

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

LOT 1: 0.591 ACRES
LOT 2: 0.423 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: SEE P.B. 240 PG. 14
OWNERS ADDRESS: SEE P.B. 240 PG. 14
OWNERS SIGNATURE: SEE P.B. 240 PG. 14 DATE: SEE P.B. 240 PG. 14

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.

SEE P.B. 240 PG. 14 DATE: SEE P.B. 240 PG. 14
DIRECTOR OF PUBLIC WORKS

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY 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 3 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 223,674 FEET.

BY: *Benjamin W. Crusselle*
REGISTERED GEORGIA LAND SURVEYOR NO. 2841
ADDRESS: 2981 POWDER SPRINGS ROAD, MARIETTA, GA. 30064
TELEPHONE NUMBER: 770-943-5903
DATE: 11/16/2026
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.

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 R/W 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 HARD-PANK ON THE REAR FACADE.

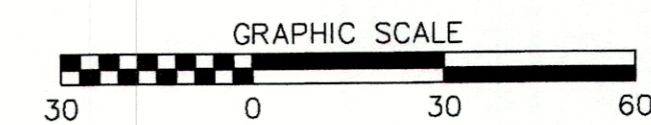
FRONT & SIDE YARDS WILL BE SODDED AND LANDSCAPED.

APPLICANT MUST OBTAIN SUBDIVISION AND PRELIMINARY PLAT APPROVAL.

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

COBB COUNTY WATER SYSTEM DATE

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



FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO.: 13067C0181H EFFECTIVE DATE: MARCH 4, 2013
THE MAP GRAPHICALLY DEPICTS THE SUBJECT TO LIE IN ZONE "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN

FINAL PLAT REVISION NOTE 11/16/2026
THIS PLAT SUPERCEDES THE PLAT RECORDED IN P.B. 240, PG. 14
THE PURPOSE FOR THIS REVISION IS TO REVISE THE LOT LINES AND TO SHOW THE FOUNDATION LOCATION ON LOT 3.

CLERKS FILING STAMP BOX

FOREST HILLS ESTATES
(FORMERLY LINDLEY HEIGHTS)
P.B. 158, PG. 83
ZONED R-15

FOREST HILL ACRES S/D
UNIT 1, SECTION 5
P.B. 35, PG. 29
ZONED R-20

FOREST HILL ACRES S/D
UNIT 1, SECTION 5
P.B. 35, PG. 29
ZONED R-20

BUCK ROAD
45' R/W
(PAVING WIDTH VARIES)

EXIST. 20' PAVING

75' IMPERVIOUS BUFFER
AND BUILDING LINE
50' NON-DISTURBANCE BUFFER

THE VILLAGES OF SEVEN
SPRINGS CONDOMINIUM
COND BK. 7, PG. 79
ZONED MDR

N/F
CLJ HOMES LLC
D.B. 15344, PG. 6105
ZONED R-15

N/F
MARTIN VELASQUEZ
LIBIA L. VELASQUEZ
P.B. 185, PG. 12
ZONED R-15

N/F
GUILLERMO MANCILLA JR.
D.B. 15919, PG. 5420
ZONED R-20

642.6' EAST ALONG R/W TO
WESTERLY R/W OF FOREST
HILL RD. (PER D.B. 15919,
PG. 5420)

CERTIFICATE OF FINAL PLAT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED 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

SURVEY NOTES:

THERE IS A 25' NON-DISTURBANCE BUFFER (WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING 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 SURVEYORS BEST INTERPRETATION AND SHOULD BE RELIED UPON ONLY AFTER AFFIRMATION 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

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.

OWNERS NAME: ANTOINETTE P. THOMAS

OWNERS ADDRESS: 3937 BUCK ROAD POWDER SPRINGS, GEORGIA 30127

OWNERS SIGNATURE: DATE

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 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.

Benjamin W. Crusselle 12/12/2025
BENJAMIN W. CRUSSELLE RLS 2841 DATE

CALLS ALONG BRANCH

LINE	BEARING	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	DISTANCE	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
 - x — x — FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTP = OPEN TOP WATER PIPE
 - CTP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - C/L = CENTERLINE
 - B/L = BUILDING LINE
 - R/W = RIGHT OF WAY
 - L.L.L. = LAND LOT LINE
 - WATER MAINS = — W — W — W — W —
 - OVERHEAD POWER LINES = — E — E — E — E —
 - GAS MAINS = — G — G — G — G —
 - SANITARY SEWER MAIN = — S — S — S — S —
 - N/F = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE

OWNER/DEVELOPER
ANTOINETTE P. THOMAS
3937 BUCK ROAD
POWDER SPRINGS, GEORGIA 30127
404-803-8028

PROPERTY OF
ANTOINETTE P. THOMAS
LOCATED IN LAND LOT 631, 6TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
CITY OF POWDER SPRINGS
A PORTION OF THIS PROPERTY BEING LOT 24,
FOREST HILL ACRES S/D, UNIT 1, SECTION 5

FINAL PLAT

THE **RUSSELL COMPANY**
PROFESSIONAL LAND SURVEYORS
LAND DEVELOPMENT DESIGN
MARIETTA, GEORGIA 30064
PHONE: (770) 943-5903
FAX: (770) 943-5903
E-MAIL: BEN@RUSSELL-CELE.COM

SEE REV. NOTE 11/16/2026
REVISION
DATE
PROJ. NO. C05689
FIELD SURVEY DATE: 11/24/2025
PLAT DATE: 01/12/2026
FILE: C05689.DWG
COMMUNITY PANEL NO.: 13067C0181H
SCALE: 1" = 30'
SHEET