

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

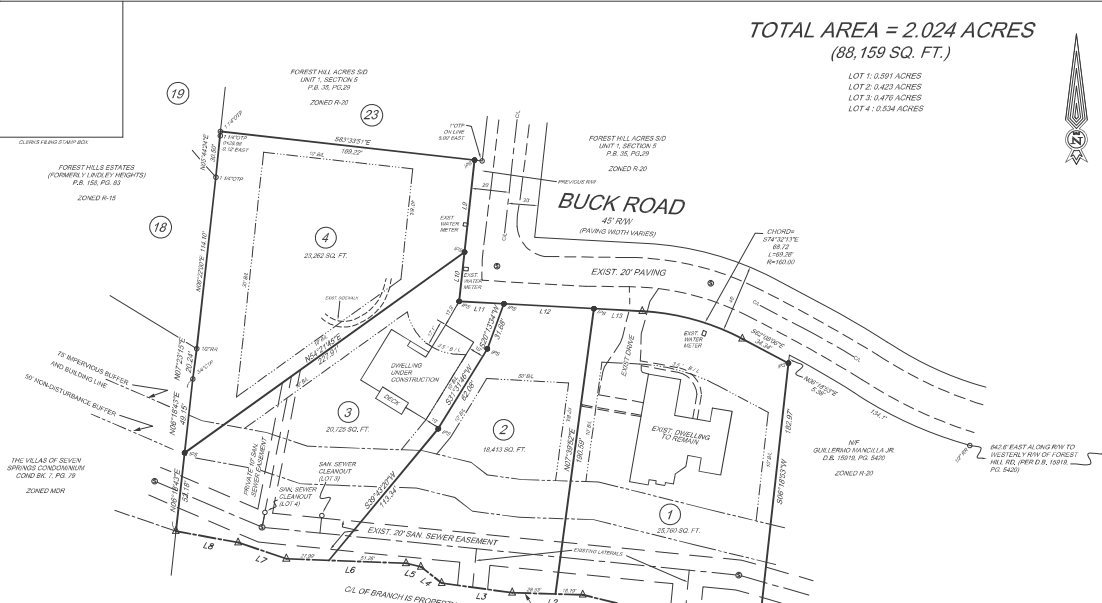
LOT 1 : 0.591 ACRES  
LOT 2 : 0.437 ACRES  
LOT 3 : 0.476 ACRES  
LOT 4 : 0.534 ACRES

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: 302 BUCK ROAD, POWDER SPRINGS, GA 30127  
OWNERS SIGNATURE: [Signature] DATE: 07/15/2005  
ALL REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE HAVE BEEN REPRESENTED AS BEING MET AND ACQUISITORS THEREOF ARE NOT REQUIRED TO DO ANY CONSTRUCTION. THE UNDERSIGNED ACTS UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS, GEORGIA, HAS BY APPOINTED THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT WITHIN THE ACCORDING WARD BEARS OF SECTION ON ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN HEREON SUBJECT TO HYDRAULIC AND GUARANTEE BY THE OWNER FOR TWO YEARS FROM THE DATE OF THIS APPROVAL. THIS APPROVAL, RECOGNIZES THE RESPECT OF APPROPRIATE SURVEY BY THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS IN THE AMOUNT OF \$500.00 TO INSURE THE COMPLETION AND MAINTENANCE OF ALL STREETS AND DRAINAGE FACILITIES APPROPRIATE TO THIS SUBDIVISION.  
DATE: 07/15/2005  
DIRECTOR OF PUBLIC WORKS

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND HAS BEEN PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL DIMENSIONS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, ELEVATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE FOLLOWING TYPE OF ADJUSTMENT HAS BEEN USED TO OBTAIN THE LINES AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: (1) THE POINTS OF THE PLAT ARE TO BE ACCURATE WITHIN ONE FOOT IN 12,500 FEET.  
REGISTERED GEODESIC LAND SURVEYOR, 1947  
ADDRESS: 2801 POWDER SPRINGS ROAD, MARICETTA, GA 30064  
TELEPHONE: 770-864-0401  
DATE: 07/15/2005  
THESE PLAT SEVERAL EVIDENCE OF EVIDENCE EASEMENTS ARE SHOWN WITHIN A LOT. THE LOCATION OF THE EASEMENTS IS CONTAINED ON THE ORIGINAL LOT OR THE INSTRUMENTS RELATIVE TO THE PARTICULAR EASEMENT. EVIDENCE OF EVIDENCE EASEMENTS IS AS FOLLOWS: SHOWN EASEMENTS (S.E.P.) ARE 30' FEET WIDE AND 10' FEET ON EACH SIDE OF LINES THAT BORDER THE OUTSIDE BOUNDARY OF THE LOT FOR THE PURPOSE OF GRASSMAINTENANCE AND RE-SURVEYING THIS PLAT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO DATED 07/15/2005, WHICH HEREBY BECOMES PART OF THIS PLAT.

ZONED FROM R-20 TO R-15 JULY 15, 2005  
MINIMUM LOT SIZE = 15,000 SQ. FT.  
SETBACKS:  
FRONT: AS SHOWN ON PLAT  
SIDE: 10'  
REAR: 30'  
NO CHIMNEYS, ARCHITECTURAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE.  
APPROVED UTILITIES:  
AN ADDITIONAL 6" OF RW TO R-15 TO BE DEDICATED TO THE CITY OF POWDER SPRINGS AS SPECIFIED ON THE PLAT.

DEED REFERENCES:  
LOT 1 D.B. 15633, PG. 1811  
LOT 2 D.B. 15616, PG. 441  
LOT 3 D.B. 15616, PG. 441  
LOT 4 D.B. 15633, PG. 3073



OWNER/REGISTERER  
**ANTOINETTE P. THOMAS**  
1000 W. BUCK ROAD, POWDER SPRINGS, GA 30127  
770-864-0401

PROPERTY OF  
ANTOINETTE P. THOMAS  
LOCATION: 302 BUCK ROAD, POWDER SPRINGS, GA 30127  
A PORTION OF THE PROPERTY WAS RECORDED IN  
BOOK 15633, PAGE 3073, DATED 07/15/2005.

**FINAL PLAT**

**RUSSELL COMPANY**  
REGISTERED GEODESIC LAND SURVEYOR  
1000 W. BUCK ROAD, POWDER SPRINGS, GA 30127  
770-864-0401

SIZE: 11" x 17" (AS SHOWN)  
SCALE: 1" = 30'  
DATE: 07/15/2005  
BY: [Signature]

**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 SUBDIVISION 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: \_\_\_\_\_

**CALLS ALONG BRANCH**

LINE	BEARING	DISTANCE
L1	N87°09'50"W	119.29'
L2	N87°18'50"W	65.29'
L3	N87°18'50"W	47.12'
L4	N82°04'13"W	17.45'
L5	N75°15'50"W	10.00'
L6	N87°49'35"W	78.25'
L7	N17°25'54"W	33.88'
L8	N79°33'09"W	41.88'

**LOT LINE TABLE**

LINE	DISTANCE	BEARINGS
L9	61.26'	S00°12'48"W
L10	32.70'	S00°12'48"W
L11	23.64'	S86°56'19"E
L12	63.67'	S86°56'19"E
L13	32.17'	S86°56'19"E

**SURVEY NOTES:**

THERE IS A 20' NON-DISTURBANCE BUFFER (W/RT WATER STREAMS) AND A 30' NON-DISTURBANCE BUFFER (W/RT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANAGED BY THE STATE AND THERE MAY BE EVIDENCE OF WATER PLACES ON THESE W/RTS BY CONTACTS BY MUNICIPALITIES. THE PROPERTY AUTHORITY SHOULD BE CONTACTED BEFORE BECOMING ANY DISTURBANCE NEAR THESE AREAS.  
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.  
ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.  
THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE RECHECKED UPON AFTER APPROBATION BY THE CITY OF POWDER SPRINGS, ZONING DEPARTMENT.  
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.  
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

**OWNERS CERTIFICATE AND DEDICATION**

THEREBY CERTIFY THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN ON THIS PLAT OR I AM AUTHORIZED AGENT THEREOF, WHOSE NAME IS SUBSCRIBED HERETO, I ACKNOWLEDGE THAT THIS PLAT HAS BEEN MADE FROM AN ACTUAL SURVEY IN CONFORMANCE OF THE REQUIREMENTS, REGULATIONS AND STANDARDS OF THE CITY OF POWDER SPRINGS FROM ANY AND ALL CLAIMS, DEMANDS OR CLAIMS 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 TO HEREBY BIND OWNERS AND MYSELF SUBSEQUENTLY IN TITLE TO DEFEND BY WHOMEVER OF THESE PROVISIONS.  
OWNERS NAME: ANTOINETTE P. THOMAS  
OWNERS ADDRESS: 302 BUCK ROAD, POWDER SPRINGS, GEORGIA 30127  
OWNERS SIGNATURE: [Signature] DATE: 07/15/2005

**SURVEYOR CERTIFICATION**

AS A RESULT OF SUBSECTION (J) OF O.C.G.A. SECTION 15667, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR PROFESSIONAL AS FURNISHED BY APPROVAL, CERTIFICATION, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR APPROVALS FROM PROFESSIONALS ARE CONSIDERED BY THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT TO INTENDED USE OF ANY PART OF THE PROPERTY. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15667.  
[Signature] 07/15/2005  
RUSSELL COMPANY, L.L.C.

**COBB COUNTY SIGNATURE BLOCK**

THIS PLAT HAS BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAS BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM: \_\_\_\_\_ DATE: \_\_\_\_\_

**TECHNICAL DATA**

TRAVERSE METHOD: 45,877  
ANGLE ERROR: 8" PER ANGLE POINT  
CLOSURE: 1/10,000  
PLAT PRECISION: 1/22,500

**FLOOD STATEMENT**

THESE PLATS HAVE BEEN EXAMINED BY THE FLOOD INSURANCE RATE MAPS COMMUNITY MAP NO. 13027C0101H EFFECTIVE DATE: JANUARY 1, 2005. THE MAP UNAMBIGUOUSLY SHOWS THE SUBJECT TO BE IN ZONE "X".  
"X" AREAS ARE DEDICATED TO BE OUTSIDE THE 100-YEAR FLOOD ANNUAL CHANGED FLOODPLAIN.

**FINAL PLAT REVISION NOTE: 11/5/2005**

THIS PLAT SUPERSEDES THE PLAT RECORDED IN P.B. 341, PG. 14. THE PURPOSE FOR THIS REVISION IS TO REVISE THE LOT LINES AND TO SHOW THE PROPERTY LOCATION ON LOT 4.

GRAPHIC SCALE: 1" = 30'

