

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.



LINE TABLE			
LINE	BEARING	LENGTH	
L1	N 06°13'26" E	4.09'	
L2	S 19°01'06" E	5.95'	
L3	S 48°31'35" E	4.62'	

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	41.85'	95.00'	S 06°23'50" E	41.52'
C2	18.54'	36.00'	S 33°46'21" E	18.34'

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TASSO & ASSOCIATES, LLC MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS 53,446 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT. IT WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 311,454 FEET. EQUIPMENT UTILIZED: ANGULAR - TRIMBLE S6, LINEAR - E.D.M.

"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130056, MAP NUMBER 13067C0181H, MAP ZONE 'X', DATED 03-04-2013, SHOWS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

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.

PROPERTY INFORMATION:

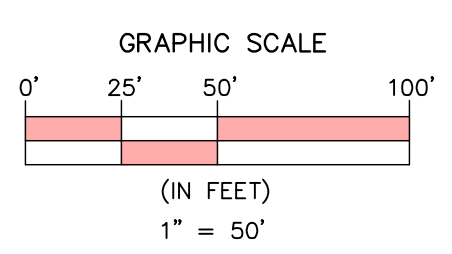
TRACT 1
4026 MOBLEY DRIVE
POWDER SPRINGS, GA. 30127
116,534 SQ.FT. - 2.675 ACRES
TAX PARCEL ID: 19-0903-00-0400

TRACT 2
ROAD DEDICATION
1,329 SQ.FT. - 0.031 ACRE

- LEGEND:**
- B/C - BACK OF CURB
 - BL - BUILDING LINE
 - CB - CATCH BASIN
 - CH - CHORD
 - CL - CENTERLINE
 - CMP - CORRUGATED METAL PIPE
 - CONC. - CONCRETE
 - CONC.MON. - CONCRETE MONUMENT
 - DE - DRAINAGE EASEMENT
 - DS - DOWNSPOUT
 - DI - DROP INLET
 - EP - EDGE OF PAVEMENT
 - EX - EXISTING
 - FH - FIRE HYDRANT
 - FL - FLOW LINES
 - GM - GAS METER
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HW - HEADWALL
 - HD - HOUSE DRAIN
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - #3RB - 3/8" REBAR
 - #4RB - 1/2" REBAR
 - #5RB - 5/8" REBAR
 - AI - ANGLE IRON
 - CT - CRIMP TOP
 - OT - OPEN TOP
 - SR - SOLID ROD
 - JB - JUNCTION BOX
 - LLL - LAND LOT LINE
 - A - LENGTH OF ARC
 - LP - LIGHT POLE
 - N/F - NOW OR FORMERLY
 - PP - POWER POLE
 - R - RADIUS
 - RCP - REINFORCED CONCRETE PIPE
 - RTW - RETAINING WALL
 - R/W - RIGHT-OF-WAY
 - C/O - SANITARY SEWER CLEANOUT
 - SSE - SANITARY SEWER EASEMENT
 - SSMH - SANITARY SEWER MANHOLE
 - TBM - TEMPORARY BENCH MARK
 - TMH - TELEPHONE MANHOLE
 - WM - WATER METER
 - WV - WATER VALVE

NOTE:
IRON PIN SET IS A 1/2" YELLOW CAP LABELED - "PL CORNER 2448"

RIGHT-OF-WAY DEDICATION MAP FOR:
ELYSEE SAINT-ELIE, ET AL
LAND LOT 903
19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
CITY OF POWDER SPRINGS
SCALE: 1" = 50'
FIELD WORK: FEBRUARY 10, 2021
DRAFTING: FEBRUARY 16, 2021

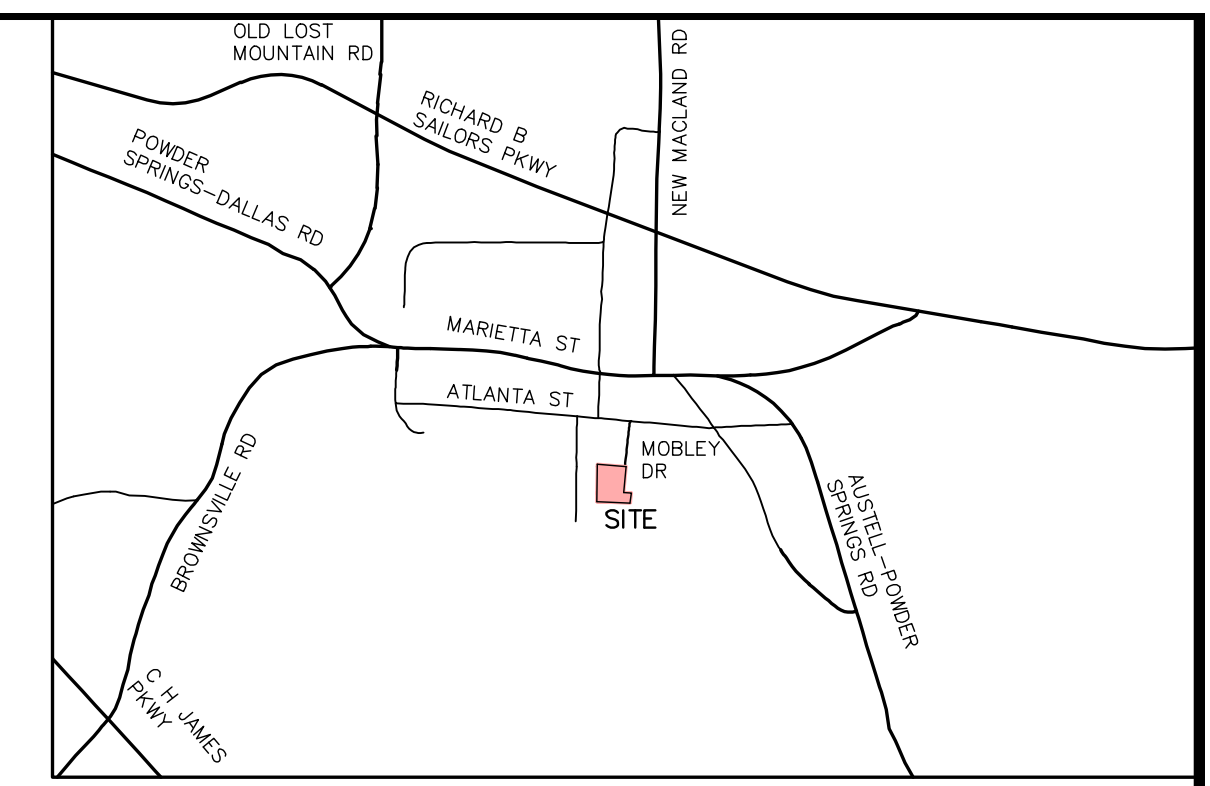
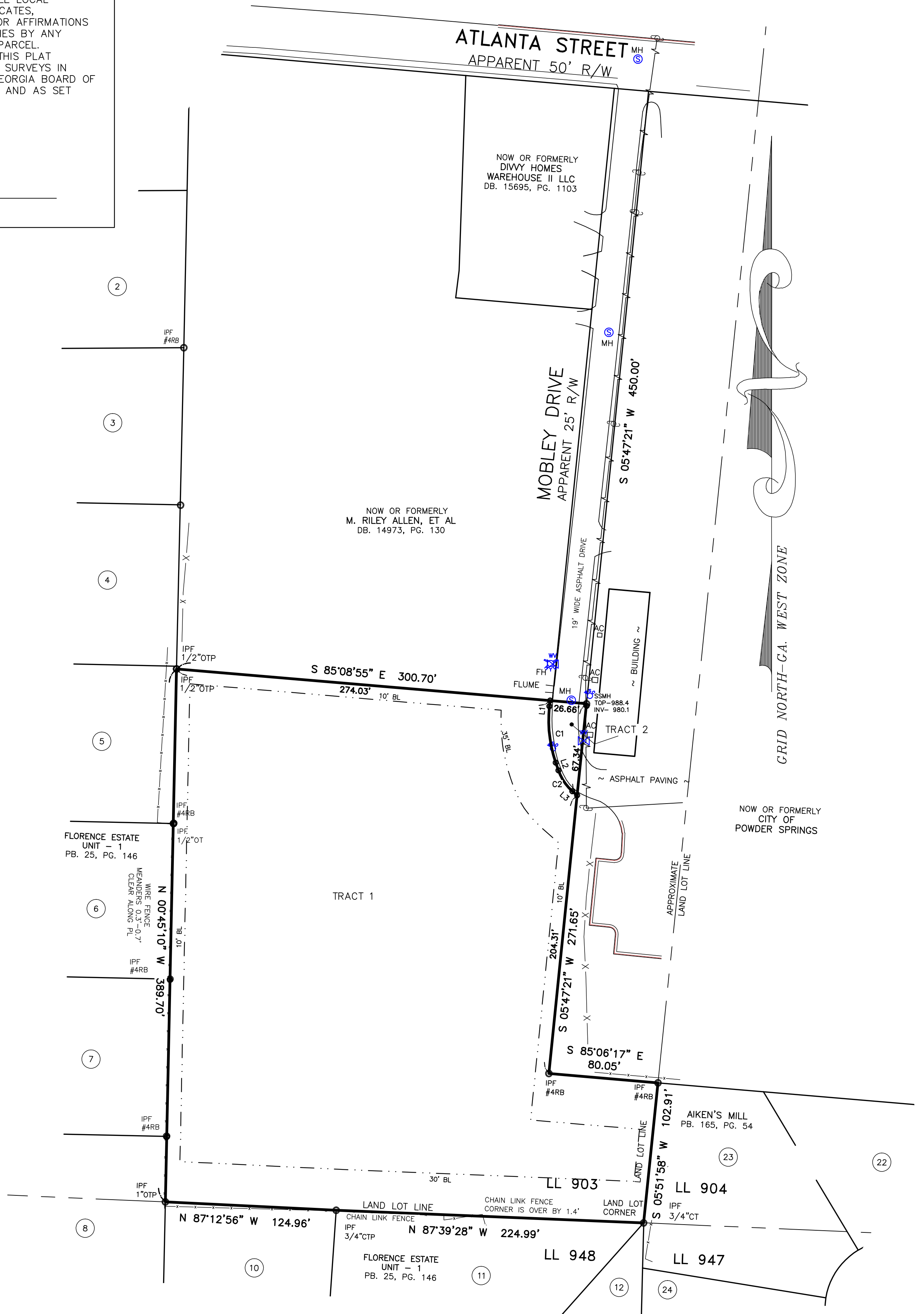


REFERENCE INFORMATION:

- PB. 8, PG. 102
- DB. 15347, PG. 5310

THE PURPOSE OF THIS PLAT IS TO DEDICATE A PORTION OF THE EXISTING PARCEL (TRACT 1) TO THE CITY OF POWDER SPRINGS (TRACT 2).

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.



VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATE

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 THEREON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS 53,446 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT. IT WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,844,367 FEET (TRACT 1) AND ONE FOOT IN 842,591 (TRACT 2) FEET.

EQUIPMENT UTILIZED: ANGULAR - TRIMBLE S6, LINEAR - E.D.M.

ANASTASIOS COSTARIDES
GEORGIA LAND SURVEYOR 2448
FEBRUARY 16, 2021

OWNER'S CERTIFICATE AND DEDICATION:

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

OWNER'S NAME: _____
OWNER'S ADDRESS: _____
DATE: _____

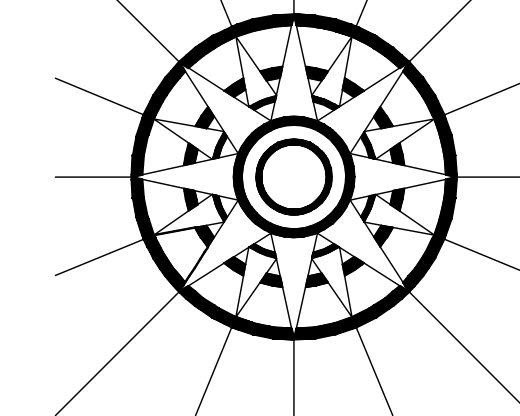
CERTIFICATE OF FINAL PLAT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND IS ENTITLED TO BE RECORDED.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE: _____
DIRECTOR OF PUBLIC WORKS _____ DATE: _____
MAYOR, CITY OF POWDER SPRINGS _____ DATE: _____

JOB No. - D 18-0017

TASSO & ASSOCIATES, LLC
LAND SURVEYORS



3330 Cobb Parkway
Suite 324 - PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tassosurvey.com

COBB COUNTY SIGNATURE BLOCK

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

COBB COUNTY WATER SYSTEM
DATE _____