA 30127
404-943-5905

PROPERTY OF
ANTOINETTE P. THOMAS
LOCATED IN LAND LOT 831, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
CITY OF POWDER SPRINGS
A PORTION OF THIS PROPERTY BEING LOT 24, FOREST HILL ACRES
3RD, UNIT 1, SECTION 6

FINAL PLAT

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
LAND SURVEYING DIVISION
14807 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
PHONE: (770) 943-5904
FAX: (770) 943-5904
E-MAIL: GCRUSSELLER@MARIETTA.COM

DATE _____
FIELD SURVEY DATE: 6/13/05
PLAT DATE: 8/30/05
SCALE: 1" = 30'
SHEET _____ OF _____