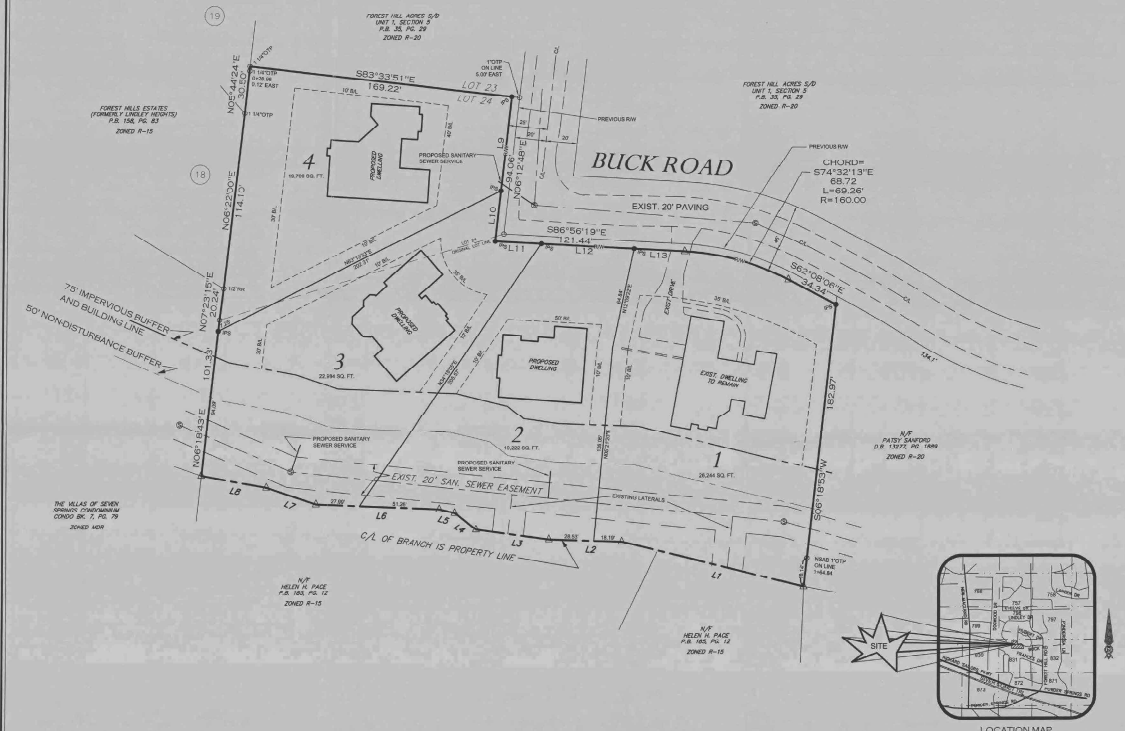
TOTAL AREA = 2.024 ACRES
(88,159 SQ. FT.)



LOCATION MAP
1"=2000'

CALLS ALONG BRANCH

LINE	DIRECTION	DISTANCE
L1	N76°09'56"W	119.29'
L2	N88°16'50"W	46.72'
L3	N82°16'04"W	47.12'
L4	N52°04'13"W	17.46'
L5	N76°19'56"W	10.06'
L6	N87°49'35"W	79.25'
L7	N71°23'34"W	33.68'
L8	N79°39'09"W	41.96'

LOT LINE TABLE

LINE	LENGTH	BEARING
L9	61.76'	S06°12'48"W
L10	32.79'	S06°12'48"W
L11	29.64'	S86°56'19"E
L12	69.63'	S86°56'19"E
L13	32.17'	S86°56'19"E

LEGEND
CORNER MONUMENTATION:
● 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
LLL = LAND LOT LINE = — · — · —
WATER MAINS = —W— W —W—
OVERHEAD POWER LINES = —P— P —P—
GAS MAIN = —G— G —G—
SANITARY SEWER MAIN = —SS— SS —SS—
N/F = NOW OR FORMERLY
LIHOLD ST = NSAB = NAIL SET AT BASE

OWNERS CERTIFICATE

STATE OF GEORGIA
COUNTY OF COBB

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH WERE MADE IN ACCORDANCE WITH REQUIREMENTS AND STANDARDS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE.

OWNERS NAME: ANTOINETTE P. THOMAS
OWNERS ADDRESS: 3937 Buck Rd. Powder Spgs, GA. 30127
OWNERS SIGNATURE: Antoinette P. Thomas DATE: 9-21-05
ANTOINETTE P. THOMAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED AND AS-BUILT SURVEYS ARE NOT REQUIRED DUE TO NO NEW CONSTRUCTION, THE UNDERSIGNED ACTING UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT ALONG WITH THE ACCOMPANYING DEEDS OF DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN HEREON, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR TWO YEARS FROM THE DATE OF THIS APPROVAL. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ACCEPTANCE BY THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS IN THE AMOUNT OF 1,456 TO INSURE THE COMPLETION AND MAINTENANCE OF ALL STREETS AND DRAINAGE FACILITIES APPURTENANT THERETO SUBJECT TO:
DIRECTOR OF ROAD WORKS DATE 9/21/05

SURVEYORS CERTIFICATION

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; ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,577 FEET, AND AN ANGULAR ERROR OF 3 SEC PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GTS-303

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 226,000 FEET.
BY: Ronnie W. Russell
REGISTERED GEORGIA LAND SURVEYOR NO. 2841
ADDRESS: 2981 POWDER SPRINGS ROAD, MARIETTA, GA. 30064
TELEPHONE NUMBER: 770-943-9903
DATE: 09/19/05

NOTES

WHERE SANITARY SEWER OR STORM DRAINAGE EASEMENTS ARE SHOWN WITHIN A LOT, THE LOCATION OF THE EASEMENT IS CENTERED ON THE ACTUAL LOCATION OF THE STRUCTURES RELATIVE TO THE PARTICULAR EASEMENT. STORM DRAINAGE EASEMENTS (D.E.) AND SANITARY SEWER EASEMENTS (S.S.E.) ARE 20 FEET WIDE.

AN EASEMENT OF 5 FEET IS RESERVED ALONG THE SIDE LINES OF ALL LOTS AND 10 FEET ON REAR OR SIDE LINES THAT BORDER THE OUTSIDE BOUNDARY FOR THE PURPOSE OF DRAINAGE DIVERSION AND RE-SURVEYING AND MORE MONUMENTATION.

1/2 REINFORCING RODS HAVE BEEN PLACED AT ALL LOT CORNERS.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED RETRETO DATED _____ WHICH HEREBY BECOMES PART OF THIS PLAT.

ZONING NOTES:

ZONED FROM R-20 TO R-15 JULY 18, 2005
MINIMUM LOT SIZE = 15,000 S.F.
SETBACKS:
FRONT: AS SHOWN ON PLAT
SIDE: 10
REAR: 30

NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS PLAT.

APPROVED STIPULATIONS:

AN ADDITIONAL 5' OF R/W TO BE DEDICATED TO THE CITY OF POWDER SPRINGS AS DEPICTED ON THIS PLAT.

CONSTRUCTION OF DWELLING STYLES AND FLOOR AREAS SHALL BE AS SHOWN IN THE ATTACHED RENDERINGS, EXCEPT THAT THE FLOOR AREA OF DWELLING SHOWN ON FLOOR PLAN LABELED LOT #2 MUST BE INCREASED TO A MINIMUM OF 1,700 SQUARE FEET.

BRICK, STONE OR COMBINATION, STUCCO ON THE FRONT AND SIDE FACADES AND HARDI-PLANK ON THE REAR FACADE.

FRONT & SIDE YARDS WILL BE SODDED AND LANDSCAPED.

APPLICANT MUST OBTAIN SUBDIVISION AND PRELIMINARY PLAT APPROVAL.

FILED IN OFFICE 9-22-05, RECORDED IN PLAT BOOK 240, PAGE 141
CAROL C. STEPHENSON
CLERK SUPERIOR COURT
COBB COUNTY, GEORGIA

TECHNICAL DATA

TRAVERSE PRECISION: 1/ 46,577
ANGLE ERROR: 6 SEC/ANG
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-303
PLAT PRECISION: 1/ 223,674

GEORGIA REGISTERED No. 2841 LAND SURVEYOR RONNIE W. RUSSELL

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 130052 0008 C, WHICH BEARS AN EFFECTIVE DATE: APRIL 17, 1984. THIS MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY. TO LIE IN ZONE "C" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

GRAPHIC SCALE
30 0 30 60

OWNER/DEVELOPER
ANTOINETTE P. THOMAS
3937 BUCK ROAD
POWDER SPRINGS, GEORGIA 30127
(770) 943-0903

PROPERTY OF
ANTOINETTE P. THOMAS
LOCATED IN LAND LOT 831, 19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
A PORTION OF THIS PROPERTY IS SUBJECT TO A FOREST HILL ACRES SUBDIVISION RESTRICTIVE COVENANT

FINAL PLAT

THE RUSSELL COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
PH: (770) 943-9903
FAX: (770) 941-9904
E-MAIL: RONNIE@RUSSELLCO.COM

DATE	DESCRIPTION
9/19/05	PROJ. NO. 05088 FILE: 05088FINAL.DWG

FIELD WORK COMPLETED ON
PLAT DATE: 9/19/05

SCALE: 1" = 30'
SHEET 1 OF 1
05088

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