



- GENERAL NOTES:
- TOTAL AREA: 10.05633 ACRES
 - TOTAL LOTS: 86 (35 SINGLE FAMILY DETACHED HOMES [MIN. AREA=1,800 SF] & 31 TOWNHOMES [MIN. AREA=1,700 SF])
 - DENSITY: 6.56 LOTS PER ACRE
 - ZONED: PUD-R
 - SETBACKS:
 - FRONT - 15'
 - REAR - 20' (MINIMUM FOR DETACHED LOTS)
 - SIDE - 5' (10' SIDE CORNER)
 - PARCEL ID #: 19086900280, 19087000120 & 19087000040
 - SURVEYOR:
 - WATTS & BROWNING ENGINEERS, INC.
 - 1349 OLD 41 HWY NW, SUITE 225
 - MARIETTA, GA 30060
 - PHONE: [REDACTED]
 - OWNER/DEVELOPER:
 - SMITH DOUGLAS HOMES
 - 110 VILLAGE TRAIL, SUITE 215
 - WOODSTOCK, GA 30188
 - PAT PIERCE
 - ENGINEER/DESIGNER:
 - WATTS & BROWNING ENGINEERS, INC.
 - 1349 OLD 41 HWY NW, SUITE 225
 - MARIETTA, GA 30060
 - DARYL COOK [REDACTED]
 - EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THE EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF THE LOTS OR BLOCK OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF ANY EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE, IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME WIDTH AND POSITION AS THAT PORTION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DRAINAGE EASEMENTS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.
 - STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, PIPES AND STRUCTURES ASSOCIATED WITH THE EASEMENTS. BUILDERS MUST FIELD LOCATE ALL DRAINS, PIPES AND STRUCTURES PRIOR TO ANY CONSTRUCTION OR LAND DISTURBANCE. NO CONSTRUCTION SHALL OCCUR WITHIN ANY EASEMENT AREA.
 - 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 IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.
 - NO ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS, CEMETERIES OR OTHER HISTORIC FEATURES ARE KNOWN TO EXIST ON SITE.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURY PITS LOCATED ON THE PROPERTY.
 - BUILDERS SHALL BE HELD FULLY RESPONSIBLE FOR ON-SITE EROSION CONTROL ON THEIR OWN LOTS. THIS MEANS EFFECTIVE INSTALLATION AND MAINTENANCE OF HAY BALES, SILT SCREEN, BATTEN BOARDS, CONSTRUCTION ENTRANCE GRAVEL, ETC. IN ADDITION, BUILDERS WILL BE RESPONSIBLE FOR KEEPING THE STREETS OR STREETS ADJACENT TO THEIR LOTS CLEAR OF SILT.
 - 12" REBAR IRON PINS TO BE PLACED AT ALL LOT CORNERS AT THE TIME OF PLAT RECORDING.
 - WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT THE REFERENCED PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD, AS PER: COBB COUNTY FIRM MAP NUMBER 1306700181H, DATED MARCH 04, 2015.
 - THE ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
 - DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - ALL STORMWATER INFRASTRUCTURES ON THIS SITE WITHIN THE OPEN SPACE TRACTS ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S (HOA) RESPONSIBILITY.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE EDGE OF PERMANENT COBB COUNTY WATER OR SANITARY EASEMENTS ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

LEGEND	
A - ARC	(L) - CURVE TO THE LEFT
AC - ACRES(S)	LAL - LIMIT OF ACCESS
AE - ACCESS EASEMENT	LC - LENGTH OF CHORD
AGLC - ATLANTA GAS LIGHT COMPANY	LLL - LAND LOT LINE
ASP - ASPHALT	LPL - LAMP POSTLIGHT POLE
BB - BOTTOM OF BANK	LPS - LANDSCAPED AREA
BC - BACK OF CURB	MB - MAILBOX
BC - BUILDING CORNER	MFE - MINIMUM FLOOR ELEVATION
B.F.E. - BASE FLOOD ELEVATION	MFN - METROMEDIA FIBRE NETWORK
BL - BUILDING SETBACK LINE	MH - MANHOLE
BM - BENCHMARK	MNP - MAG NAIL PLACED
BPF - BLUE PIN FLAG	MW - MONITORING WELL
BPM - BLUE PAINT MARK	NF - NAIL FOUND
BS - BOTTOM OF SLOPE	NIF - NOW OR FORMERLY
BSD - BELL SOUTH TELEPHONE CO.	OCS - OUTLET CONTROL STRUCTURE
BSOCM - BELL SOUTH CABLE MARKER	OPF - ORANGE PIN FLAG
BSOMH - BELL SOUTH MANHOLE	OPM - ORANGE PAINT MARK
BW - BOTTOM OF WALL	OT - OPEN TOP PIPE
B/W - BARBED WIRE	P - POWER LINE
CB - CATCH BASIN	PB - PLAT BOOK
CCA - CORNER CONCRETE APRON	P/B - POWER BOX
CCW - CORNER CONCRETE WALK	PG - PAGE(S)
CI - CURB INLET	PIB - POINT OF BEGINNING
CL - CENTERLINE	PL - PROPERTY LINE
CL - CHANUNUK	POB - POINT OF BEGINNING
CMF - CONCRETE MONUMENT FOUND	POC - POINT OF COMMENCING
CMP - CORRUGATED METAL PIPE	PM - POWER METER
CO - CLEANOUT	P/P - POWER POLE
COMM - COMMUNICATION	PS - PARKING SPACE(S)
CT - CRIMPED TOP PIPE	PVC - POLYVINYLCHLORIDE PIPE
CTV - CABLE TELEVISION	R - RADIUS
CW - CONCRETE WALK	(R) - CURVE TO THE RIGHT
DE - DEED BOOK	REB - REBAR
DE - DRAINAGE EASEMENT	RCP - REINFORCED CONCRETE PIPE
DI - DROP INLET	RFL - RED PIN FLAG
DIP - DUCTILE IRON PIPE	RPM - RED PAINT MARK
DNR - DEPT. OF NATURAL RESOURCES	RR - RAILROAD
DNMS - DNR MONUMENT SET	R/T - RETAINING
DR - DRIVE	R/W - RIGHT OF WAY
EB - ELECTRIC BOX	SF - SQUARE FEET
EMC - ELECTRIC MEMBERSHIP CORP.	SIP - SERVICE POLE
EP - EDGE OF PAVEMENT	SR - SOLID ROAD
FC - FACE OF CURB	SS - SANITARY SEWER
FIC - FENCE CORNER	SSE - SANITARY SEWER EASEMENT
FID - FIRE DEPARTMENT CONNECTION	SIW - SIDEWALK
FFE - FINISHED FLOOR ELEVATION	T - TELEPHONE LINE
FH - FIRE HYDRANT	T/B - TRAFFIC SIGNAL BOX
FL - FENCE LINE	T/D - TRENCH DRAIN
FOCM - FIBRE OPTIC CABLE MARKER	TBM - TEMPORARY BENCHMARK
FP - FENCE POST	T/C - TOP OF CURB
F/P - FLAG POLE	T/P - TELEPHONE POLE
GLMP - GAS LINE MARKER POST	TP - TRAFFIC POLE
GM - GAS METER	TRANS - TRANSMISSION
GP - GATE POST	T/S - TRAFFIC SIGNAL
GP - GUY POLE	TSI - TRAFFIC SIGN
GPC - GEORGIA POWER COMPANY	TW - TOP OF WALL
GR - GUARD RAIL	TW - TEST WELL
GV - GAS VALVE	UG - UNDERGROUND
GW - GUY WIRE	VB - VALVE BOX
DARYL COOK [REDACTED]	VMP - VALVE MARKER POST
H/C - HANDICAP PARKING SPACE	W - WATER LINE
HVP/P - HIGH VOLTAGE POWER POLE	WF - WETLAND FLAG
HW - HEADWALL	WIF - WROUGHT IRON FENCE
ICV - IRRIGATION CONTROL VALVE	WM - WATER METER
INV - INVERT	WW - WATER VALVE
IPF - IRON PIN FOUND	X - CORNER
IPP - IRON PIN PLACED 12" RB W/ CAP	YL - YARD INLET
IRF - INTERMEDIATE REGIONAL FLOOD	YPF - YELLOW PIN FLAG
JB - JUNCTION BOX	YPM - YELLOW PAINT MARK

SYMBOL LEGEND			
▲ A/C AIR CONDITIONING UNIT	● B/C BOLLARD	○ B/S BELL SOUTH COMM BOX	○ B/SB BELL SOUTH COMM MANHOLE
○ C/B CONCRETE MONUMENT FOUND	○ C/O CLEANOUT	○ C/W CABLE TV BOX	○ D/D DROP INLET
○ F/CM FIBRE OPTIC CABLE MARKER	○ F/DC FIRE DEPT CONNECTION	○ F/H FIRE HYDRANT	○ G/MP GAS LINE MARKER POST
○ G/M GAS MANHOLE	○ G/M GAS METER	○ G/T GREASE TRAP	○ G/L GROUND LIGHT
○ G/W GUY WIRE	○ I/CV IRRIGATION CONTROL VALVE	○ I/PF IRON PIN FOUND	○ I/PP IRON PIN PLACED 12" RB W/ CAP
○ I/IRF INTERMEDIATE REGIONAL FLOOD	○ I/JP JUNCTION BOX	○ I/LP LAMP POSTLIGHT POLE	○ I/MB MAILBOX
○ I/MW MONITORING WELL	○ I/PKIR PARKING METER	○ I/PKON POWER CONDUIT	○ I/P/P POWER POLE
○ I/PM POWER MANHOLE	○ I/PM POWER METER	○ I/SM SANITARY SEWER MANHOLE	○ I/STN STN
○ I/TB TRAFFIC SIGNAL BOX	○ I/TP TRAFFIC POLE	○ I/T/S TRAFFIC SIGNAL	○ I/TM TRANSFORMER
○ I/W WATER METER	○ I/WW WATER VALVE	○ I/X CORNER	○ I/YL YARD INLET
○ I/YPF YELLOW PIN FLAG	○ I/YPM YELLOW PAINT MARK	○ I/UB UTILITY BOX	○ I/UM UTILITY MANHOLE
○ I/UP UTILITY POLE	○ I/VM VALVE MARKER POST	○ I/WL WATER LINE MARKER POST	○ I/WM WATER MANHOLE
○ I/WP WATER METER	○ I/WV WATER VALVE	○ I/MP CROSS WALK SIGNAL POLE	○ I/CTV CABLE TV
○ I/TRANS TRANSMISSION LINE	○ I/GAS GAS LINE	○ I/SS SANITARY SEWER LINE	○ I/STORMLINE STORMLINE
○ I/TELEPHONE TELEPHONE LINE	○ I/UGP UG POWER	○ I/WATER WATER LINE	

SITE BENCHMARK:
RAIL ROAD SPIKE IN EASTERLY MOST POWER POLE, LOCATED ON THE EASTERN RIGHT OF WAY LINE OF HOPKINS ROAD.
ELEV. = 931.51 (NAVD 88)

PROJECT BENCHMARK: GASP
LEICA SMART NET REFERENCE STATION #840
ELEV. = 1141.63' (NAVD 88)

SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN XXXXX FEET AND AN ANGULAR ERROR OF XX' PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 351,086 FEET.

BROCK J. BUCHHOLZ

SIGNATURE _____ PRINTED NAME _____ DATE _____
REGISTERED GA. LAND SURVEYOR #3210

SURVEYOR'S CERTIFICATION

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.

BROCK J. BUCHHOLZ, GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

COBB COUNTY WATER SYSTEM APPROVAL

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY WATER SYSTEMS AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM _____ DATE _____

CERTIFICATION OF FINAL PLAT APPROVAL

ALL APPLICABLE 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 _____

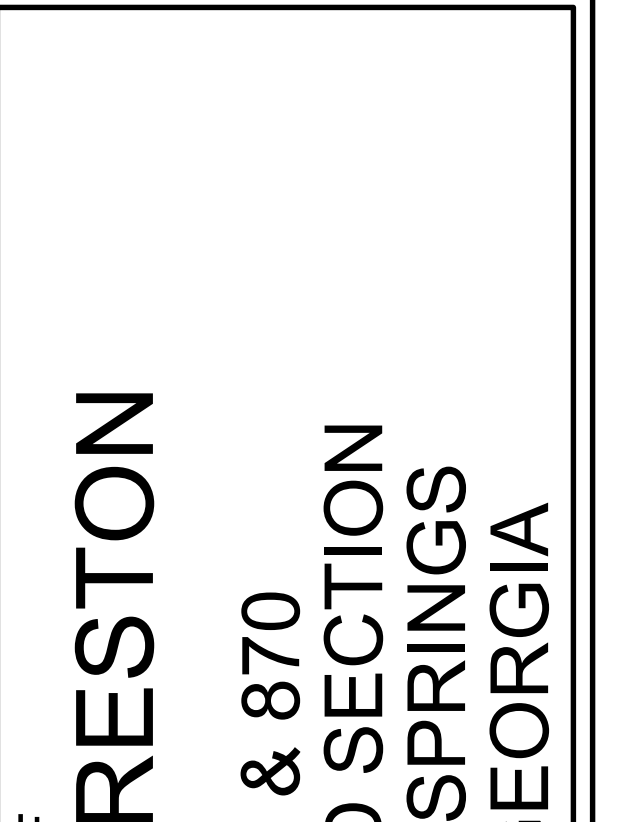
MAYOR, CITY OF POWDER SPRINGS _____ DATE _____

OWNER'S ACKNOWLEDGEMENT:

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, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES 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 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 PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES AND STREAMS, AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS 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.

SIGNATURE _____ DATE _____

PRINT NAME _____



FINAL PLAT OF
VILLAGES AT PRESTON
LOCATED IN
LAND LOTS 869 & 870
19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA



REVISONS			
NO.	DATE	BY	DESCRIPTION

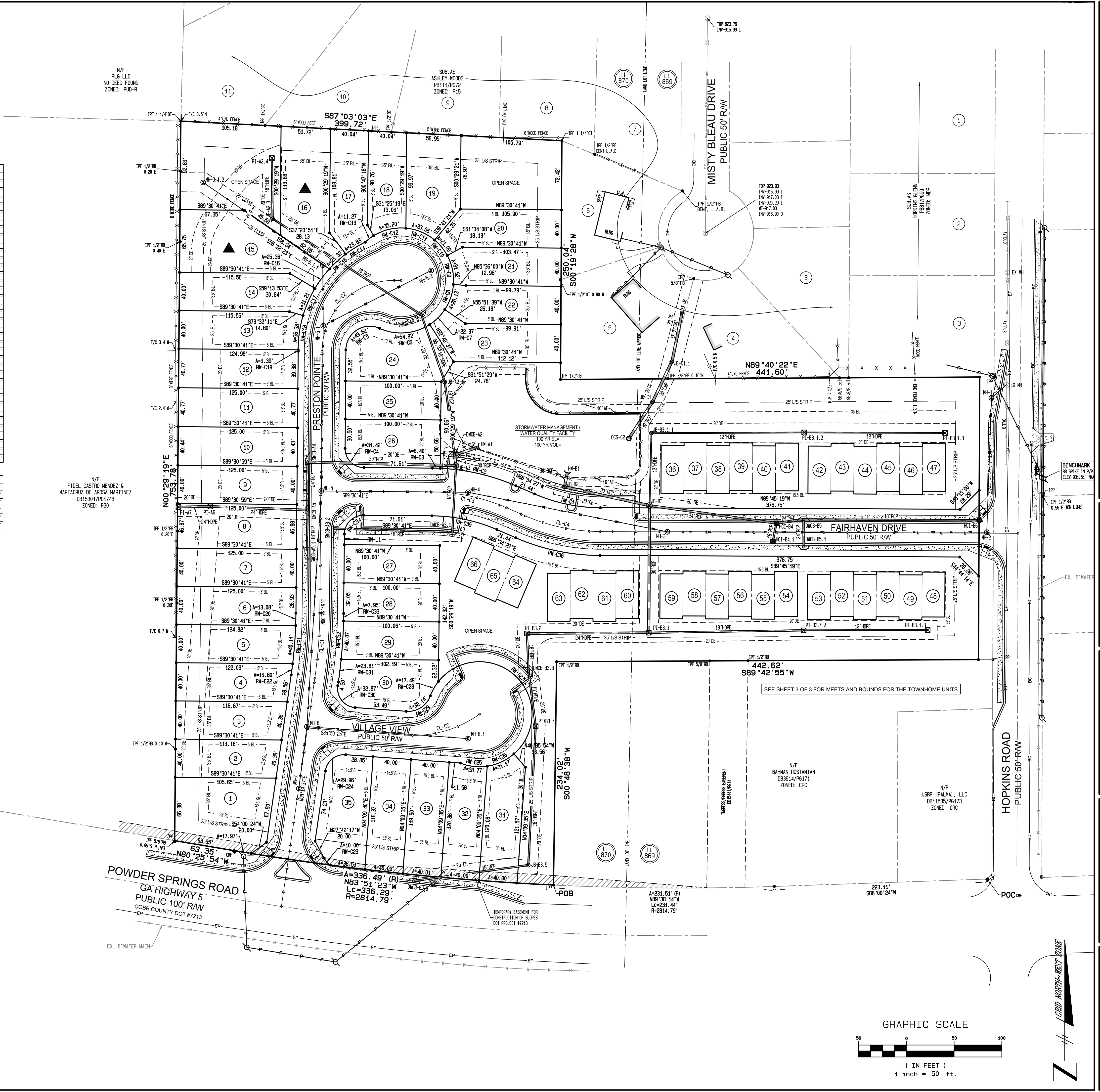


SCALE:	N/A
DATE SURVEYED:	07/03/2023
DATE UPDATED:	N/A
SURVEYED BY:	RKG
DATE DRAFTED:	10/17/2023
UPDATE DRAFTED:	N/A
DRAWN BY:	JJT
CHECKED BY:	B/B
FIELD BOOK #:	2856
JOB NUMBER:	201006
FOLDER NUMBER:	201006
COGO FILE:	N/A
DISC FILE:	G:\ENR\201006WEST\0MS\FINAL PLAT
COUNTY/LL/D/S:	COBB/869/19/2
PLAT FILE:	B
SHEET:	1 OF 3



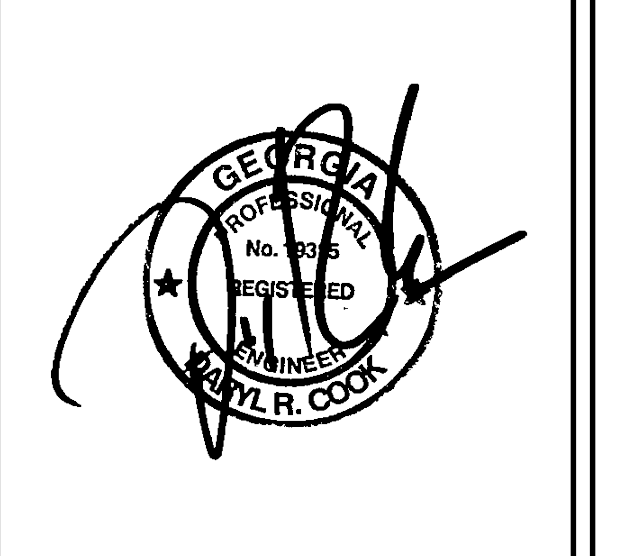
RIGHT-OF-WAY DATA			
LINE	ARC	CHORD BEARING	CHORD RADIUS
RM-C1	70.80	N78°09'53"W	70.32' 175.00'
RM-C2	81.68	N76°58'25"W	81.23' 225.00'
RM-C3	8.40	N88°26'32"W	8.40' 230.11'
RM-C4	31.42	N44°30'41"W	28.28' 20.00'
RM-C5	49.52	N57°21'04"E	41.67' 25.00'
RM-C6	54.92	N85°36'33"E	52.66' 55.00'
RM-C7	22.37	N45°21'10"E	22.21' 55.00'
RM-C8	28.13	N19°03'10"E	27.83' 55.00'
RM-C9	31.52	N12°00'56"W	31.09' 55.00'
RM-C10	21.00	N39°22'15"W	20.88' 55.00'
RM-C11	33.06	N67°31'46"W	32.56' 55.00'
RM-C12	35.20	S76°54'53"W	34.61' 55.00'
RM-C13	11.27	S52°42'20"W	11.25' 55.00'
RM-C14	23.83	S58°32'42"W	23.79' 125.00'
RM-C15	23.32	S47°44'23"W	23.29' 125.00'
RM-C16	25.36	S36°34'57"W	25.32' 125.00'
RM-C17	31.21	S23°37'03"W	31.13' 125.00'
RM-C18	36.38	S08°07'41"W	36.25' 125.00'
RM-C19	1.48	S00°32'52"E	1.48' 125.00'
RM-C20	13.08	S01°16'38"W	13.08' 475.00'
RM-C21	40.11	S04°29'06"W	40.10' 475.00'
RM-C22	11.80	S07°36'56"W	11.80' 475.00'
RM-C23	10.00	N41°51'41"W	9.96' 31.81'
RM-C24	29.96	N61°14'36"E	27.24' 20.00'
RM-C25	28.77	S63°29'05"E	28.44' 55.00'
RM-C26	31.17	N65°17'39"E	30.75' 55.00'
RM-C27	182.72	N46°06'54"W	109.55' 55.00'
RM-C28	17.49	S29°36'09"W	17.41' 55.00'
RM-C29	32.14	S57°19'38"W	29.97' 20.00'
RM-C30	32.87	N38°45'16"W	29.29' 20.00'
RM-C31	23.81	N07°01'53"E	23.81' 525.00'
RM-C32	40.07	N63°32'32"E	40.06' 525.00'
RM-C33	7.95	N00°55'20"W	7.95' 525.00'
RM-L1	11.03	N00°29'19"E	
RM-C34	31.42	N45°29'19"E	28.28' 20.00'
RM-C35	70.06	S78°02'34"E	69.59' 175.00'
RM-C36	91.03	S78°09'53"E	90.41' 225.00'

CENTERLINE CURVE DATA			
LINE	ARC	CHORD BEARING	CHORD RADIUS
CL-C1	68.40	N04°24'28"E	68.35' 500.00'
CL-C2	117.95	N45°29'19"E	106.20' 75.00'
CL-C3	80.07	S78°02'34"E	79.53' 200.00'
CL-C4	80.91	S78°09'51"E	80.36' 200.00'
CL-C5	82.61	N74°18'18"E	80.97' 119.20'



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 PERMIT: LOTS 15 & 16.

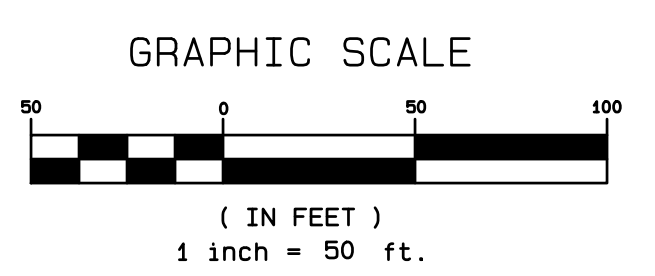
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VILLAGES AT PRESTON
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 19TH DISTRICT, 2ND SECTION
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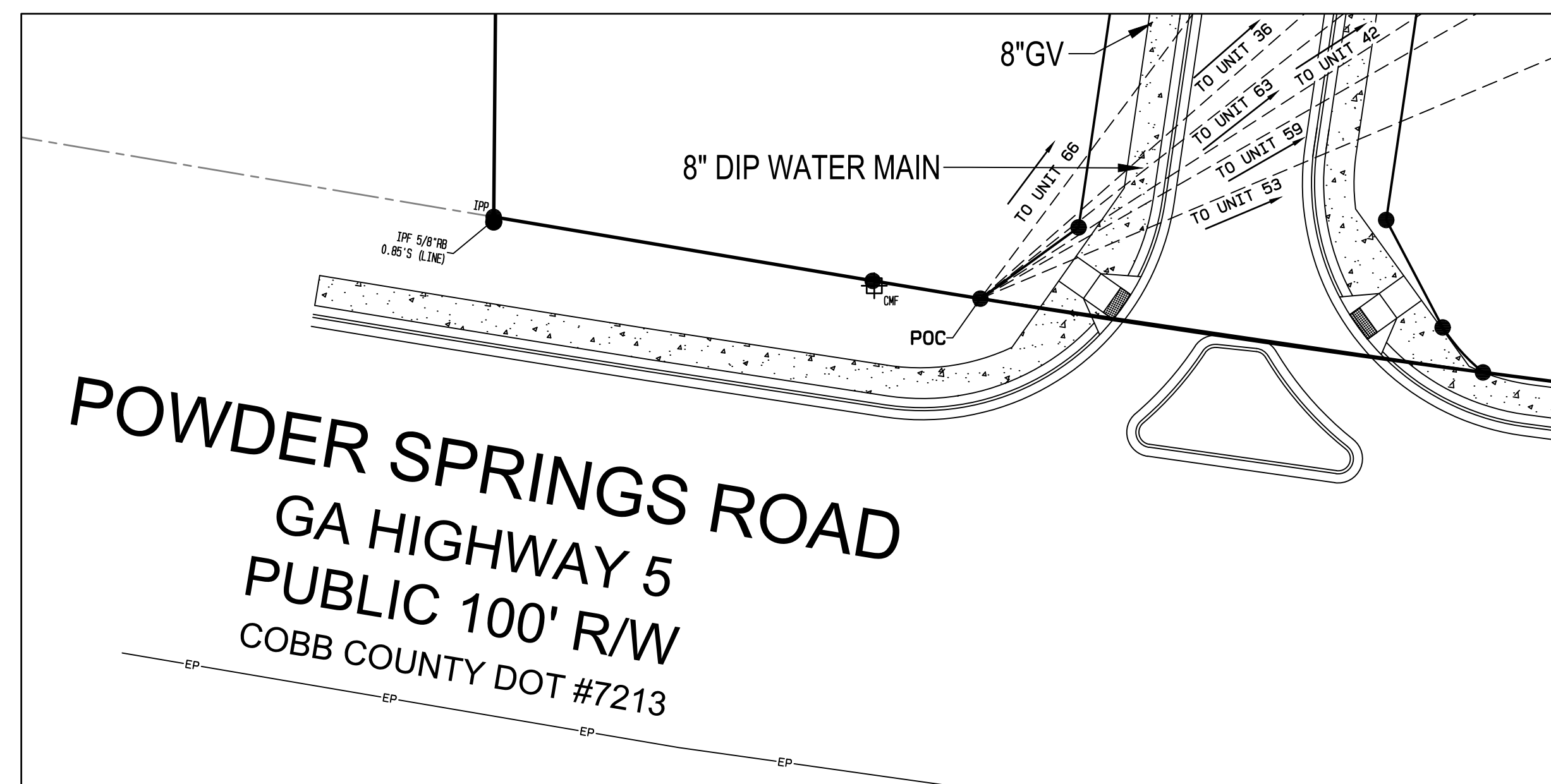
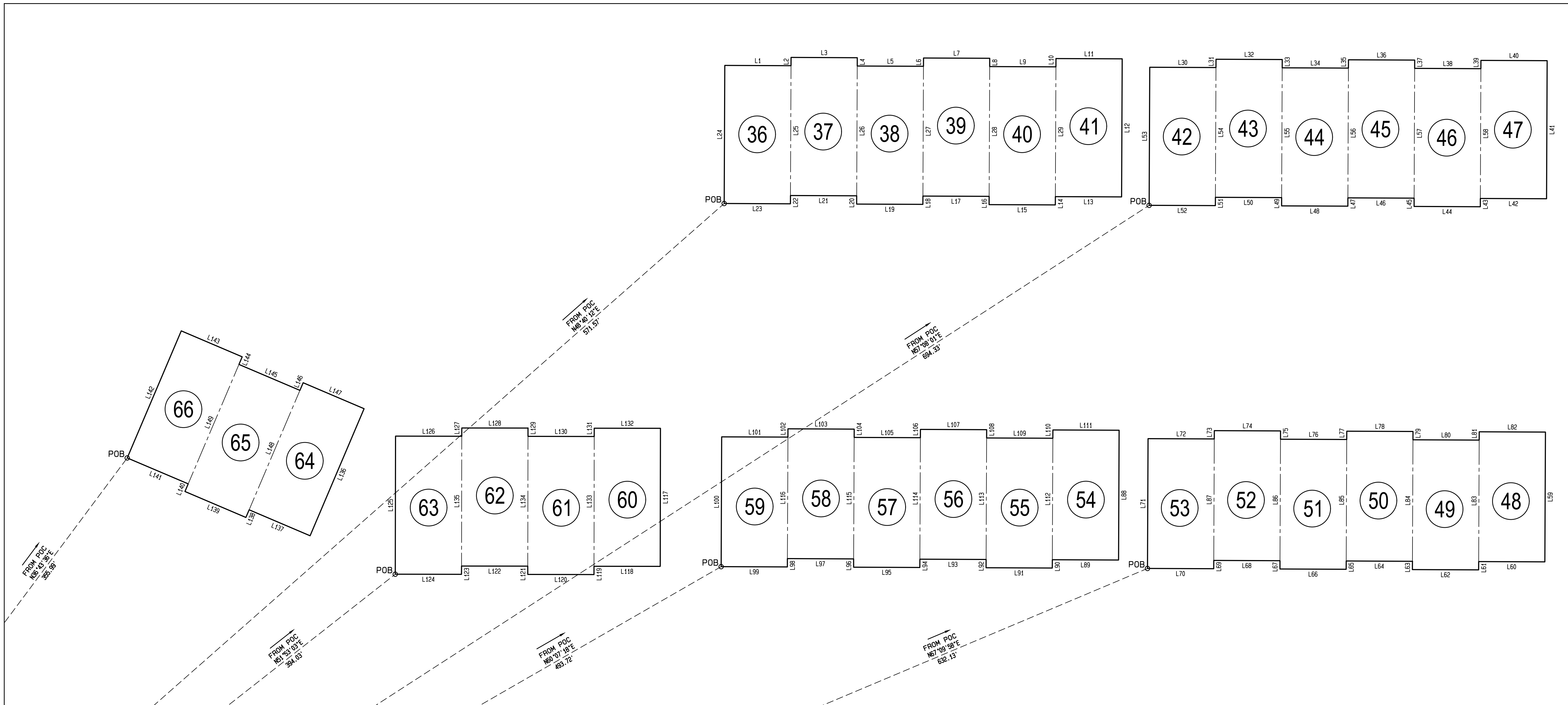
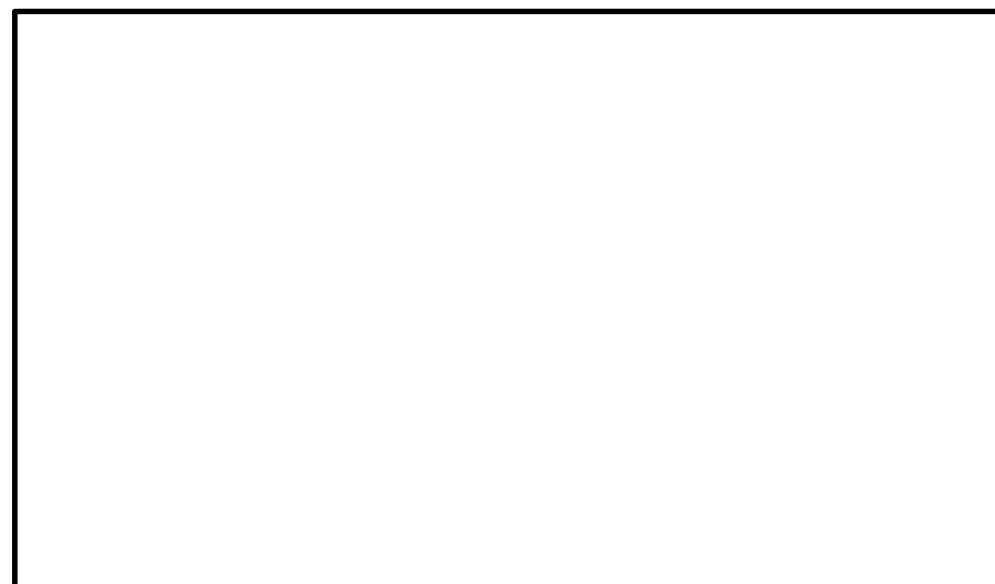


REVISIONS			
NO.	DATE	BY	DESCRIPTION

Watts & Browning Engineers, Inc.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: [REDACTED]
 FAX: [REDACTED]
 WWW.WBENG.COM
 LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	07/03/2023
DATE UPDATED:	N/A
SURVEYED BY:	RKG
DATE DRAFTED:	10/17/2023
UPDATE DRAFTED:	N/A
DRAWN BY:	JJT
CHECKED BY:	BUB
FIELD BOOK #:	2856
JOB NUMBER:	201006
FOLDER NUMBER:	201006
COGO FILE:	N/A
DISC FILE:	6:ENR/201006/081/DMS/FINAL PLAT
PLAT FILE:	COBB/869/19/2
SHEET:	2 OF 3





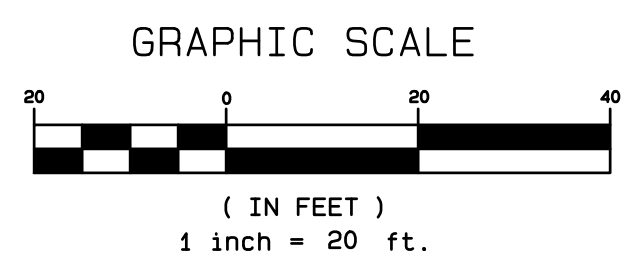
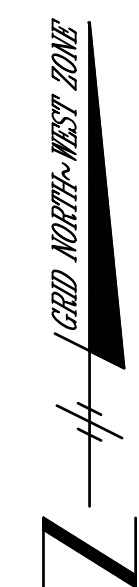
BUILDING & TIE DETAIL
SCALE: 1" = 20'

LINE	BEARING	DISTANCE
L1	S89°45'19"E	24.00'
L2	N00°14'41"E	3.00'
L3	S89°45'19"E	24.00'
L4	S00°14'41"W	3.00'
L5	S89°45'19"E	24.00'
L6	N00°14'41"E	3.00'
L7	S89°45'19"E	24.00'
L8	S00°14'41"W	3.00'
L9	S89°45'19"E	24.00'
L10	N00°14'41"E	3.00'
L11	S89°45'19"E	24.00'
L12	S00°14'41"W	3.00'
L13	S89°45'19"E	24.00'
L14	S00°14'41"W	3.00'
L15	S89°45'19"E	24.00'
L16	N00°14'41"E	3.00'
L17	S89°45'19"E	24.00'
L18	S00°14'41"W	3.00'
L19	S89°45'19"E	24.00'
L20	N00°14'41"E	3.00'
L21	S89°45'19"E	24.00'
L22	S00°14'41"W	3.00'
L23	S89°45'19"E	24.00'
L24	N00°14'41"E	3.00'
L25	S00°14'41"W	3.00'
L26	S00°14'41"W	47.00'
L27	S00°14'41"W	47.00'
L28	S00°14'41"W	47.00'
L29	S00°14'41"W	47.00'
L30	S89°45'19"E	24.00'
L31	N00°14'41"E	3.00'
L32	S89°45'19"E	24.00'
L33	S00°14'41"W	3.00'
L34	S89°45'19"E	24.00'
L35	N00°14'41"E	3.00'
L36	S89°45'19"E	24.00'
L37	S00°14'41"W	3.00'
L38	S89°45'19"E	24.00'

LINE	BEARING	DISTANCE
L39	N00°14'41"E	3.00'
L40	S89°45'19"E	24.00'
L41	S00°14'41"W	50.00'
L42	S89°45'19"E	24.00'
L43	S00°14'41"W	3.00'
L44	S89°45'19"E	24.00'
L45	N00°14'41"E	3.00'
L46	S89°45'19"E	24.00'
L47	S00°14'41"W	3.00'
L48	S89°45'19"E	24.00'
L49	N00°14'41"E	3.00'
L50	S89°45'19"E	24.00'
L51	S00°14'41"W	3.00'
L52	S89°45'19"E	24.00'
L53	N00°14'41"E	3.00'
L54	S00°14'41"W	47.00'
L55	S00°14'41"W	47.00'
L56	S00°14'41"W	47.00'
L57	S00°14'41"W	47.00'
L58	S00°14'41"W	47.00'
L59	S00°14'41"W	47.00'
L60	S00°14'41"W	47.00'
L61	S89°45'19"E	24.00'
L62	S89°45'19"E	24.00'
L63	N00°14'41"E	3.00'
L64	S89°45'19"E	24.00'
L65	S00°14'41"W	3.00'
L66	S89°45'19"E	24.00'
L67	S00°14'41"W	3.00'
L68	S89°45'19"E	24.00'
L69	S00°14'41"W	3.00'
L70	S89°45'19"E	24.00'
L71	N00°14'41"E	3.00'
L72	S89°45'19"E	24.00'
L73	S00°14'41"W	3.00'
L74	S89°45'19"E	24.00'
L75	S00°14'41"W	3.00'
L76	S89°45'19"E	24.00'
L77	S00°14'41"W	3.00'
L78	S89°45'19"E	24.00'
L79	S00°14'41"W	3.00'
L80	S89°45'19"E	24.00'
L81	N00°14'41"E	3.00'
L82	S89°45'19"E	24.00'
L83	N00°14'41"E	44.00'
L84	N00°14'41"E	44.00'
L85	N00°14'41"E	44.00'
L86	N00°14'41"E	44.00'
L87	N00°14'41"E	44.00'
L88	S00°14'41"W	47.00'
L89	S89°45'19"E	24.00'
L90	S00°14'41"W	3.00'
L91	S89°45'19"E	24.00'
L92	S00°14'41"W	3.00'
L93	S89°45'19"E	24.00'
L94	S00°14'41"W	3.00'
L95	S89°45'19"E	24.00'
L96	S00°14'41"W	3.00'
L97	S89°45'19"E	24.00'
L98	S00°14'41"W	3.00'
L99	S89°45'19"E	24.00'
L100	N00°14'41"E	3.00'
L101	S89°45'19"E	24.00'
L102	S00°14'41"W	3.00'
L103	S89°45'19"E	24.00'
L104	S00°14'41"W	3.00'
L105	S89°45'19"E	24.00'
L106	S00°14'41"W	3.00'
L107	S89°45'19"E	24.00'
L108	S00°14'41"W	3.00'
L109	S89°45'19"E	24.00'
L110	S00°14'41"W	3.00'
L111	S89°45'19"E	24.00'
L112	S00°14'41"W	3.00'
L113	S89°45'19"E	24.00'
L114	S00°14'41"W	3.00'
L115	S89°45'19"E	24.00'
L116	S00°14'41"W	3.00'
L117	S89°45'19"E	24.00'
L118	S00°14'41"W	3.00'
L119	S89°45'19"E	24.00'
L120	S00°14'41"W	3.00'
L121	S89°45'19"E	24.00'
L122	S00°14'41"W	3.00'
L123	S89°45'19"E	24.00'
L124	S00°14'41"W	3.00'
L125	S89°45'19"E	24.00'
L126	S00°14'41"W	3.00'
L127	S89°45'19"E	24.00'
L128	S00°14'41"W	3.00'
L129	S89°45'19"E	24.00'
L130	S00°14'41"W	3.00'
L131	S89°45'19"E	24.00'
L132	S00°14'41"W	3.00'
L133	S89°45'19"E	24.00'
L134	S00°14'41"W	3.00'
L135	S89°45'19"E	24.00'
L136	S00°14'41"W	3.00'
L137	S89°45'19"E	24.00'
L138	S00°14'41"W	3.00'
L139	S89°45'19"E	24.00'
L140	S00°14'41"W	3.00'
L141	S89°45'19"E	24.00'
L142	N00°14'41"E	44.00'
L143	S89°45'19"E	24.00'
L144	S00°14'41"W	3.00'
L145	S89°45'19"E	24.00'
L146	N00°14'41"E	44.00'
L147	S89°45'19"E	24.00'
L148	N00°14'41"E	44.00'
L149	N00°14'41"E	44.00'

LINE	BEARING	DISTANCE
L141	S00°14'41"W	50.00'
L142	S89°45'19"E	24.00'
L143	S00°14'41"W	3.00'
L144	S89°45'19"E	24.00'
L145	S00°14'41"W	3.00'
L146	S89°45'19"E	24.00'
L147	S00°14'41"W	3.00'
L148	S89°45'19"E	24.00'
L149	N00°14'41"E	44.00'

LINE	BEARING	DISTANCE
L141	S00°14'41"W	50.00'
L142	S89°45'19"E	24.00'
L143	S00°14'41"W	3.00'
L144	S89°45'19"E	24.00'
L145	S00°14'41"W	3.00'
L146	S89°45'19"E	24.00'
L147	S00°14'41"W	3.00'
L148	S89°45'19"E	24.00'
L149	N00°14'41"E	44.00'



FINAL PLAT OF
VILLAGES AT PRESTON
LOCATED IN
LAND LOTS 869 & 870
19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: 770.429.1111
FAX: 770.429.1112
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 20'
DATE SURVEYED:	07/03/2023
DATE UPDATED:	N/A
SURVEYED BY:	RKG
DATE DRAFTED:	10/17/2023
UPDATE DRAFTED:	N/A
DRAWN BY:	JJT
CHECKED BY:	BUB
FIELD BOOK #:	2856
JOB NUMBER:	201006
FOLDER NUMBER:	201006
COGO FILE:	N/A
DISC FILE:	G:\ENGR\201006\WEST\DWG\FINAL PLAT
COUNTY/LL/D/S:	COBB/869/19/2
PLAT FILE:	B
SHEET:	3 OF 3