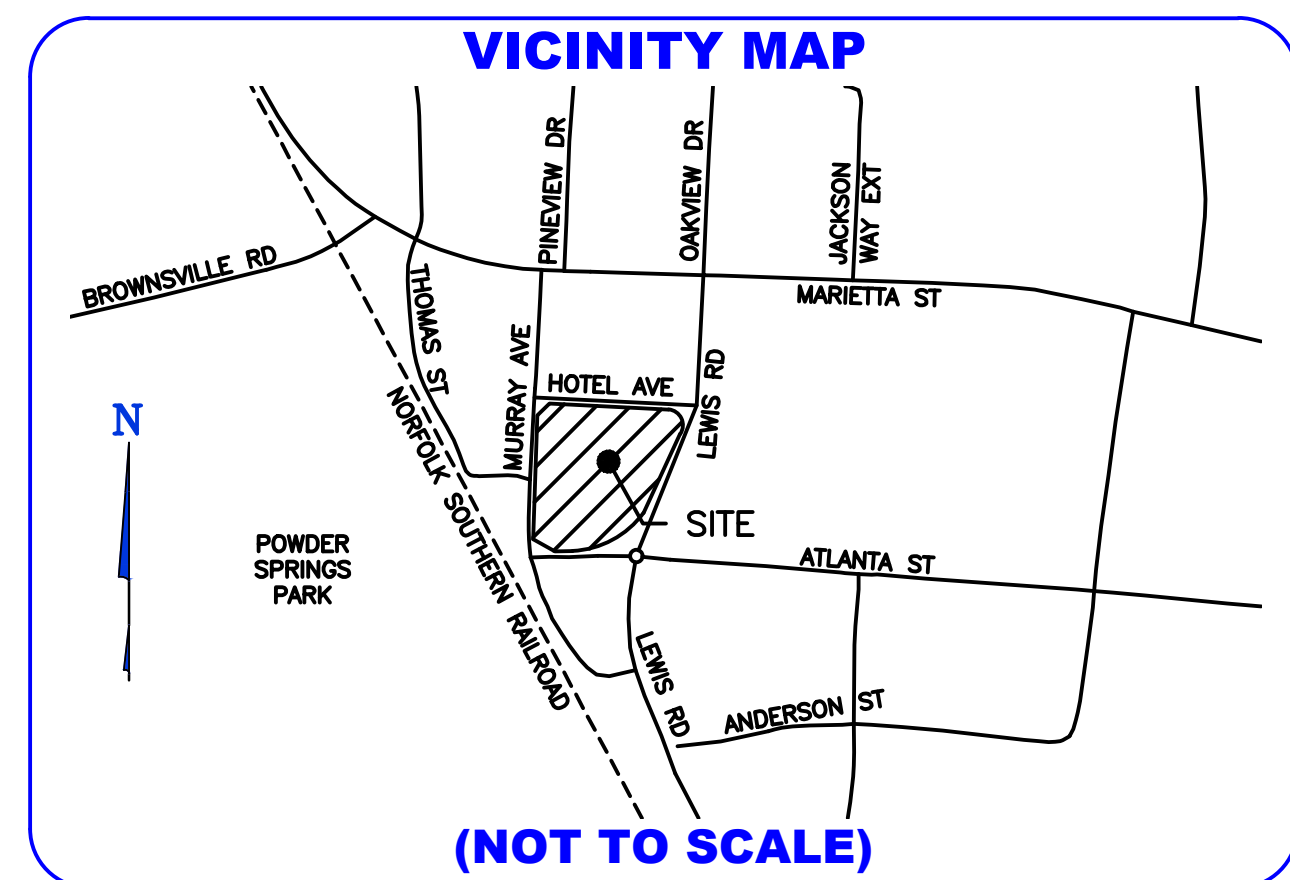
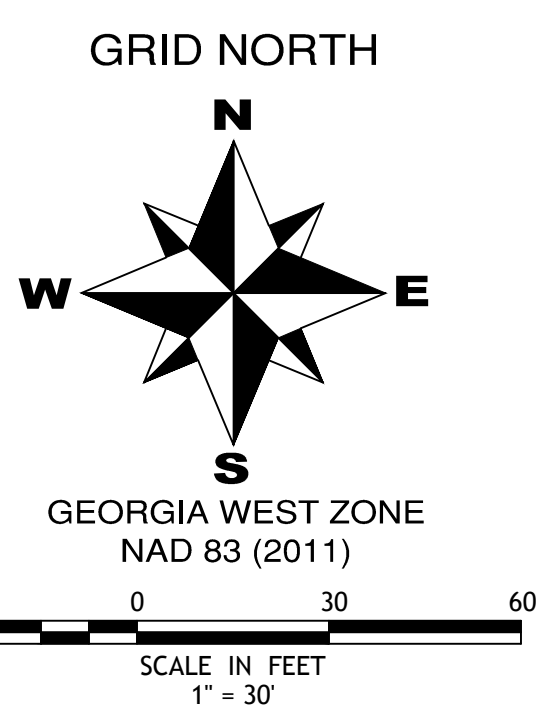
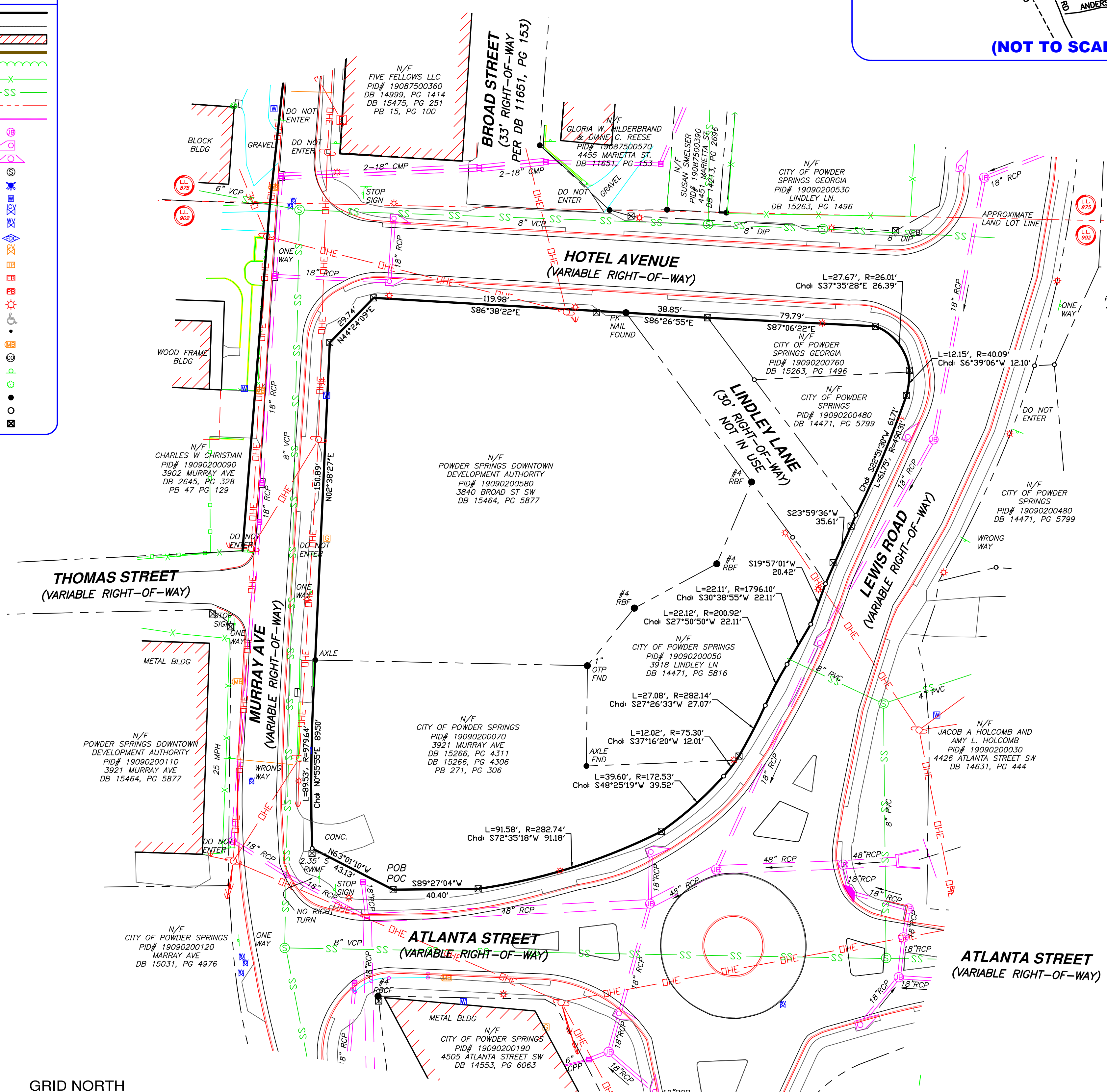


LEGEND

- BOUNDARY
ADJ. BOUNDARY
BUILDING
WALL
WOODS LINE
FENCE
SAN. SEWER LINE
LAND LOT LINE
STORM SEWER LINE
JUNCTION BOX
SINGLE WING C.B.
DOUBLE WING C.B.
SAN. SEWER MANHOLE
FIRE HYDRANT
WATER METER
IRRIG. CONTROL VALVE
WATER VALVE
FIRE DEPT. CONNECTION
GAS VALVE
TELE. PEDESTAL
ELECTRIC METER
POWER BOX
LIGHT POLE
H/C PARKING
BOLLARD
MAIL BOX
CLEAN OUT
SIGN
TREE
REBAR FOUND
IRON PIN SET (IPS)
R/W MONUMENT FOUND



(NOT TO SCALE)



OWNER'S 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...

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

CERTIFICATE OF FINAL APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO THE 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 DEVELOPMENT DATE

SURVEYOR'S NOTES

- 1. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.
2. THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067C0181H, EFFECTIVE DATE MARCH 4, 2013, FOR COBB COUNTY, GEORGIA AND INCORPORATED AREAS, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A.
5. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE RB MODEL 3 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS NOW REAL TIME NETWORK OPERATED BY TRIMBLE INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.
6. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON JUNE 20, 2018. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE SS TOTAL STATION, AND TRIMBLE TSC3 DATA COLLECTOR. LINEAR PRECISION OF TRAVERSE: 1/48,502; ANGULAR ERROR: 2.4" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/600,000+. MATTERS OF TITLE EXCEPTED.
7. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.
8. PORTIONS OF THE REFERENCED PROPERTIES APPEAR TO LIE WITHIN THE HISTORIC BOUNDARY OF THE CITY OF POWDER SPRINGS.

PLAT PURPOSE

THE PURPOSE OF THE COMBINATION PLAT IS TO COMBINE THE FOLLOWING (IN FULL OR PART) PARCELS INTO A SINGLE PARCELL:
-N/F CITY OF POWDER SPRINGS-PID# 19090200070-15,414 SQUARE FEET/0.35 ACRES, MORE OR LESS
-N/F POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY-PID# 19090200580-28,979 SQUARE FEET/0.66 ACRES, MORE OR LESS
-N/F CITY OF POWDER SPRINGS-PID# 19090200760-2,028 SQUARE FEET/0.05 ACRES, MORE OR LESS
-N/F CITY OF POWDER SPRINGS, TRACT 1-PID# 19090200480-2,596 SQUARE FEET/0.06 ACRES, MORE OR LESS
-N/F CITY OF POWDER SPRINGS-PID# 19090200050-8,638 SQUARE FEET/0.20 ACRES, MORE OR LESS
-AND A PORTION OF LINDLEY LANE (NOT IN USE) 30' RIGHT OF WAY-4,156 SQUARE FEET/0.10 ACRES, MORE OR LESS
TOTAL AREA OF SAID PARCELS AND RIGHT OF WAY IS 61,811 SQ.FT./1.42 ACRES

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 EVIDENCE 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.

Donaloy Hutchins 07/16/2018
NAME DATE
GEORGIA PLS. NO. 2011
CERTIFICATE OF AUTHORIZATION NO. LSF000878



COMBINATION PLAT FOR:
CITY OF POWDER SPRINGS
LAND LOT 902 OF THE 19TH DISTRICT
OF THE 2ND DISTRICT
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA



Table with 2 columns: Field, Value. Project No. 1568.09, Field Surveyed: 06/20/18, Drawn By: AA, Checked By: DH, Date of Plat: 07/16/18, Scale: 1" = 30'

Table with 3 columns: No., REVISION, Date. Empty rows for revision tracking.

SHEET NO.
1
OF
1