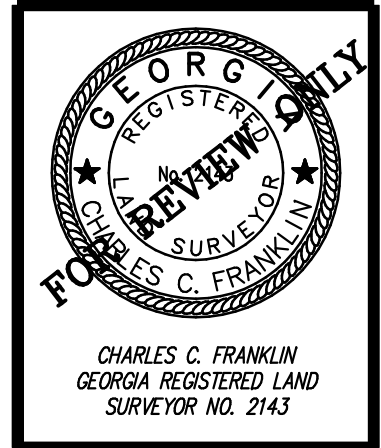


AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMP, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH 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

CHARLES C. FRANKLIN, R.L.S. No. 2143 DATE



BUILDING SETBACK REQUIREMENTS:

FRONT - 20 FEET
 REAR - 25 FEET
 SIDE - 0 FEET
 MIN. 20' BETWEEN BUILDINGS

FLOOD INFORMATION

THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR SFHA ZONE AE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0088 G, COMMUNITY NO. 130056, MAP DATED, DEC. 16, 2008

RESERVED FOR SUPERIOR COURT CLERK
GRAPHIC SCALE



(IN FEET)
 1 inch = 40' ft.

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 plat is based has a closure precision of one foot in 23,759 feet, and an angular error of 2 sec. per angle point, and was adjusted using the compass rule.

This plat has been calculated for closure and is found to be accurate within one foot in 321,400 feet.

By (name): _____
 Registered Georgia Land Surveyor No. 2143

Date: _____

OWNER'S CERTIFICATION 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 all streets and rights-of-way, water mains and sewer lines 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 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 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 be bound by virtue of these presents.

Owner's name: _____

Owner's address: 1170 Peachtree Road, NE, Suite 1150
 Atlanta, Ga. 30309

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: _____

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: _____

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to 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.

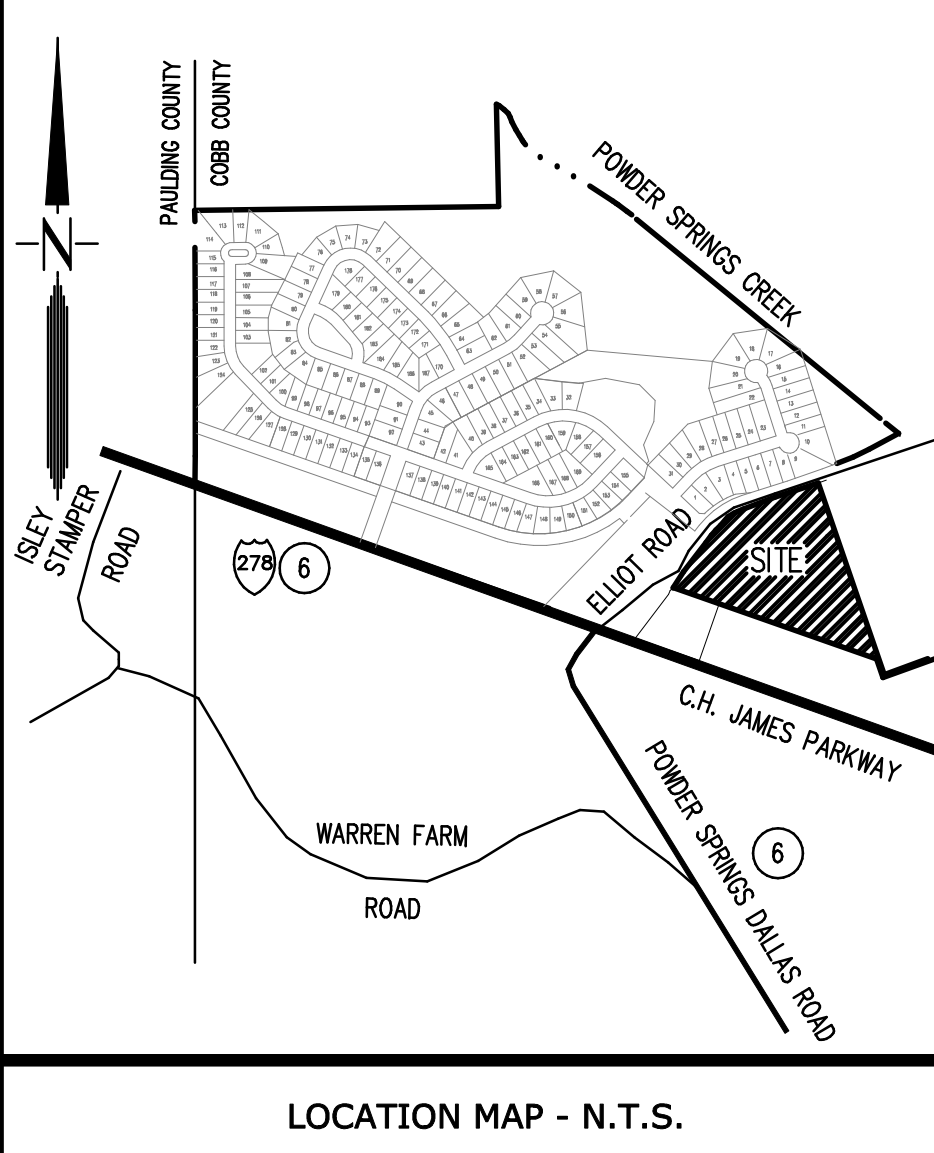
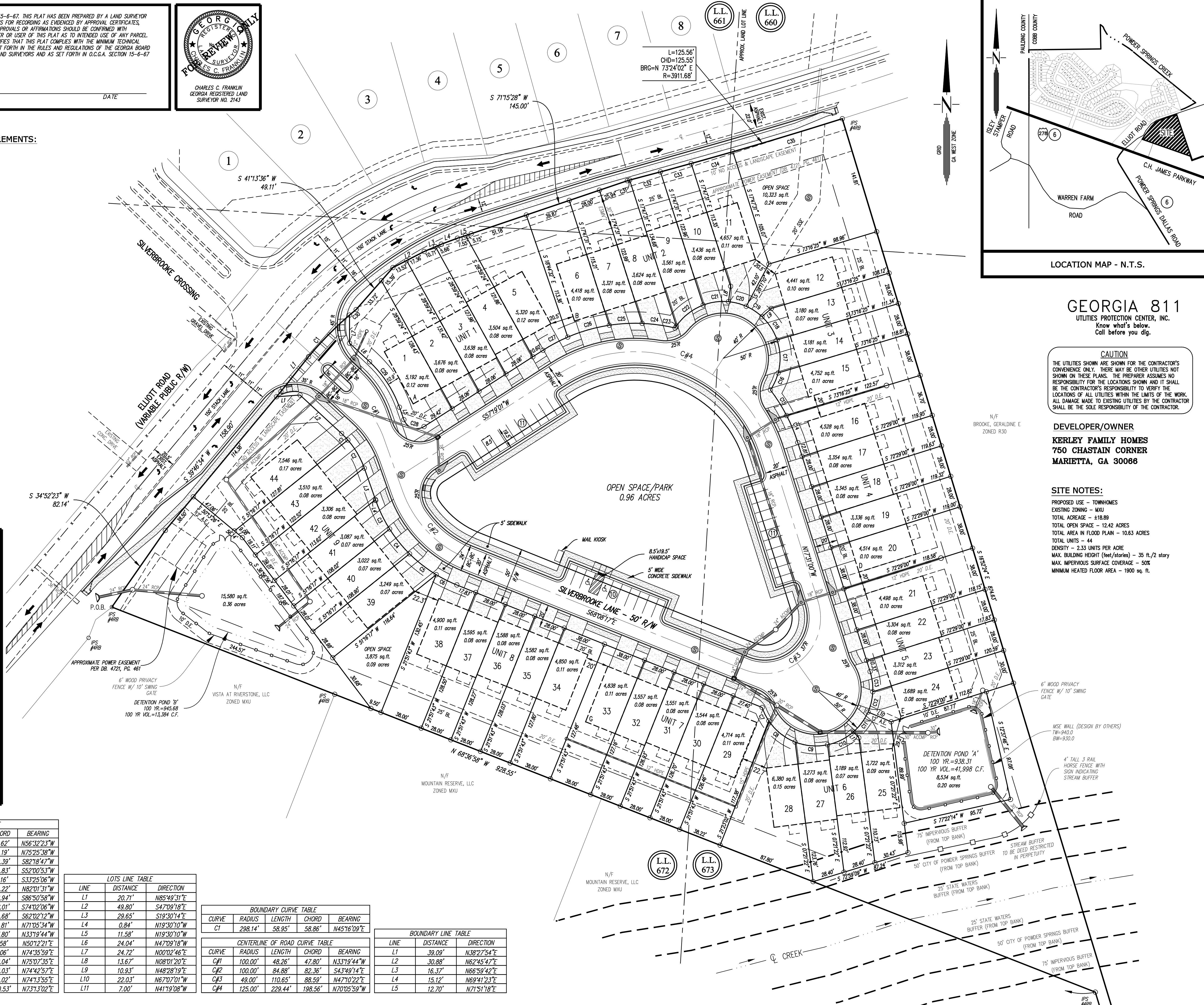
LOTS CURVE TABLE				LOTS CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	76.00'	7.94'	7.93'	S44°09'47"E	C19	50.00'	16.70'	16.62'	N56°32'23"W
C2	76.00'	28.46'	28.30'	S30°26'34"E	C20	50.00'	16.27'	16.19'	N75°25'38"W
C3	125.00'	27.96'	27.90'	S25°54'38"E	C21	50.00'	22.59'	22.39'	S82°18'47"W
C4	125.00'	28.06'	28.00'	S38°44'55"E	C22	50.00'	30.30'	29.83'	S52°00'53"W
C5	125.00'	29.83'	29.76'	S52°01'00"E	C23	50.00'	2.16'	2.16'	S33°25'06"W
C6	125.00'	20.26'	20.23'	S63°28'45"E	C24	150.00'	29.27'	29.22'	N82°01'31"W
C7	50.00'	13.21'	13.18'	S26°24'01"E	C25	150.00'	28.98'	28.94'	S86°50'58"W
C8	50.00'	30.10'	28.65'	S51°13'07"E	C26	150.00'	38.11'	38.01'	S74°02'06"W
C9	50.00'	29.06'	28.65'	S85°06'54"E	C27	150.00'	24.71'	24.68'	S62°02'12"W
C10	50.00'	25.79'	25.51'	N63°27'30"E	C28	12.00'	21.61'	18.81'	N71°05'34"W
C11	50.00'	21.76'	21.59'	N36°13'14"E	C29	100.00'	48.26'	47.80'	N33°19'44"W
C12	50.00'	18.39'	18.29'	N13°12'08"E	C30	298.14'	7.58'	7.58'	N50°12'21"E
C13	50.00'	18.03'	17.93'	N07°39'36"W	C31	40.23'	2.06'	2.06'	N74°35'59"E
C14	150.00'	25.70'	25.67'	N22°25'30"W	C32	3911.68'	28.04'	28.04'	N75°07'35"E
C15	150.00'	26.61'	26.58'	N32°24'56"W	C33	3911.68'	28.03'	28.03'	N74°42'57"E
C16	50.00'	16.56'	16.48'	N24°24'02"E	C34	3911.68'	38.02'	38.02'	N74°13'55"E
C17	50.00'	29.38'	28.96'	N01°55'13"W	C35	3911.68'	100.53'	100.53'	N73°13'02"E
C18	50.00'	24.62'	24.38'	N32°51'48"W					

LOTS LINE TABLE			
LINE	DISTANCE	DIRECTION	
L1	20.71'	N85°49'31"E	
L2	49.80'	S47°09'18"E	
L3	29.65'	S19°30'14"E	
L4	0.84'	N19°30'10"W	
L5	11.58'	N19°30'10"W	
L6	24.04'	N47°09'18"W	
L7	24.72'	N00°02'46"E	
L8	13.67'	N08°01'20"E	
L9	10.93'	N48°28'19"E	
L10	22.03'	N67°07'01"W	
L11	7.00'	N41°19'08"W	

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	298.14'	58.95'	58.86'	N45°16'09"E

CENTERLINE OF ROAD CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C#1	100.00'	48.26'	47.80'	N33°19'44"W
C#2	100.00'	84.88'	82.36'	S43°49'14"E
C#3	49.00'	110.65'	88.59'	N47°10'22"E
C#4	125.00'	229.44'	198.56'	N70°25'59"W

BOUNDARY LINE TABLE			
LINE	DISTANCE	DIRECTION	
L1	39.09'	N38°27'54"E	
L2	30.88'	N62°45'47"E	
L3	16.37'	N66°59'42"E	
L4	15.12'	N69°41'23"E	
L5	12.70'	N71°51'18"E	



GEORGIA 811
 UTILITIES PROTECTION CENTER, INC.
 Know what's below.
 Call before you dig.

CAUTION
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DEVELOPER/OWNER
KERLEY FAMILY HOMES
 750 CHASTAIN CORNER
 MARIETTA, GA 30086

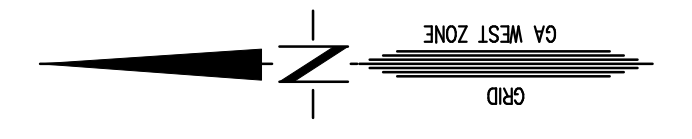
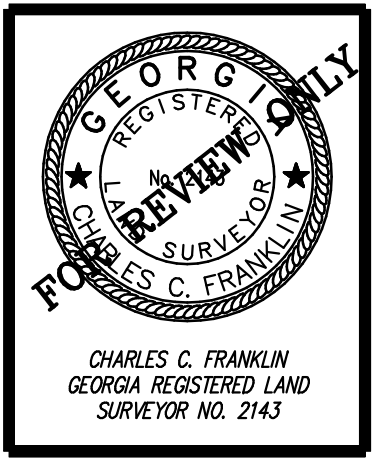
SITE NOTES:
 PROPOSED USE - TOWNHOMES
 EXISTING ZONING - MXU
 TOTAL ACREAGE - ±18.89
 TOTAL OPEN SPACE - 12.42 ACRES
 TOTAL AREA IN FLOOD PLAN - 10.63 ACRES
 TOTAL UNITS - 44
 DENSITY - 2.33 UNITS PER ACRE
 MAX. BUILDING HEIGHT (feet/stories) - 35 ft./2 story
 MAX. IMPERVIOUS SURFACE COVERAGE - 50%
 MINIMUM HEATED FLOOR AREA - 1900 sq. ft.

genterline
 Surveying and Land Planning, Inc.
 1501 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2889

VILLAGE AT WEST COBB
 LAND LOT 660, 661, 672 & 673, 19TH DISTRICT, 2ND SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION

DRAWN BY: JWB
 CHECKED BY: MSF
 DATE: 5-24-18
 SCALE: 1" = 40'
 PROJECT NO.: 616029FP
 SHEET NO. 1 of 2



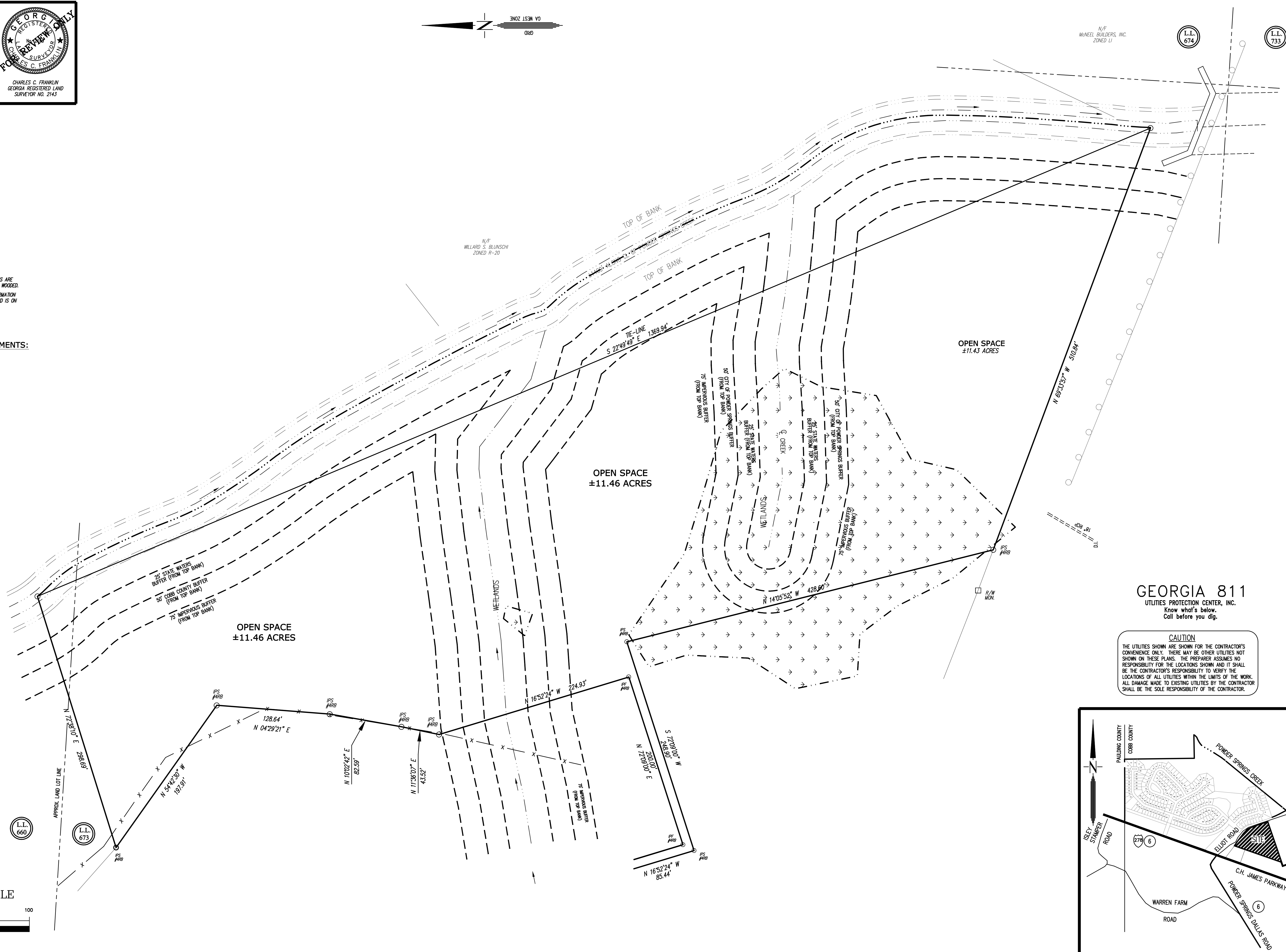
RESERVED FOR SUPERIOR COURT CLERK

SITE NOTES:
 PROPOSED USE - TOWNHOMES
 EXISTING ZONING - M20
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 MINIMUM HEATED FLOOR AREA - 1900 sq. ft.

THE SITE IS CURRENTLY UNDEVELOPED. NO STRUCTURES ARE LOCATED ON THE SITE. THE MAJORITY OF THE SITE IS WOODED.
 TOPOGRAPHIC INFORMATION BASED FIELD VERIFIED INFORMATION IN CONJUNCTION WITH COBB COUNTY GIS TOPO TILE AND IS ON MEAN SEA LEVEL DATUM (NAVD 83).
 BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY CENTERLINE SURVEYING SYSTEMS, INC.

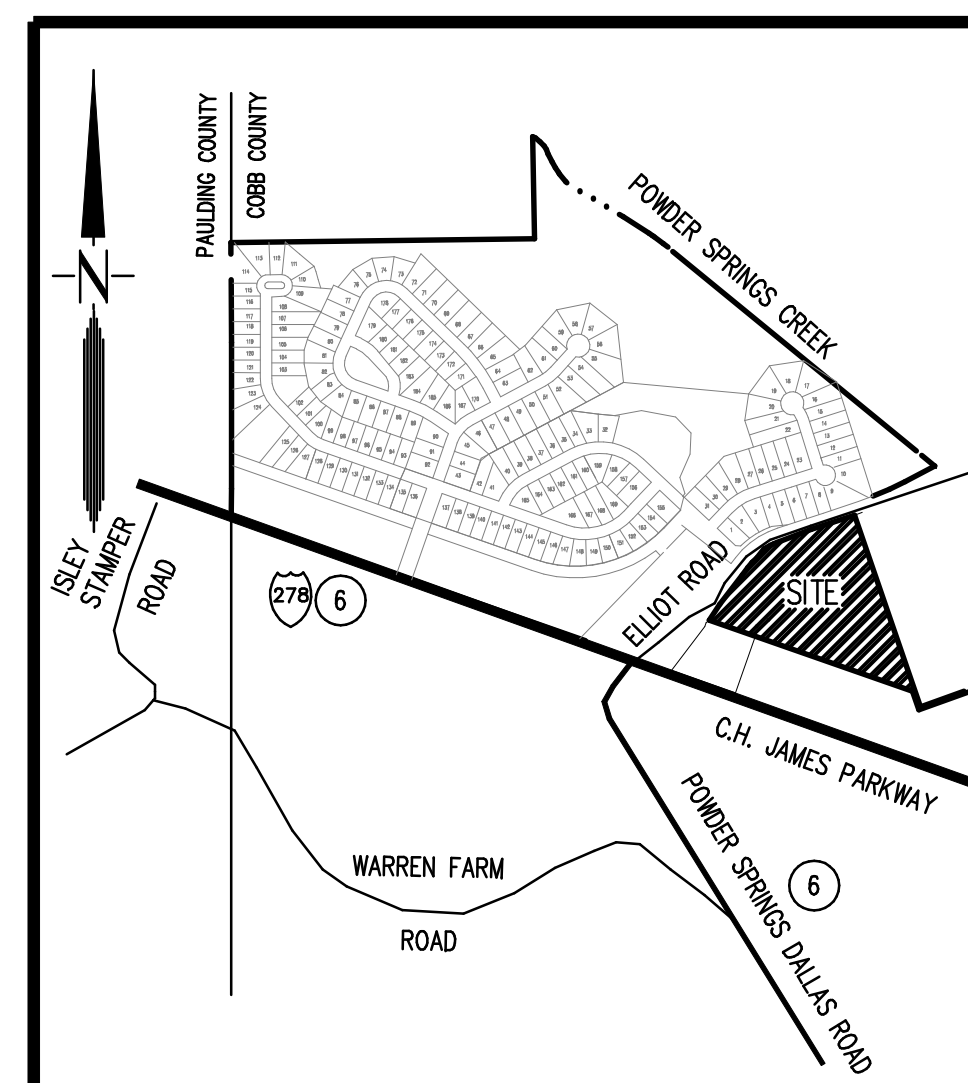
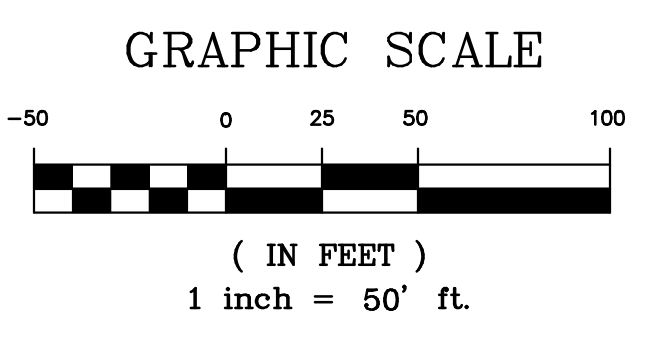
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 FRONT - 20 FEET
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 MIN. 20' BETWEEN BUILDINGS

FLOOD INFORMATION
 THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR SFHA ZONE AS ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0088 G, COMMUNITY NO. 130056, MAP DATED: DEC. 16, 2008



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Centerline
 Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2389

FINAL PLAT FOR:
SILVERBROOK UNIT V
 LAND LOT 660, 661, 672 & 673, 19TH DISTRICT, 2nd SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION

DRAWN BY: JWB
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