

GENERAL NOTES:  
 ZONING: R-15 CLUSTER  
 - 30' FRONT BUILDING LINE  
 - 35' REAR BUILDING LINE  
 - 10' SIDE BUILDING LINE

AREA  
 13,894 sq.ft.  
 0.32 acres

- LEGEND
- CMP CORRUGATED METAL PIPE
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - BSL BUILDING SETBACK LINE
  - RBF REBAR FOUND
  - IPF IRON PIN FOUND
  - CB CATCH BASIN
  - JB JUNCTION BOX
  - A/C AIR CONDITION UNIT
  - POB POINT OF BEGINNING
  - PL PROPERTY LINE
  - R/W RIGHT-OF-WAY
  - LP LIGHT POLE
  - GM GAS METER
  - PB POWER BOX
  - PM POWER METER
  - LL LAND LOT
  - IPP IRON PIN PLACED
  - M MEASURED
  - D DEED

GRAPHIC SCALE



P.O.B. ALONG R/W TO  
 WALNUT FOREST LANE 50' R/W  
 IF EXTENDED PER PLAT  
 NO MONUMENT FOUND

589'28'11"W  
 67.66' (P=M)

SILVER WOODS WALK  
 50' R/W

R=50.00'  
 L=12.47' (P=M)  
 N83°23'08"W  
 CH=12.44'

500'31'49"E  
 176.26' (P=M)

N00°31'49"W  
 164.80' (P=M)

LOT 28

LOT 27

LOT 26

FENCE 2.4'  
 WEST OF PL

N75°55'23"E  
 67.54' (P=M)

S68°10'08"E  
 15.51' (P=M)

NORFOLK SOUTHERN RAILWAY  
 100' R/W  
 10' WATERLINE EASEMENT

FENCE AT OR  
 NEAR PL

50' UNDISTURBED  
 BUFFER

35' BSL

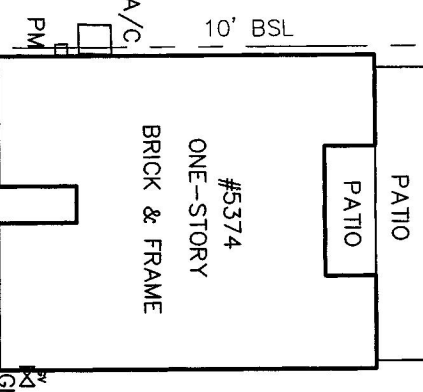
10' BSL

10' BSL

30' BSL

CONCRETE DRIVE

SIDEWALK



MAGNETIC



REVISED TO REMOVE 25' IMPERVIOUS SETBACK - 09-20-2022

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: KENNETH SIMPSON		DATE 07-29-2022
OWNER/ PURCHASER KENNETH SIMPSON		SCALE 1" = 30'
LAND LOT 807 19th DISTRICT SECTION 2nd (CITY OF POWDER SPRINGS) COBB COUNTY, GEORGIA		
LOT 27	BLOCK	UNIT AREA OF LOT: 13,894 sq.ft.
SUBDIVISION CAMERON SPRINGS PHASE II		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE [REDACTED] FAX [REDACTED]
ALL EASEMENTS DEPICTED PER PUBLIC RECORD UNLESS NOTED OTHERWISE		



JOB NUMBER: 22-3616

SHEET 1 OF 2

PLAT 876K 7#26745  
 DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

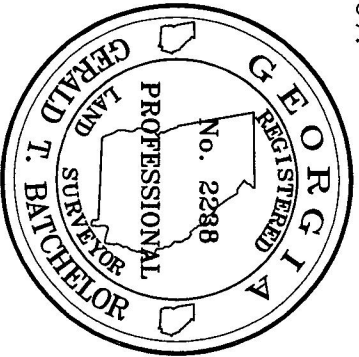
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PLAT CERTIFICATION NOTICE  
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 RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

**SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 on O.C.G.A. Section 15-6-67.



*Gerald T. Batchelor*  
GERALD T. BATCHELOR

CERTIFICATE OF AUTHORIZATION NO. LSF000374

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