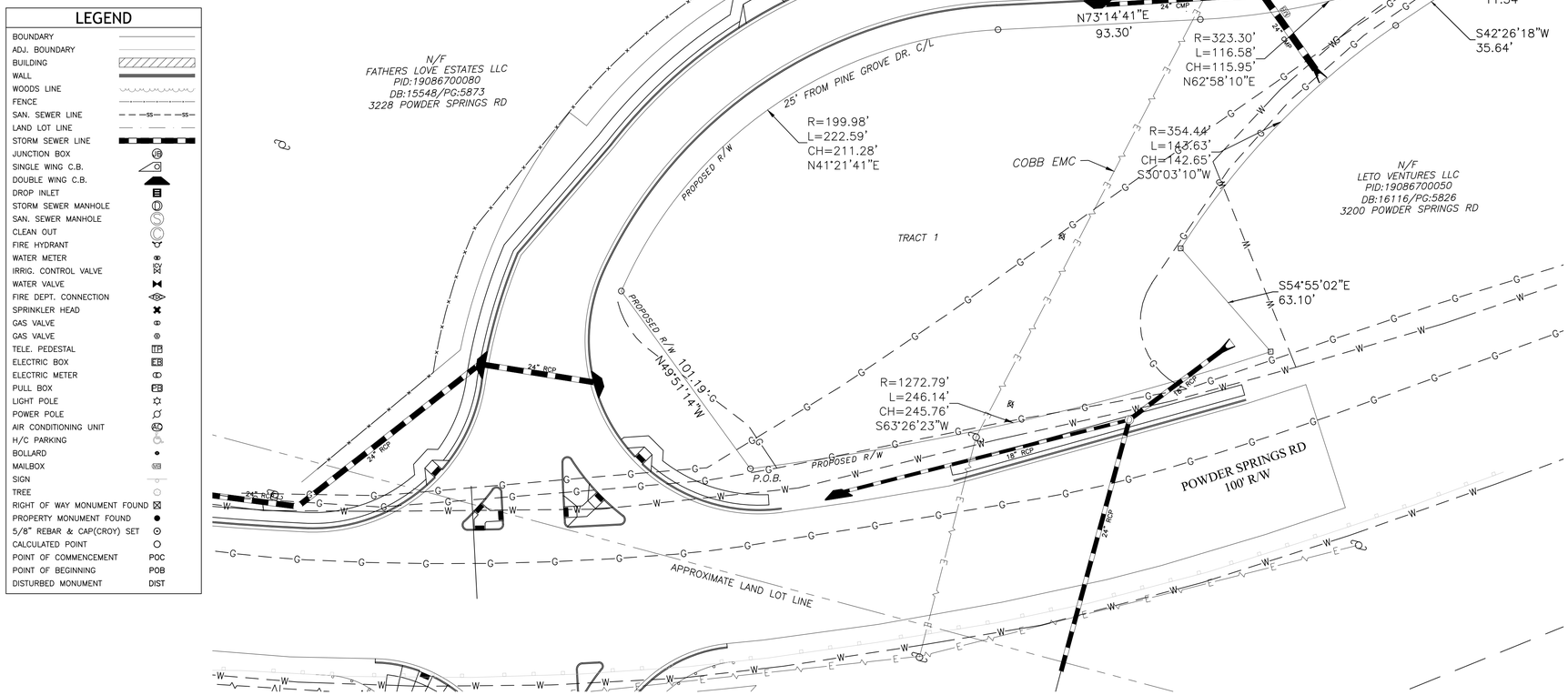
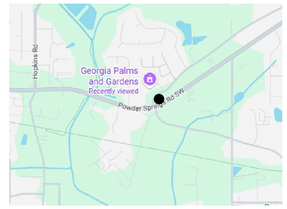


VICINITY MAP



(NOT TO SCALE)

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.	
DROP INLET	
STORM SEWER MANHOLE	
SAN. SEWER MANHOLE	
CLEAN OUT	
FIRE HYDRANT	
WATER METER	
IRRIG. CONTROL VALVE	
WATER VALVE	
FIRE DEPT. CONNECTION	
SPRINKLER HEAD	
GAS VALVE	
GAS VALVE	
TELE. PEDESTAL	
ELECTRIC BOX	
ELECTRIC METER	
PULL BOX	
LIGHT POLE	
POWER POLE	
AIR CONDITIONING UNIT	
H/C PARKING	
BOLLARD	
MAILBOX	
SIGN	
TREE	
RIGHT OF WAY MONUMENT FOUND	
PROPERTY MONUMENT FOUND	
5/8" REBAR & CAP(CROY) SET	
CALCULATED POINT	
POINT OF COMMENCEMENT	POC
POINT OF BEGINNING	POB
DISTURBED MONUMENT	DIST

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. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 09/29/2020. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A JAVAD BASE AND ROVER, POST PROCESSED THROUGH JAVAD'S PROPRIETARY DPOS SYSTEM, WITH BOTH GNSS AND DOD SATELLITES BEING IMPLEMENTED IN THE RTK AND POST PROCESS SOLUTIONS. THE POSITIONAL TOLERANCE MEETS OR EXCEEDS 0.048 FT + 50 PPM AT THE 95 PERCENT CONFIDENCE LEVEL. IMPROVEMENTS LOCATED WITH A TRIMBLE S6 TOTAL STATION WERE BASED ON THE SAME DATUM AS THE JAVAD BASE AND ROVER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,764 FEET; THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON THE ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING BEARINGS AND DISTANCES FROM THE FACE OF THE MAP AND IS NOT A GENERALIZATION. ALL LOTS OR PARCELS SHOWN ON THE MAP HAVE BEEN MAP CHECKED FOR CLOSURE AND AREA. FOR A SUBDIVISION PLAT OR MAP, A SURVEY THAT DEPICTS MORE THAN ONE TRACT, THE CLOSURE PRECISION STATED MAY BE THAT OF THE EXTERIOR LINES AND AN AVERAGE OF THE TRACTS.
5. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM – WEST ZONE NAD83 (U.S. FOOT) AS ESTABLISHED BY CROY–ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND – SURFACE MEASUREMENTS.
6. THIS TRACT DOES NOT FALL WITHIN ANY ESTABLISHED FEMA FLOOD PLAIN ZONE.

30 0 30 60 90
SCALE IN FEET

PROPERTY INFO

EXISTING ROW TO BE ABANDONED
TRACT 1 = 1.08 ACRES
OR 47,178 Sq. Ft.

REFERENCES

1. DEED BOOK 16004, PAGE 1152

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.

GA LSF # 000878

EXHIBIT FOR PINE GROVE AVE ABANDONMENT

LAND LOT(S) 3256
OF THE 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
#	#	#
#	#	#
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#	#	#
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#	#	#
#	#	#
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#	#	#

SHEET TITLE
EXHIBIT

FIELD SURVEYED	DATE OF PLAT
__/__/__	5/19/26
DRAWN BY	CHECKED BY
AWB	MJB
SCALE	ISSUE DATE
1"=30	########

PROJECT NUMBER
1476.007

DRAWING NUMBER

SHEET 1 OF 1

Plot Style: Survey.ctb, Plotted By: Andrew Brown on 05/20/2026 9:38 AM

Drawing Location: P:\Marietta\1476 City of Powder Springs\1476.007 2016 Flint Hill Rd\Survey\DWG\1476.07_RW Exhibits.dwg

P:\Marietta\1476 City of Powder Springs\1476.007 2016 Flint Hill Rd\Survey\DWG\1476.07 RW Exhibits.dwg 5/20/2026 9:38 AM USER: Andrew Brown