

STEPHANIE HARRIS

LOCATED IN LAND LOT 604, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
CITY OF POWDER SPRINGS

4614 STONEWATER DRIVE

SURVEY REFERENCES

1. DEED IN FAVOR OF STEPHANIE HARRIS
RECORDED IN DEED BOOK 15228, PAGE 1818
2. FINAL PLAT OF LOST MOUNTAIN LAKES TWO,
PREPARED BY CRAWFORD & ASSOCIATES, INC.
LAST REVISED 1-25-02, RECORDED IN PLAT BOOK 202, PAGE 57

TECHNICAL DATA

TRAVERSE PRECISION: 1/ 26,182
ANGLE ERROR: 3 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/ 719,565

TOTAL AREA = 0.350 ACRES
15,226 SQ. FT.



REVISIONS

DATE	DESCRIPTION
03/11/2020	REVISE PROPOSED GARAGE DIMENSIONS
12/02/2024	REMOVE PROP. GARAGE AND ADD PROP. DRIVEWAY



PROJ. NO. CO6822 FILE: CO6822.DWG
FIELD SURVEY DATE: 10/31/18
PLAT DATE: 11/07/18 SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION FOR THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 THE O.C.G.A SECTION 15-6-67.

Benjamin W. Crusselle / 11/07/18
BENJAMIN W. CRUSSELLE RLS. 2841 DATE

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0089G
EFFECTIVE DATE: DECEMBER 16, 2008
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEY NOTES:

THERE IS A 25' NON-DISTURBANCE BUFFER(WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER(TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYORS BEST INTERPRETATION AND SHOULD BE RELIED UPON ONLY AFTER AFFIRMATION BY THE CITY OF POWDER SPRINGS ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

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

OTP = OPEN TOP WATER PIPE

CTP = CRIMPED TOP WATER PIPE

PP = POWER POLE

C/L = CENTERLINE

B/L = 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—

N/F = 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

BOC = BACK OF CURB