

EXEMPTION PLAT PURPOSE STATEMENT:

THE PURPOSE OF THIS LOT SPLIT PLAT IS TO:

- SUBDIVIDE THE PROPERTY OF #5592 POWDER SPRINGS DALLAS ROAD (TAX PARCEL # 19-07340-0060) INTO TWO TRACTS:
- TRACT 1- #5592 POWDER SPRINGS DALLAS ROAD (TAX PARCEL # 19-07340-0060)
- TRACT 2- #???? POWDER SPRINGS DALLAS ROAD (TAX PARCEL # ?)

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

LOCATION MAP 1" = 200'

OWNER'S ACKNOWLEDGEMENT

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. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY. AND FURTHER I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND KNOW THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, 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 DEFEND BY VIRTUE OF THESE PRESENTS.

OWNER: KENT P. AMBURN DATE

OWNER: KENT P. AMBURN DATE

OWNER: BLUE RIVER DEVELOPMENT DATE
REPRESENTATIVE:

AS REQUIRED BY SUBSECTION (9) OF O.G.C.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, 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.G.C.A. SECTION 15-6-67.



IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

"REGISTERED LAND SURVEYOR" "SURVEYOR NUMBER"

THE UNDERSIGNED, AS PUBLIC WORKS DIRECTOR OF THE CITY OF POWDER SPRINGS, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

"PUBLIC WORKS DIRECTOR" "DATE"

THE UNDERSIGNED, AS COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF POWDER SPRINGS, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

"COMMUNITY DEVELOPMENT DIRECTOR" "DATE"

SURVEYOR CONTACT:
DEAN OLSON
(770) 424-7168

DEVELOPER:
BLUE RIVER DEVELOPMENT
3810 WINDERMERE PARKWAY
SUITE 504
CUMMING, GA 30041
KELLEY@BLUERIVERDEVELOPMENT.COM
24 HOUR CONTACT:
KELLEY REILLY
(678) 618-2695

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

SCALE IN FEET

DRAWN BY: MAN
CHECKED BY: DCO
FILE: DALLAS EXMPT
FIELD DATE: 6/23/21
OFFICE DATE: 7/27/21
SCALE: 1"=60'



www.gaskinsurvey.com LSP# 789
Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698
Lawrenceville Office
558 Old Norcross Rd. Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1003
Newnan Office
4046 Ga. Hwy. 154, Ste. 109
Newnan, GA 30265
Phone: (770) 424-7168

EXEMPTION PLAT FOR:
BLUE RIVER DEVELOPMENT
#5592 POWDER SPRINGS DALLAS RD.

LOCATED IN L.L. 734
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.

LEGEND

| | |
|------|-----------------------------------|
| ⊕ | P.P. - POWER POLE |
| ⊕ | L.P. - LIGHT POLE |
| ⊕ | F.H. - FIRE HYDRANT |
| ⊕ | M.H. - SANITARY SEWER MANHOLE |
| ⊕ | W.M. - WATER METER |
| ⊕ | G.M. - GAS METER |
| ○ | RBS - REINFORCING BAR SET |
| ○ | RBF - REINFORCING BAR FOUND |
| ○ | CTF - CRIMP TOP PIPE FOUND |
| ○ | OTF - OPEN TOP PIPE FOUND |
| □ | R/W MON. - RIGHT-OF-WAY MONUMENT |
| x | TYPE OF FENCE |
| ○ | J.B. - JUNCTION BOX |
| ○ | D.I. - DROP INLET / YARD INLET |
| ○ | C.B. - CATCH BASIN |
| — | R.C.P. - REINFORCED CONCRETE PIPE |
| — | C.M.P. - CORRUGATED METAL PIPE |
| — | F.F.E. - FINISHED FLOOR ELEVATION |
| ○ | WATER VALVE |
| ○ | C.O. SEWER CLEAN OUT |
| ○ | TELEPHONE MANHOLE |
| — | OVERHEAD POWER LINES |
| — | HW - HEADWALL |
| □ | POWERBOX |
| 1234 | STREET ADDRESS |
| — | WATER LINE |
| — | UNDERGROUND TELEPHONE LINE |
| — | GAS LINE |
| — | UNDERGROUND ELECTRICAL LINE |

GPS NOTES:
1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.
THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130056, MAP NUMBER # 13067 C 0089 G DATED DECEMBER 16, 2008.
COMMUNITY NUMBER # 130056, MAP NUMBER # 13067 C 0177 G DATED DECEMBER 16, 2008.

SURVEY REFERENCES:
1.) SURVEY FOR STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION BY DONALDSON, GARRETT & ASSOCIATES DATED SEPTEMBER 1993, SHEET 12 OF 34.

CURRENT OWNER:
KENT P. AMBURN & KIMBERLY D. AMBURN
D.B. 12165, PG. 533

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/50,942". ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/705,727". MATTERS OF TITLE ARE EXCEPTED.

