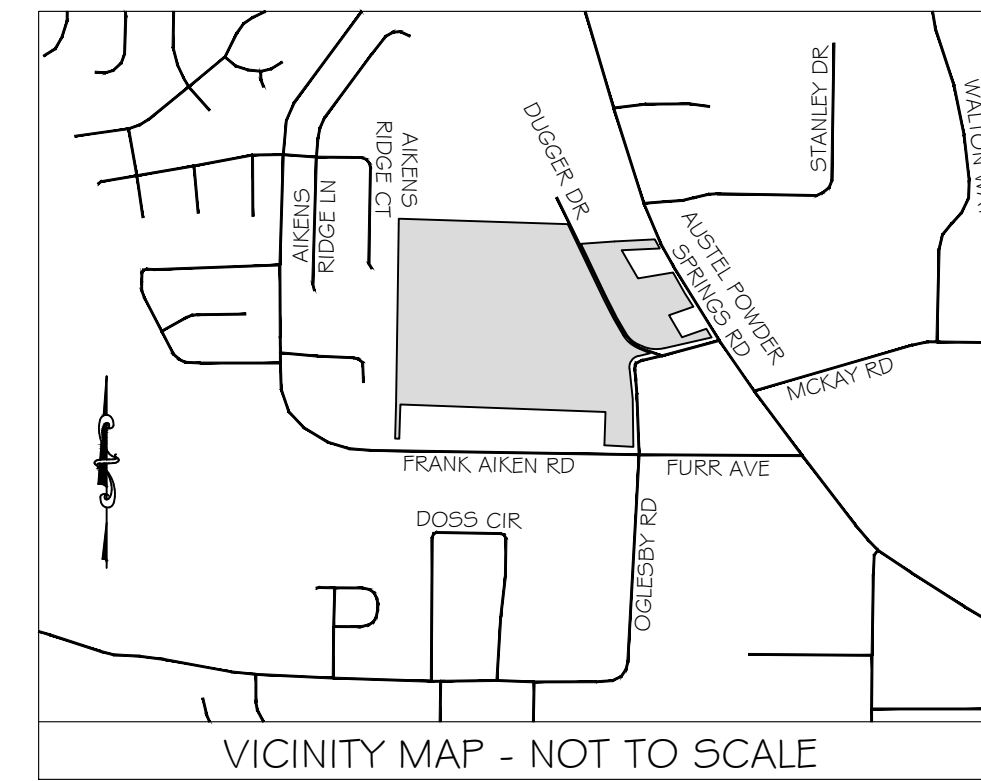


**OWNER/DEVELOPER**  
 MERITAGE HOMES  
 OF GEORGIA  
 3700 MANSSELL ROAD SUITE 550  
 ATLANTA, GEORGIA 30022  
 PHONE: [REDACTED]  
 ADAM HAYES

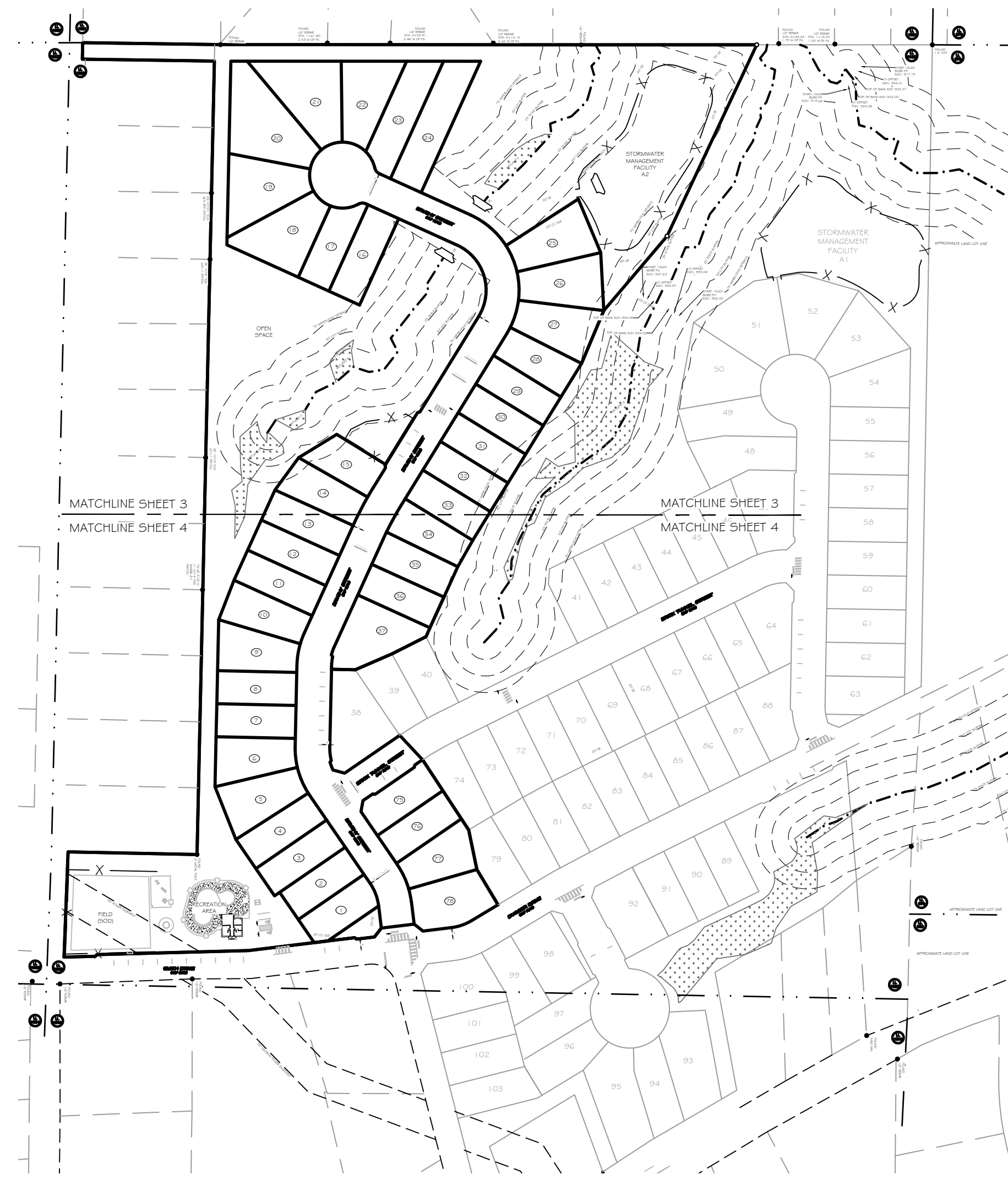
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

# SILVER RIDGE SUBDIVISION PHASE 1

PARCEL NUMBER 106 053  
 LAND LOTS 1019 & 1020  
 19H DISTRICT  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GEORGIA



LOT#	Sq. Feet	Acres	Address
1	6,083	0.140	
2	6,030	0.138	
3	6,500	0.149	
4	6,683	0.153	
5	8,098	0.186	
6	7,280	0.167	
7	6,000	0.138	
8	6,000	0.138	
9	7,367	0.169	
10	7,106	0.163	
11	6,500	0.149	
12	6,500	0.149	
13	6,500	0.149	
14	6,741	0.155	
15	6,069	0.139	
16	7,322	0.168	
17	6,610	0.152	
18	10,210	0.234	
19	10,194	0.234	
20	13,362	0.307	
21	11,439	0.263	
22	8,854	0.203	
23	9,006	0.207	
24	10,546	0.242	
25	8,336	0.191	
26	8,336	0.191	
27	7,940	0.182	
28	6,530	0.150	
29	6,120	0.140	
30	6,120	0.140	
31	6,120	0.140	
32	6,120	0.140	
33	6,120	0.140	
34	6,261	0.144	
35	6,248	0.143	
36	6,120	0.140	
37	9,489	0.218	
75	6,509	0.149	
76	6,107	0.140	
77	7,017	0.161	
78	8,308	0.191	



**SEWER/WATER NOTE**  
 LOTS TO BE SERVICED BY COBB COUNTY SEWER AND WATER.

- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
  - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
  - According to the Flood Insurance Rate Map (FIRM) for Cobb County, Georgia, (Community-panel number 1306700101H, dated March 4, 2013), a portion of the subject property lies within Zone X with a 0.2% annual chance floodplain.
  - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Ryken Utility Detection LLC, and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Ryken's report can be provided upon request.
  - North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 10/22/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
  - The field data upon which this plat is based has a closure precision of one foot in 36,001 feet and an angular error of 01 seconds per angle point and was adjusted using the compass rule method.
  - This plat has been calculated for closure and is found to be accurate within:  
 TRACT 1: one foot in 632,548 feet  
 TRACT 2: one foot in 171,498  
 TRACT 3: one foot in 275,004
  - Equipment used for measurement:  
 Angular: Leica TS16i Robotic Total Station  
 Linear: Leica TS16i Robotic Total Station  
 GPS: Leica GS16 GPS Receiver
  - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed persons, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
  - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
  - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
  - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
  - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
  - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
  - Current Property Owners:  
 James S Dugger Properties LLC - PID# 19101900290, 19101900310, 19102000030, 19102000040,  
 19102000050, 19102000060, 19102000070, 19102000080  
 Deb Dugger Enterprises LLC - PID# 19101900320  
 Deb Dugger Properties LLC - PID# 19101900350
  - The Stream classifications and Wetlands locations shown hereon were drawn by field locating wetlands flags or markings and sketches as provided by Rwerber Environmental from data gathered on 01/21/2022.
  - The stream buffers shown hereon are based on an offset from the top of creek embankment or wooded vegetation line (if marked by others), which is a meander line that could be subject to change or interpretation; other buffers may exist as required by local and state authorities.
  - Apparent 30-foot Right-of-way for Smith Drive as shown hereon is based on found monumentation. The following Deeds found during the course of research (DB 7745PG 1A0, Cobb County, Georgia, Records, DB 12823PG 170, aforesaid records, DB 10548PG 63 aforesaid records) depict various right-of-way widths. Further Right-of-way research and/or dedication may be necessary. It is advised that any planning be coordinated with the County to determine if Right-of-way dedication may be necessary.
  - Deeds of record were not found or provided for all Tracts shown hereon. Alliance used other deeds obtained during the course of research, along with deeds provided in the referenced Title Commitment to determine the Boundary Lines to our best interpretation.
  - Meritage Homes acknowledges that a separate LDP and Final Plat (in accordance with zoning conditions approved by Mayor & Council) will need to be submitted and approved, by the City of Powder Springs prior to any development activity.

**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 and major stormwater easements indicated as stormwater structures to the first junction box or where water combines with a private system, 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. Drainage easements and stormwater ponds are dedicated to allow water to flow and are to be maintained by the owner of the property. 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: \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATION**

The lots shown have been reviewed by the Cobb County Health Department and are approved for final platting and recording.

By \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

**SURVEYOR CERTIFICATION**

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 plat is based has a closure precision of one foot in 36,000 feet, and an angular error of 01 per angle point, and was adjusted using compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 625,548 feet.

By (name): Michael C. Bell, GA P.L.S.  
 Registered Georgia Land Surveyor No. 3465  
 Date: 02/13/2024



**SURVEYOR CERTIFICATION**

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required. The following governmental bodies have approved this map, plat, or plan for filing:

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as of intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks Cooperative Authority.

*MCB*  
 Michael C. Bell, GA P.L.S. #3465 Date: 02/13/2024

**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.

*MCB*  
 Michael C. Bell, GA P.L.S. #3465 Date: 02/13/2024

**LJA SURVEYING INC.**  
 41525 SOUTH LEE STREET  
 BUFORD, GA 30518  
 Phone: [REDACTED]  
 ERF No.: 1930

LOCATED IN:  
 LAND LOTS 1019, & 1020  
 19TH DISTRICT  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GEORGIA

FINAL PLAT  
 SILVER RIDGE SUBDIVISION  
 PHASE 1  
 FOR  
 MERITAGE HOMES OF GEORGIA INC.  
 ATLANTA, GEORGIA

ISSUE DATE	DESCRIPTION
INITIAL: 02/13/2024	
REV. 1:	
REV. 2:	
REV. 3:	
REV. 4:	
REV. 5:	
REV. 6:	
REV. 7:	

DRAFTED BY: DLB  
 CHECKED BY: MCB  
 PROJECT #:  
 LIA52040-21299

**811**  
 Know what's below.  
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:  
 1 OF 4

File Locations:\electrical\survey\project\jls2040 (meritage homes)\2\_299 - silver ridge\06 survey\_cad\silver ridge final plat (phase 1) - ac.dwg



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**Memorandum**

**Date:** March 21, 2022.  
**To:** Mayor and Council  
**From:** Community Development  
**Subject:** PZ 22-001. Rezoning Request: Dugger Drive. To consider rezoning from R-20 and GC in the County and R15 in the City, to PUD-R in the City. The property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia. Related Annexation Petition: ORD 22 - 001

**Action:**

A motion to APPROVE with the following conditions:

- The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from R-20 and GC in the County and R15 in the City, to PUD-R in the City.
- The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Dossey, LLC, dated 03/09/2022. The site plan shall be updated to include for all state waters and their buffers not previously shown, and submitted for administrative review and approval. The applicant shall agree to work with TSW (Comprehensive Plan Consultant) to revise the site plan and architectural features of the structures and shall pay a fee up to \$2500 for this review.
- The construction of a maximum number of 113 single-family residential homes at an overall maximum density of 3.0 dwelling units per acre.
- The setback are as follows:  
 Front: 20 feet from right-of-way  
 Side: 5 feet  
 Rear: 20 feet  
 Between buildings: minimum of 10 feet
- The minimum lot size shall be of 6,000 square feet.

14. Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:

- Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
- Verifying all points of discharge with respect to detention/water quality.
- Compliance with the protections required under State and Local Law concerning adjacent and on-site streambank buffers.

15. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:

- Increase the density of the Residential Community.
- Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
- Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
- Change access locations to different rights-of-way.

16. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code.

17. Road frontages will be heavily and professionally landscaped which may include the use of berms, fencing, and substantial plant material to provide for visual screening.

18. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.

19. Declarant or any builder construction homes within the proposed community must sell any such home for owner occupancy only. Thereafter, leasing of any units within the entire development, with a minimum lease term of one (1) year. The mandatory homeowners association must maintain records dealing with any lease with the Development, and such records shall be subject to review by the City of Powder Springs personnel with regard to enforcement of this provision limiting the total number of leases within the Development to no more than 5%. The homeowner association shall agree to provide, upon request to the City of Powder Springs, and all information relating to existing leases at the time of any such request by the City. The City shall be named a third-party beneficiary to enforce this provision of the covenants.

20. Traffic impacts will be reviewed as part of the Land Disturbance Permit process.

- The architectural style and composition of the homes shall consist of traditional architecture on all sides. Variety in the neighborhood will be provided by the use of stone and brick. All elevation shall contain no less than 50% brick on the front façade. All side and rear elevation visible from the right-of-way shall contain brick or stone no less than 50% where exposed to the right-of-way. A brick water table shall be required on the side elevations of all internal units.
- The amenities package within the proposed subdivision shall be of a premium standard, and shall consist of active and passive recreation. The amenities package shall be subject to administrative review and should contain some combination of the following:
  - A pool cabana, or a club house to contain premium features such as: an event room, a kitchen, co-working office space, a fully equipped fitness center, restroom facilities, and pool related space. The exterior of which shall be consistent with that specified for the homes. The feasibility of a club house shall be reviewed at the time of Land Disturbance Permitting.
  - A pool
  - Two (2) lighted tennis courts, or a full-sized basketball court, or pickle ball courts.
  - The open space shall be used for active and passive purposes, including nature trails, pocket parks, picnicking, and like purposes. Any such nature trails shall consist of natural materials, ex. mulch.
- No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity, as evidenced by a certificate of completion.
- All areas located in the undisturbed stream buffer shall be placed in a conservation easement. A split rail fence and sign delineating the stream buffer shall be required where back yard meet the undisturbed stream buffer.
- The requested variances shall be granted as follows:
  - Variance to allow minimum horizontal road centerline radius of 37 feet.
  - Variance to Sec 2-15 to allow minimum lot size of 6000sf
  - Variance to Sec 12 -13 to waive requirement to maintain 75% of existing tree canopy.
- The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention

Applicant agrees to offsite improvements necessitated by this development. All streets shall be public streets.

21. If the development on the site stalls for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.

So motioned, this 21st day of March 2022.

*Albert Thurman*  
 Albert Thurman, Mayor  
*Patrick Bordelon*  
 Patrick Bordelon, Council Member  
*Doris Dawkins*  
 Doris Dawkins, Council Member  
*Patricia Wisdom*  
 Patricia Wisdom, Council Member  
*Henry Lust*  
 Henry Lust, Council Member  
*Dwayne Green*  
 Dwayne Green, Council Member

Attest: *Kelly Axt*  
 Kelly Axt, City Clerk

and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.

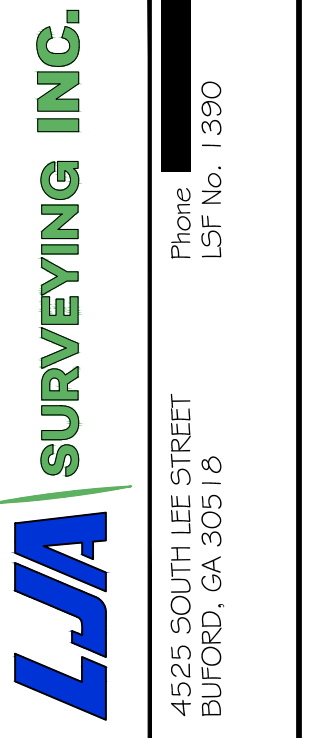
12. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:

- Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
- A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
- Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
- The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degreed Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
- The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
- All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
- Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
- The installation of landscaped front, side and rear yards.
- Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.

13. A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.

**LEGEND**

	SIGN		ASPHALT
	GROUND LIGHT		CONCRETE
	LIGHT POLE		GRAVEL
	SPOT ELEVATION		MEASURED DISTANCE
	WATER VALVE		CALCULATED DISTANCE
	FIRE HYDRANT		RECORD DISTANCE
	WATER METER		CRIMP TOP PIPE
	IRRIGATION CONTROL VALVE		OPEN TOP PIPE
	WATER MARKER/MONUMENT		CORRUGATED METAL PIPE
	WATER VAULT		DUCTILE IRON PIPE
	GRATE INLET		POLYVINYL CHLORIDE PIPE
	STORM SEWER MANHOLE		REINFORCED CONCRETE PIPE
	SANITARY SEWER MANHOLE		OUTLET CONTROL STRUCTURE
	CLEANOUT		HEADWALL
	GREASE TRAP		POINT OF COMMENCEMENT
	UTILITY POLE		POINT OF BEGINNING
	GUY WIRE		STORM SEWER LINE
	ELECTRIC BOX		SANITARY SEWER
	ELECTRIC MANHOLE		WATER LINE
	ELECTRIC METER		GAS LINE
	GAS VALVE		OVERHEAD ELECTRIC
	GAS METER		UNDERGROUND ELECTRIC
	TELEPHONE MANHOLE		PROPERTY LINE
	TELEPHONE BOX		ADJACENT PROPERTY LINE
	TELEPHONE PEDESTAL		FENCE
	FIBER OPTIC MARKER		SINGLE WING CATCH BASIN
	FIBER OPTIC BOX		DOUBLE WING CATCH BASIN
	TRAFFIC SIGNAL POLE		LAND LOT
	PARKING COUNT		
	HANDICAP PARKING COUNT		
	HARDWOOD TREE		
	ORNAMENTAL TREE		
	MAILBOX		
	BENCHMARK		
	IRON PIN FOUND		
	COMPUTED POINT		
	IRON PIN SET		
	RW MARKER		



LOCATED IN:  
 LAND LOTS 1019, & 1020  
 19TH DISTRICT  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GEORGIA

FINAL PLAT  
 SILVER RIDGE SUBDIVISION  
 PHASE I  
 FOR  
 MERITAGE HOMES OF GEORGIA INC.  
 ATLANTA, GEORGIA

ISSUE DATE	DESCRIPTION
INITIAL: 12/10/2024	
REV. 1:	
REV. 2:	
REV. 3:	
REV. 4:	
REV. 5:	
REV. 6:	
REV. 7:	

DRAFTED BY: DLB

CHECKED BY: MCB

PROJECT #:  
 LIA52040-2 | 299



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:  
 2 OF 4

File Locations: \\electralsurvey\projects\jia2040 (meritage homes)\2\_299 - silver ridge\06 survey\_cad\dwg\ndge final plat (phase 1) - ac.dwg



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LL 1052

LL 1053

LL 1021

LL 1022

208.77'  
N 00°40'13" E

200.00'  
S 00°40'13" W

1

2

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4

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15

16

17

18

19

20

FOUND 1/2" REBAR  
STA: 1+61.80  
2.53' W OF P/L

FOUND 1/2" REBAR  
STA: 2+56.91  
2.46' W OF P/L

FOUND 1/2" REBAR  
STA: 4+13.15  
2.42' W OF P/L

FOUND 1/2" REBAR  
STA: 10+01.56

FOUND 1" CTP  
STA: 9+40.155

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STA: 6+01.29

24.62'

186.80'

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31

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33

34

35

36

37

38

N 00°06'42" W 378.17'

142.48'

99.13'

55.98'

55.98'

N 89°52'22" W 278.94'

127.73'

N 10°40'20" E 125.46'

N 28°53'36" W 149.15'

N 69°45'22" W 182.83'

N 69°45'22" W 143.57'

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208.77'

200.00'

186.80'

142.48'

99.13'

55.98'

55.98'

127.73'

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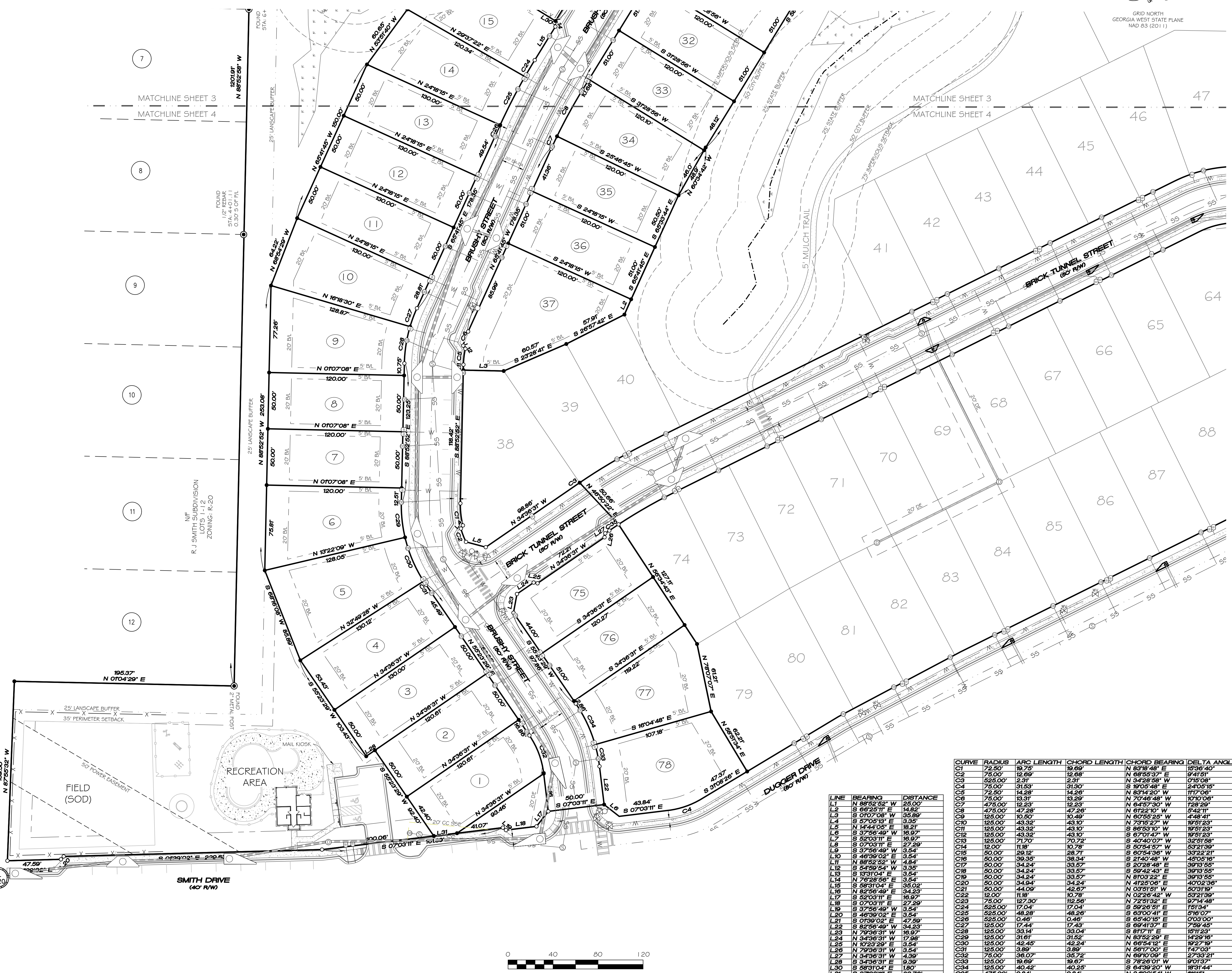
142.48'

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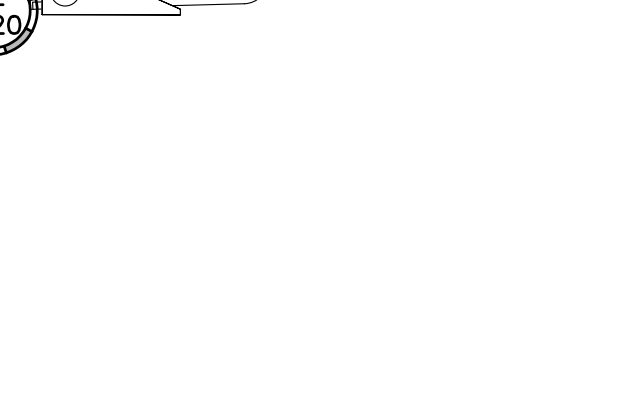
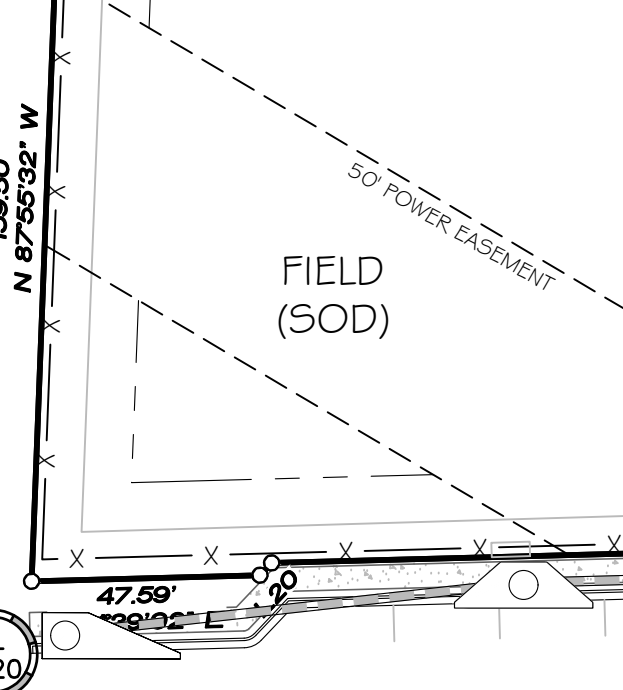
55.98'



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

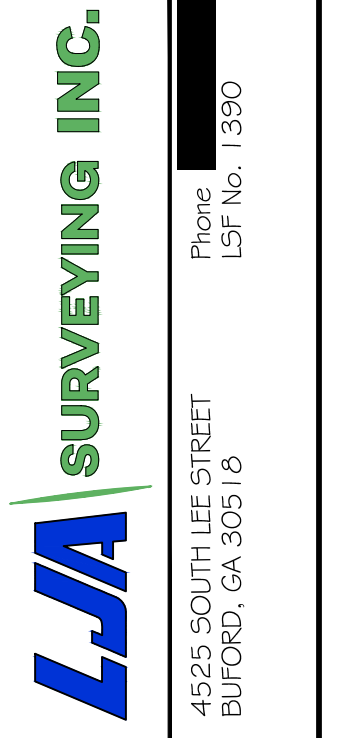
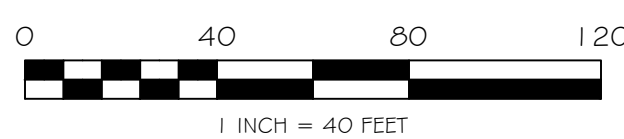


GRID NORTH  
GEORGIA WEST STATE PLANE  
NAD 83 (2011)



LINE	BEARING	DISTANCE
L1	N 88°52'52" W	25.00'
L2	S 86°25'11" E	14.82'
L3	S 07°03'11" E	35.89'
L4	S 57°05'13" E	3.35'
L5	N 14°44'05" E	18.21'
L6	S 37°55'48" W	16.97'
L7	S 52°03'11" E	16.97'
L8	S 07°03'11" E	27.29'
L9	S 37°55'48" W	3.54'
L10	S 46°39'02" E	3.54'
L11	N 88°52'52" W	4.84'
L12	S 57°05'13" E	3.35'
L13	S 13°31'04" E	3.54'
L14	N 76°28'58" E	3.54'
L15	S 58°31'04" E	35.02'
L16	N 88°52'52" W	34.23'
L17	S 52°03'11" E	16.97'
L18	S 07°03'11" E	27.29'
L19	S 37°55'48" W	3.54'
L20	S 46°39'02" E	3.54'
L21	S 07°03'11" E	47.99'
L22	S 82°59'49" W	34.23'
L23	N 79°36'31" W	16.97'
L24	N 34°36'31" W	17.98'
L25	N 10°23'29" E	3.54'
L26	N 79°36'31" W	3.54'
L27	N 34°36'31" W	4.39'
L28	N 34°36'31" E	9.99'
L29	S 58°31'04" E	11.81'
L31	S 07°03'11" E	20.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	72.50'	19.75'	19.69'	N 83°18'48" E	15°38'40"
C2	75.00'	12.69'	12.68'	N 65°53'37" E	9°41'51"
C3	525.00'	2.31'	2.31'	N 34°28'58" W	0°18'08"
C4	75.00'	31.53'	31.30'	S 19°05'48" E	24°05'15"
C5	75.00'	14.28'	14.26'	N 50°14'20" W	11°17'08"
C6	75.00'	15.31'	15.29'	N 70°48'48" W	10°10'08"
C7	475.00'	12.23'	12.23'	N 64°57'30" W	7°28'29"
C8	475.00'	47.28'	47.26'	N 67°22'10" W	5°42'11"
C9	125.00'	10.50'	10.49'	N 60°55'25" W	7°48'41"
C10	125.00'	43.32'	43.10'	N 73°15'27" W	15°51'23"
C11	125.00'	43.32'	43.10'	S 86°53'10" W	15°51'23"
C12	125.00'	43.32'	43.10'	S 67°01'47" W	15°51'23"
C13	125.00'	71.70'	71.72'	N 40°40'07" W	3°27'58"
C14	12.00'	11.81'	10.78'	S 50°54'57" W	53°21'39"
C15	50.00'	29.12'	28.71'	S 60°54'36" W	53°22'21"
C16	50.00'	39.35'	38.34'	S 21°40'48" W	45°05'16"
C17	50.00'	34.24'	33.57'	S 20°28'48" E	39°13'55"
C18	50.00'	34.24'	33.57'	S 59°42'43" E	39°13'55"
C19	50.00'	34.24'	33.57'	N 81°03'22" E	39°13'55"
C20	50.00'	34.24'	34.24'	N 41°25'08" E	40°22'36"
C21	50.00'	44.09'	42.67'	N 03°51'51" W	50°31'19"
C22	12.00'	11.81'	10.78'	N 02°26'42" W	53°21'39"
C23	75.00'	127.30'	112.56'	N 72°51'32" E	9°14'48"
C24	525.00'	48.28'	48.26'	S 59°26'51" E	1°51'34"
C25	525.00'	48.28'	48.26'	S 63°00'41" E	5°16'07"
C26	525.00'	0.46'	0.46'	S 65°40'15" E	0°03'00"
C27	125.00'	17.44'	17.43'	S 69°41'19" E	7°59'45"
C28	125.00'	33.14'	33.04'	S 81°17'11" E	15°11'23"
C29	125.00'	31.61'	31.52'	N 83°52'29" E	14°29'16"
C30	125.00'	42.45'	42.34'	N 60°54'12" E	15°27'19"
C31	125.00'	3.89'	3.89'	S 81°17'11" E	15°11'23"
C32	75.00'	36.07'	35.72'	N 69°10'09" E	27°33'21"
C33	125.00'	15.68'	15.67'	S 78°26'01" W	9°10'37"
C34	125.00'	140.42'	140.25'	S 64°33'20" W	18°14'44"
C35	475.00'	9.84'	9.84'	N 34°00'54" W	11°15'



LOCATED IN:  
LAND LOTS 1019, & 1020  
19TH DISTRICT  
CITY OF POWDER SPRINGS  
COBB COUNTY, GEORGIA

FINAL FLAT  
SILVER RIDGE SUBDIVISION  
PHASE I  
FOR  
MERITAGE HOMES OF GEORGIA INC.  
ATLANTA, GEORGIA

ISSUE	DATE	DESCRIPTION
INITIAL	10/18/24	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: DLB  
CHECKED BY: MCB

PROJECT #:  
LIA52040-21299



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:  
4 OF 4

F:\Locations\electrical\survey\project\jls2040 (meritage homes)21299 - silver ridge\06\_survey\_cad\dwg\ndge final plot (phase 1) - az.dwg