

LEGEND

BOUNDARY

ADJ. BOUNDARY

BUILDING

WALL

WOODS LINE

FENCE

SAN. SEWER LINE

LAND LOT LINE

STORM SEWER LINE

JUNCTION BOX

SINGLE WING C.B.

DOUBLE WING C.B.

SAN. SEWER MANHOLE

FIRE HYDRANT

WATER METER

IRRIG. CONTROL VALVE

WATER VALVE

FIRE DEPT. CONNECTION

SPRINKLER HEAD

GAS VALVE

TELE. PEDESTAL

ELECTRIC METER

POWER BOX

LIGHT POLE

H/C PARKING

MAIL BOX

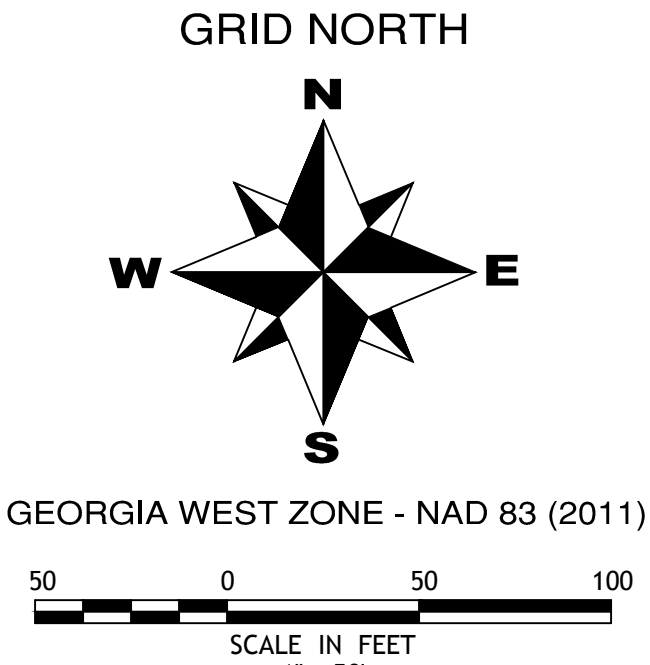
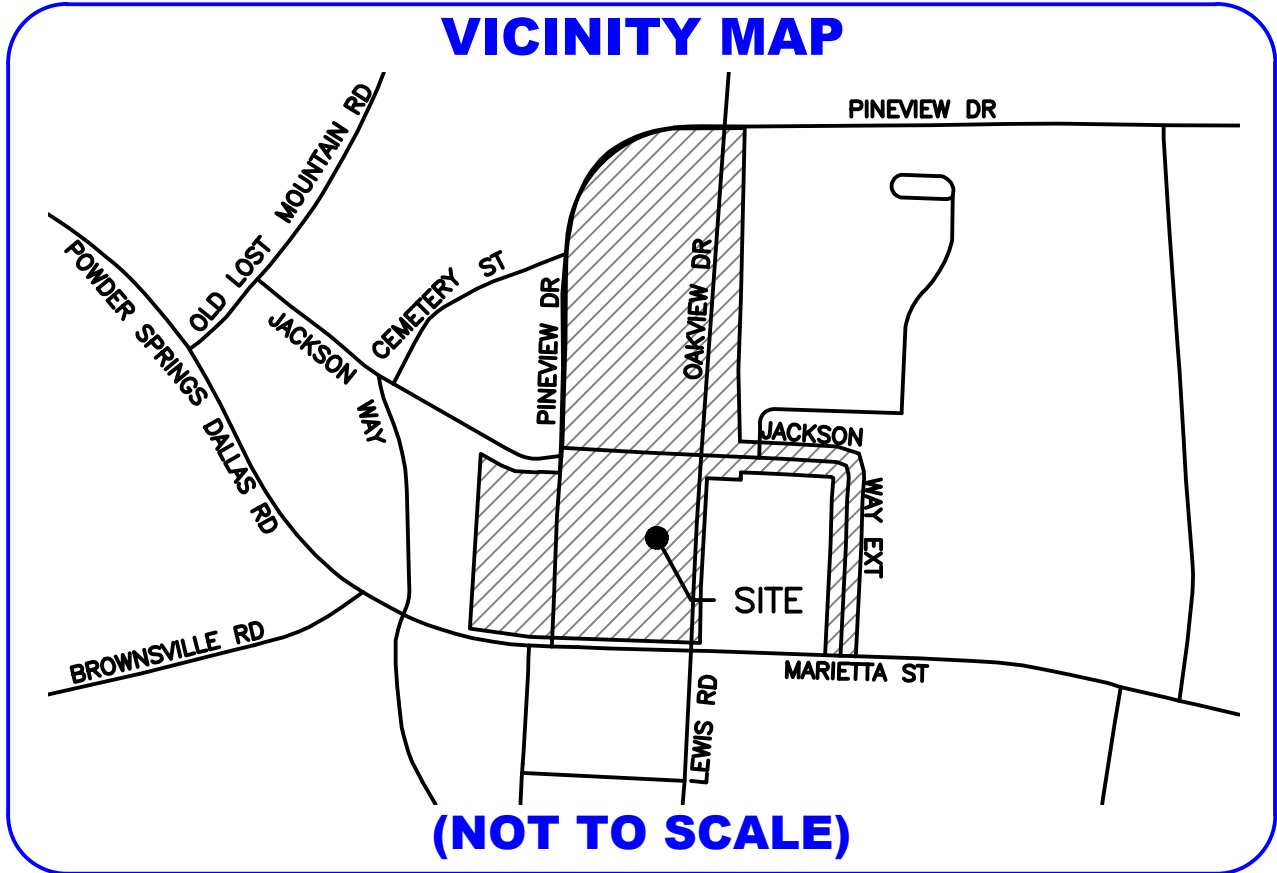
CLEAN OUT

SIGN

TREE

REBAR FOUND

IRON PIN SET (IPS)



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, 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.

OWNER'S NAME: _____

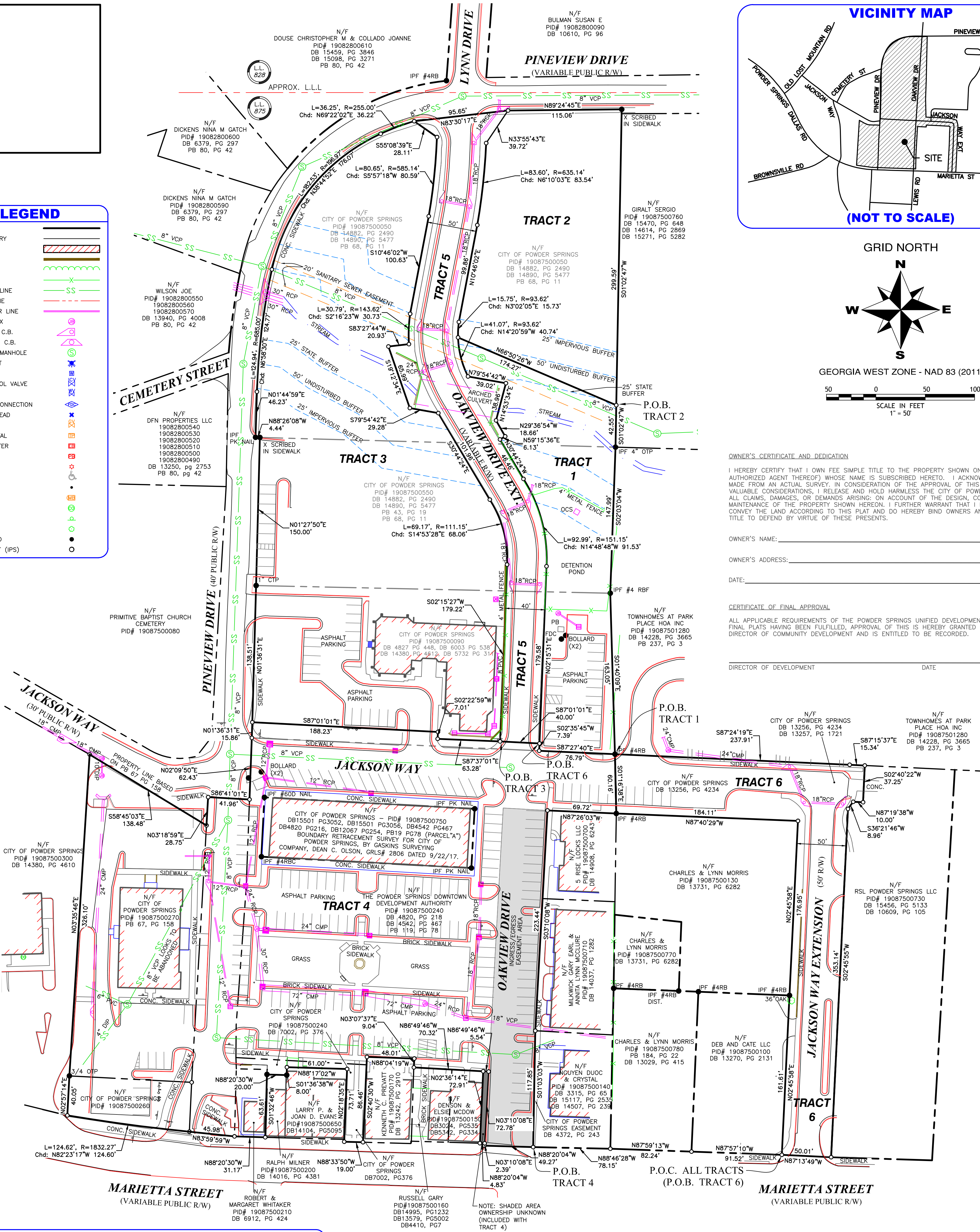
OWNER'S ADDRESS: _____

DATE: _____

CERTIFICATE OF FINAL APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO THE 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 DEVELOPMENT _____ DATE _____



PLAT PURPOSE

THE PURPOSE OF THIS COMBINATION PLAT IS TO COMBINE THE FOLLOWING PARCELS INTO TRACTS AS SHOWN ON THIS PLAT AND DESCRIBED HEREON BELOW:

- TRACT 1—PARTS OF PARCELS
PID# 19087500050
PID# 19087500550
PID# 19087500950
TOTAL AREA: 32,215 SQ.FT./0.74 ACRES
- TRACT 2—PART OF PARCEL
PID# 19087500050
TOTAL AREA: 38,823 SQ.FT./0.89 ACRES
- TRACT 3—PARTS OF PARCELS
PID# 19087500050
PID# 19087500550
PID# 19087500950
TOTAL AREA: 115,545 SQ.FT./2.65 ACRES
- TRACT 4—ALL OF PARCELS
PID# 19087500090
PID# 19087500260
PID# 19087500270
PID# 19087500750
PID# 19087500210
PID# 19087500240 ALONG WITH UNDECLARED LAND (AS SHOWN) 378 SQ.FT. MORE OR LESS, AND A SECTION OF PINEVIEW DRIVE (40' R/W).
TOTAL AREA: 170,729 SQ.FT./3.92 ACRES
- TRACT 5—PARTS OF PARCELS
PID# 19087500050
PID# 19087500550
PID# 19087500950 (VARIABLE R/W FOR THE ROAD KNOWN AS OAKVIEW DRIVE EXTENSION).
TOTAL AREA: 32,168 SQ.FT./0.74 ACRES
- TRACT 6—ALL OF THE VARIABLE R/W OF THE ROAD KNOWN AS JACKSON WAY EXTENSION EAST OF THE NEWLY CREATED TRACT FOR (EAST OF PID# 19087500240 AND SOUTH TO THE NORTHERLY RIGHT OF WAY OF MARIETTA STREET).
TOTAL AREA: 31,564 SQ.FT./0.72 ACRES
- TOTAL AREA OF SAID TRACTS IS 421,044 SQ.FT./9.67 ACRES

SURVEYOR'S NOTES

1. 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.
2. 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.
3. 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.
4. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067C0181H, EFFECTIVE DATE MARCH 4, 2013, FOR COBB COUNTY, GEORGIA AND INCORPORATED AREAS, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A.
5. 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 NOW REAL TIME NETWORK OPERATED BY TRIMBLE INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.
6. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON JUNE 13, 2018. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S5 TOTAL STATION, AND TRIMBLE TSC3 DATA COLLECTOR; LINEAR PRECISION OF TRAVERSE: 1/48,502; ANGULAR ERROR: 2.4" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/500,000+. MATTERS OF TITLE EXCEPTED.
7. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM — WEST ZONE NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND — SURFACE MEASUREMENTS.
8. PORTIONS OF THE REFERENCED PROPERTIES APPEAR TO LIE WITHIN THE HISTORIC BOUNDARY OF CITY OF POWDER SPRINGS.
9. STREAM BUFFERS MAY EXIST WITHIN PROPERTY AND ARE DEPENDENT UPON CLASSIFICATION OF "WATERS OF THE STATE" WHICH IS BASED ON THE EROSION & SEDIMENTATION CONTROL ACT OF 1975 AS AMENDED (PER O.G.C.A. 12-7-1). ADDITIONAL BUFFERS MAY EXIST PER CITY/COUNTY REQUIREMENTS.

PRELIMINARY

SURVEYOR 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 EVIDENCE 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.

NAME	DATE
GEORGIA RLS. NO. 2011	
CERTIFICATE OF AUTHORIZATION NO. LSF000878	

COMBINATION PLAT FOR:
CITY OF POWDER SPRINGS
LAND LOT 875 OF THE 19TH DISTRICT
OF THE 2ND DISTRICT
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA



Project No.	1568.09
Field Surveyed:	06/13/18
Drawn By:	AA
Checked By:	DH
Date of Plat:	06/13/18
Scale:	1" = 50'

No.	REVISION	Date

SHEET NO.
1
OF
1