

COORDINATE SYSTEM NOTE:

USING THE WEBSITE: http://www.ngs.noaa.gov/cgi-bin/ds_radius.pl
 NO NGS MONUMENT WAS FOUND WITHIN A 500 FT. RADIUS OF THE SUBJECT SITE.
 COORDINATES ARE BASED ON A USER COORDINATE SYSTEM.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

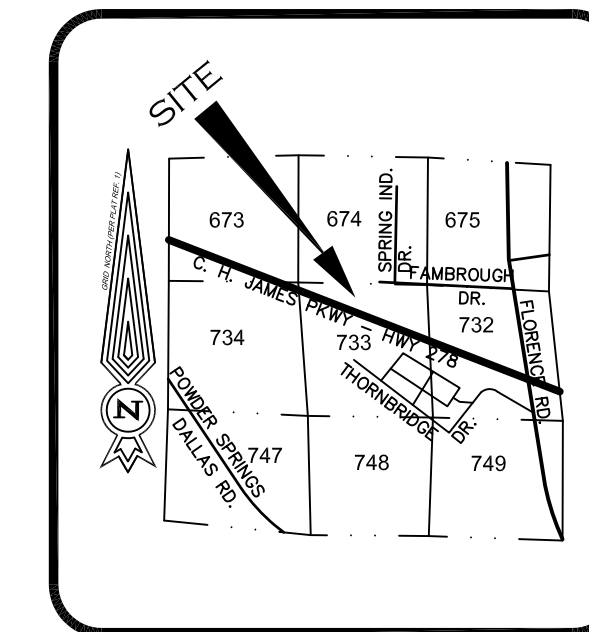
ALL REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

DATE
 (SIGNATURE, DIRECTOR OF PUBLIC WORKS)

STORM AND SANITARY SEWER NOTE:

THE STORM WATER SYSTEM SHOWN HEREON IS PRIVATE AND SUBJECT TO EASEMENT AGREEMENTS WITH AFFECTED OWNERS. PARCELS SHOWN HEREON ARE SERVED BY SANITARY SEWER.

TOTAL AREA = 5.907 ACRES



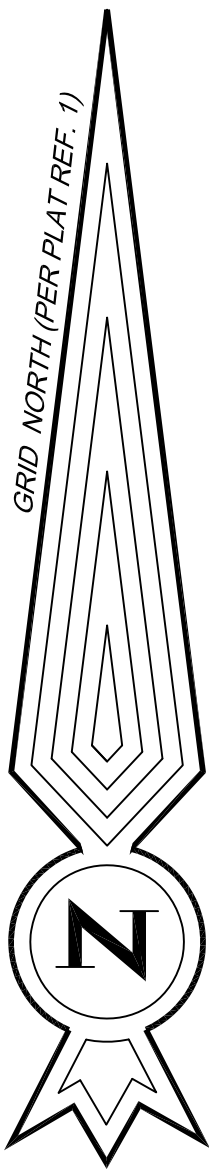
LOCATION SKETCH
 1"=2000'

FAMBROUGH DRIVE
 50' R/W

L.L. 674

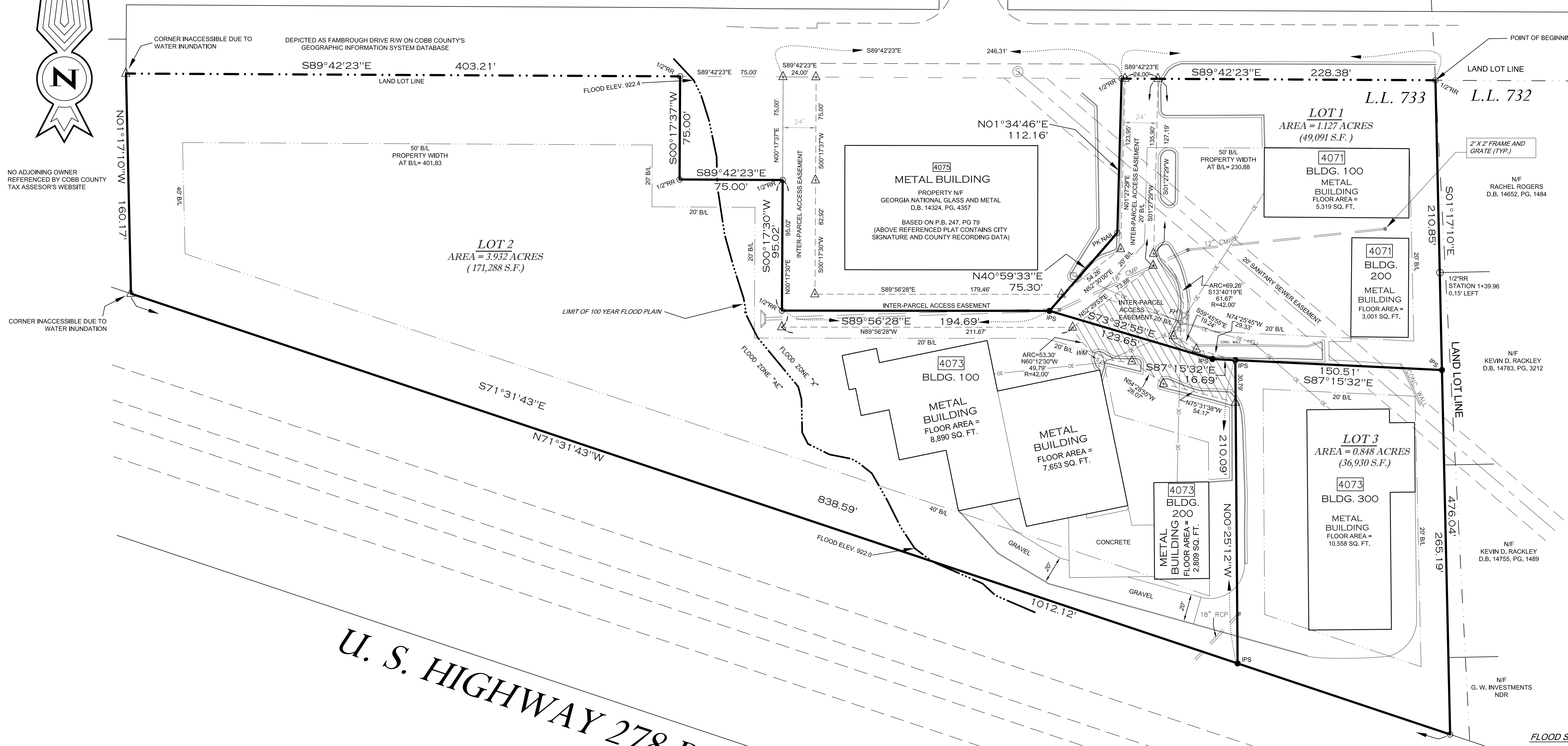
L.L. 675

SPRING INDUSTRIAL DRIVE
 50' R/W



NO ADJOINING OWNER REFERENCED BY COBB COUNTY TAX ASSESSOR'S WEBSITE

CORNER INACCESSIBLE DUE TO WATER INUNDATION



PREPARED FOR
3D MACHINE

PLAT TO ACCOMPANY
 VARIANCE APPLICATION

THE CRUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 LAND SURVEYING
 2987 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30066
 PHONE: 770-426-1111
 FAX: 770-426-1112
 WWW.CRUSSELLE.COM

DATE	DESCRIPTION
PROJ. NO. C03805	REVISION
FILE: C03805 2-14-15.DWG	
FIELD SURVEY DATE: 10/10/2012	
PLAT DATE: 5/22/13	SCALE: 1" = 40'
	SHEET 1 OF 1 SHEETS

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0205H
 EFFECTIVE DATE: MARCH 4, 2013
 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X" & "AE"
 "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 "AE" = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD



TECHNICAL DATA

TRAVERSE PRECISION: 1/219,358
 ANGLE ERROR: 4 SEC. PER ANG.
 SURVEY ADJUSTMENT: LEAST SQUARES
 EQUIPMENT: TOPCON GPT-3005
 PLAT PRECISION: 1/623,344
 (ALL DISTANCES ARE GROUND DISTANCES)



U. S. HIGHWAY 278 BYPASS STATE ROUTE 6
 170' R/W

- LEGEND**
- CORNER MONUMENTATION:
 - = IPS = 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
 - OTW = OPEN TOP WATER PIPE
 - CTP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDINGLINE
 - 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 = —SS—SS—SS—SS—
 - NF = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE
 - NFAB = NAIL FOUND AT BASE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - R/W MON. = CONCRETE RIGHT OF WAY MONUMENT