



Variance Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



city of
powder springs

Variance Request Application Checklist

Applicant Information

Name **GCSA Macland, LLC**

Phone [REDACTED]

Mailing Address **475 Main Street Suite 132 Cartersville, GA 30121**

Email [REDACTED]

Application Checklist

The following information will be required:

1. Application
 2. Notice of Intent
 3. Applicant's Written Analysis
 4. Campaign Contribution Disclosure
 5. Owner's Authorization, if applicable.
 6. Legal Description and Survey Plat of the property
 7. Application Fee (summary of fees attached)
 8. Copy of the Deed that reflects the current owners name
 9. Vicinity Map outlining the parcel/s in relation to the surrounding area
 10. Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:
Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades
Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
 11. Sketch Plan/ Architectural Rendering, if applicable
 12. Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



city of
powder springs

Variance Request

Application Form

Applicant Information

Name **GCSA Macland, LLC**

Phone [REDACTED]

Mailing Address **475 Main Street Suite 132 Cartersville, GA 30121**

Email [REDACTED]

Variance Request Property Information

Address **3149 & 3189 New Macland Road**

Parcel ID / Lot# **19072500090, 19072500020, 19068200030**

Acreage **6.22 Acres**

Present Zoning **PUD-R**

Variance Request **Concord Oaks units 32-34 shift south 6 feet.**

Source of Water Supply **Cobb**

Source of Sewage Disposal **Cobb**

Additional Information, If Applicable

Elementary School and School's Capacity **Varner Elementary 824**

Middle School and School's Capacity **Tapp Middle 896**

High School and School's Capacity **McEachern High 2401**

Peak Hours Trips Generated **0**

Notary Attestation

Executed in Atlanta (City), GA (State).

[Signature]
Signature of Applicant

Angie Wiggins
Printed Name

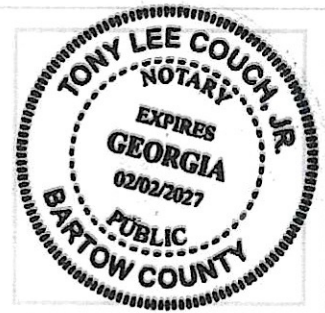
6/21/24
Date

Subscribed and sworn before me this _____ day of _____, 20__.

[Signature]
Signature of Notary Public

Lee Couch
Name of Notary Public

2/2/27
My Commission Expires



For Official Use Only

PZ # _____

Planning Commission Hearing _____

City Council Hearing _____

Withdrawal Date _____

Reason for Withdrawal _____



Variance Request

Notice of Intent

Applicant Information

Name **GCSA Macland, LLC**

Phone [REDACTED]

Mailing Address **475 Main Street Suite 132 Cartersville, GA 30121**

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

We would like to shift units 32-34 in the Concord Oaks development south 6 feet to allow the homeowner in lot 34 to have a side yard. This would be encroaching 6 feet into the 35' building line.

PART II. Please list all requested variances:

6 foot shift for units 32-34

Part III. Existing use of subject property:

Townhome

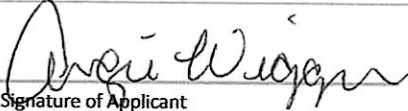
Part IV. Proposed use of subject property:

Townhome

Part V. Other Pertinent Information (List or attach additional information if needed):

Shifting these units will allow the homeowner in lot 34 to have a side yard.

Applicant Signature

Signature of Applicant  Printed Name **Angie Wiggins** Date **6/21/24**



city of
powder springs

Variance Request

Applicant's Written Analysis

Applicant Information

Name **GCSA Macland, LLC**

Phone [REDACTED]

Mailing Address **475 Main Street Suite 132 Cartersville, GA 30121**

Email [REDACTED]

Written Analysis

In details please address these Variance Criteria:

a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

This building as currently permitted will have no side yard.

b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

This would deprive the owner of unit 34 of a side yard.

c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located

Yes, that is correct.

d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.

Yes, that is correct.

e. The special circumstances are not the result of the actions of the applicant.

This is correct.

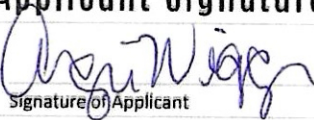
f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.

Yes, this is correct.

g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.

Yes, this is correct.

Applicant Signature



Signature of Applicant

Angie Wiggins

Printed Name

6/21/24

Date



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **GCSA Macland, LLC**

Applicant's Address **475 E Main St. STE 132, Cartersville, GA 30121**

Applicant's Attorney **N/A**

Attorney's Address

Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s)
 Corporation
 Partnership
 Limited Partnership
 Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

GCSA Macland, LLC

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift



Variance Request

Owner's Authorization Form

Owner's Authorization

Applicant Name Angie Wiggins	Applicant's Address 475 East Main Street Suite 132 Cartersville, GA 30121
Property Address 3149 & 3189 New Macland Road, Powder Springs, GA	Property PIN 19072500090, 19072500020, 19068200030

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

 Signature of Owner	Kendall B. King Printed Name	6/21/24 Date
State of <u>GA</u> , County of <u>Bartow</u> .		
This instrument was acknowledged before me this <u>21</u> day of <u>June</u> month.		
20 <u>24</u> , by <u>Lee Couch</u> name of signer. Identification Presented: <u>Drivers License</u> .		
 Signature of Notary Public	Lee Couch Name of Notary Public	2/2/27 My Commission Expires



_____ Signature of Owner	_____ Printed Name	_____ Date
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ name of signer. Identification Presented: _____.		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires



Affidavit of Public Notification

Public Notification Requirements

Per Article 13 and 14 of the City of [Powder Springs Unified Development Code](#), I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3149 & 3189 New Macland Road

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on July 3, 2024. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on July 3, 2024. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

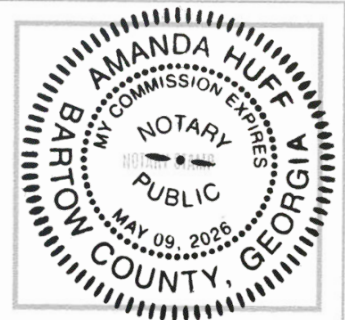
Notary Attestation

Executed in _____ (City), _____ (State).

Angie Wiggins Angie Wiggins 7/3/24
Signature of Applicant Printed Name Date

Subscribed and sworn before me this 3rd day of July month, 2024.

Amanda Huff Amanda Huff May 9, 2026
Signature of Notary Public Name of Notary Public My Commission Expires



Tax Parcel #19072500020; #19072500090

The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338

File #21-0448(b)

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE made as of the 13th day of September, in the year two thousand and twenty three, between

MONEY MANAGEMENT CONSULTANTS, INC.
a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

PLG, LLC
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described real property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 725 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference for a complete legal description (the "Property")

This conveyance is made subject to those matters shown on **Exhibit "B"** attached hereto.

Grantee, for itself and on behalf of its successors, successors-in-title and assigns, hereby acknowledges and agrees not to object to the presence or operation of the existing telecommunications tower located at 3215 New Macland Road (Parcel #19072500270).

All of the provisions contained in this Limited Warranty Deed shall be deemed covenants which touch and concern and run with the Property, and shall bind Grantee, and its successors, successors-in-title, and assigns.

TO HAVE AND TO HOLD the said bargained property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever IN FEE SIMPLE.

And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons, claiming by, through, or under said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Money Management Consultants, Inc. a Georgia corporation

[Handwritten signature]
Witness

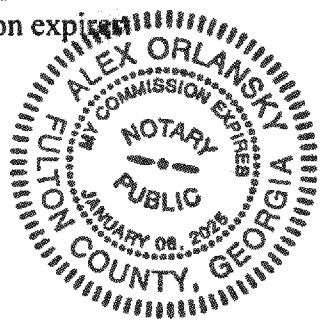
BY: *[Handwritten signature]* (SEAL)
Name: Ann M Goble
Title: President

[Handwritten signature]

Notary Public

My commission expires

[Notary Seal]



Signed, sealed and delivered
in the presence of:

GRANTEE:
PLG, LLC
a Georgia limited liability company

Mary J. Harding
Witness

BY: Kendall B. King (SEAL)
Name: Kendall B. King
Title: Director

[Signature]
Notary Public
My commission expires: 2/2/27
[Notary Seal]

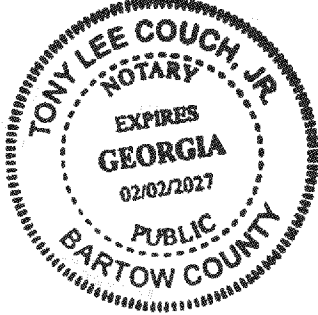


EXHIBIT "A"**TRACT ONE:**

All that tract or parcel of land lying in and being a portion of Land Lot 725, 19th District, 2nd Section, Cobb County, Georgia, being more fully and particularly described as follows:

To find the TRUE POINT OF BEGINNING begin at the intersection of the East right of way line of S.R. 176 (New Macland Road) (80 foot right of way) with the South right of way line of Weston Drive (50 foot right of way); thence Southerly along the said right of way line of S.R. 176 (New Macland Road) a distance of 1,147.49 feet to a corner on said right of way line and the TRUE POINT OF BEGINNING, thence North 86 degrees 25 minutes 33 seconds East a distance of 302.24 feet to a corner; thence South 24 degrees 40 minutes 07 seconds East a distance of 252.67 feet to a corner; thence South 82 degrees 17 minutes 07 seconds East a distance of 100.16 feet to a corner; thence North 55 degrees 05 minutes 06 seconds East a distance of 162.93 feet to a corner; thence South 01 degrees 36 minutes 50 seconds East a distance of 180.90 feet to a corner; thence South 69 degrees 24 minutes 40 seconds West a distance of 658.20 feet to a corner at the East right of way line of S.R. 176 (New Macland Road) thence North 03 degrees 02 minutes 41 seconds West along said right of way line a distance of 129.67 feet to a corner; thence North 86 degrees 36 minutes 59 seconds East a distance of 184.70 feet to a corner; thence North 03 degrees 24 minutes 20 seconds West a distance of 150.07 feet to a corner; thence South 86 degrees 35 minutes 38 seconds West a distance of 183.75 feet to a corner at the East right of way line of S.R. 176 (New Macland Road); thence North 03 degrees 02 minutes 41 seconds West along said right of way line a distance of 264.35 feet to a corner and the TRUE POINT OF BEGINNING. Said tract contains 4.36 acres, and is delineated on a plat of survey prepared by George W. Crusselle, L.S. #1373, for BRINKLEY D. SMITH AND GLENDA E. SMITH, dated March 17, 1995. Said plat, by reference is incorporated herein.

TRACT TWO:

All that tract or parcel of land lying and being in Land lot 725 of the 19th District, 2nd Section of Cobb County, Georgia, as shown upon a plat of survey made by Robert T. Weaver, Surveyor, dated May 16, 1964, which is recorded in Plat Book 28, Page 67, in the Office of the Clerk, Cobb Superior Court, more particularly described as follows:

BEGINNING at an iron pin on the east side of Macland Road (State Highway 176) 900 feet north of the centerline of Macedonia Road, as measured along the east side of Macland Road; from this iron pin running thence north 4 degrees 00 minutes west along the east side of the Macland Road right-of-way for a distance of 150 feet to an iron pin; thence running northerly 86 degrees 00 minutes 00 minutes east for a distance of 200 feet to an iron pin; thence running southerly 4 degrees 00 minutes east for a distance of 150 feet to an iron pin; thence running southerly 86 degrees 00 minutes west for a distance of 200 feet to the iron pin located on the east side of the right-of-way of Macland Road and the point of beginning.

LESS AND EXCEPT:

LESS AND EXCEPT property conveyed in Limited Warranty Deed by and between Money Management Consultants, LLC and MC New Macland Properties, LLC, a Georgia limited liability company, dated December 19, 2017, filed December 29, 2017, recorded in Deed Book 15504, page 4425, aforesaid records.

EXHIBIT "B"

1. Taxes and assessments for 2023 City of Powder Springs property taxes are liens not yet due and payable. Taxes and assessments for 2024 for Cobb County property taxes are not yet due and payable.
3. All matters shown on plat of survey for Property of Mrs. and Mrs. Brinkley D. Smith, recorded in Plat Book 28, Page 67, Cobb County Records.
4. Easement from Glen G. Brooks to Georgia Power Company dated October 26, 1982, filed February 14, 1983, recorded in Deed Book 2685, Page 385, aforesaid records.
5. Permit for Anchors, Guy Poles and Wires from Glen G. Brooks, Jr. to Georgia Power Company dated April 22, 1983, filed May 4, 1983, recorded in Deed Book 2747, Page 421, aforesaid records.
6. Easement Agreement between Money Management Consultants, LLC and MC New Macland Properties, LLC dated December 21, 2017, filed December 29, 2017, recorded in Deed Book 15504, Page 4429, aforesaid records and Affidavit filed April 25, 2018, recorded in Deed Book 15532, Page 5882, aforesaid records.

Tax Parcel #19072500020; #19072500090

Return to:
The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338
[REDACTED]
File #21-0448(b)

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made the 13th day of September, in the year two thousand and twenty-three, between

MONEY MANAGEMENT CONSULTANTS, INC.
a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

PLG, LLC
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in the following described real property, to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 725 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein for a complete legal description.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by and means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Money Management Consultants, Inc. a Georgia corporation

[Signature]
Witness

BY: [Signature] (SEAL)
Name: Ann M Goble
Title: president

[Signature]
Notary Public
My commission expires
[Notary Seal]

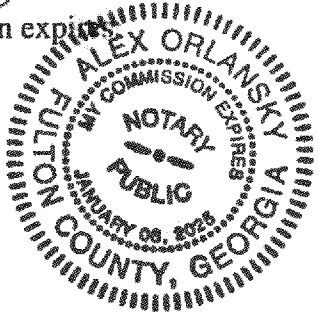


EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 725 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, being shown as Tract 1 (containing 4.24 acres), Tract 2 (containing 0.67 acres) and Tract 3 (containing 0.08 acres) (total of 4.99 acres) per that certain ALTA/NSPS Land Title Survey prepared by Gaskins & LeCraw, Inc., Jason A. Hopkins, Georgia RLS #3215, dated 08/21/2023, and being more particularly described as follows:

Beginning at a point at the intersection of the southerly right-of-way of Weston Drive (50' right-of-way) and the easterly right-of-way of New Macland Road (80' right-of-way); Thence running along said right-of-way of New Macland Road in a southerly direction 1147.46 feet to a #4 rebar found, said point being the POINT OF BEGINNING; and from said POINT OF BEGINNING and leaving said right-of-way North 87 degrees 32 minutes 18 seconds East 302.25 feet to a 1" angle iron found; Thence South 23 degrees 47 minutes 37 seconds East 252.30 feet to a 1" angle iron found; Thence South 81 degrees 14 minutes 55 seconds East 99.70 feet to a #4 rebar found; Thence North 56 degrees 06 minutes 01 seconds East 162.26 feet to a #4 rebar found; Thence South 00 degrees 40 minutes 20 seconds East 180.66 feet to a #4 rebar found; Thence South 70 degrees 26 minutes 24 seconds West 658.20 feet to a #4 rebar set on the easterly right-of-way of New Macland Road; Thence along said right-of-way the following courses and distances: North 01 degrees 38 minutes 10 seconds West 138.91 feet to a #4 rebar found; North 02 degrees 33 minutes 28 seconds West 149.95 feet to a #4 rebar found; North 01 degrees 50 minutes 56 seconds West 255.03 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

ALL THAT TRACT or parcel of land lying and being in Land Lot 725 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, Tract 3 containing 0.08 acres per that certain ALTA/NSPS Land Title Survey prepared by Gaskins & LeCraw, Inc., Jason A. Hopkins, Georgia RLS #3215, dated 08/21/2023, and being more particularly described as follows:

Beginning at a point at the intersection of the southerly right-of-way of Weston Drive (50' right-of-way) and the easterly right-of-way of new Macland Road (80' right-of-way); Thence running along said right-of-way of New Macland Road in a southerly direction 1691.35 feet to a #4 rebar set; Thence leaving said right-of-way North 69 degrees 35 minutes 31 seconds East 168.97 feet to a point; said point being the POINT OF BEGINNING; Thence North 19 degrees 33 minutes 36 seconds West 60.00 feet to a point; Thence North 70 degrees 26 minutes 24 seconds East 60.00 feet to a point; Thence South 19 degrees 33 minutes 36 seconds East 60.00 feet to a point; Thence South 70 degrees 26 minutes 24 seconds West 60.00 feet to a point, said point being the POINT OF BEGINNING.

TRACT CLOSURES:

- TRACT 1: 1/140,484
- TRACT 2: 1/300,461
- TRACT 3: 1/125,020

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.

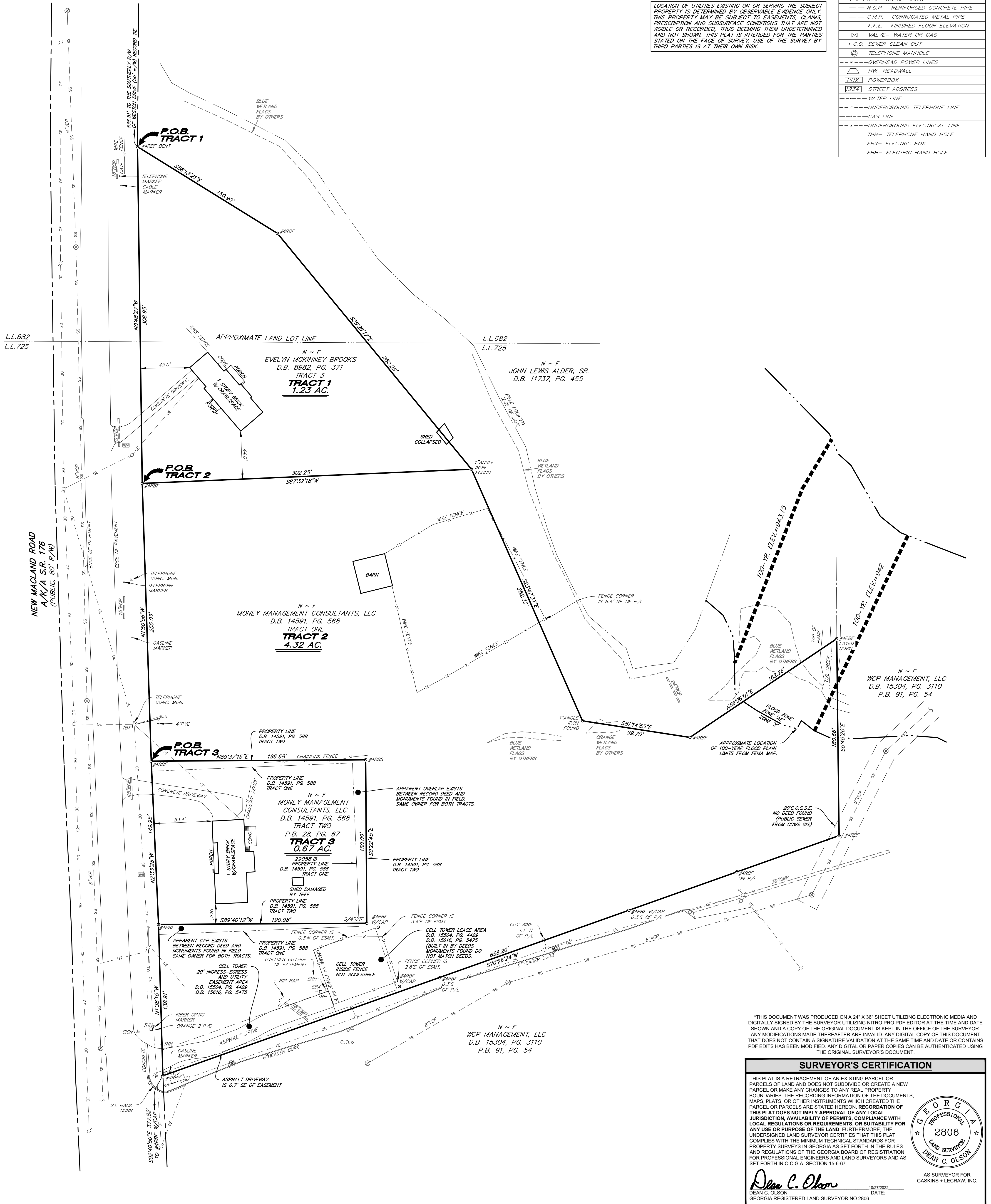
THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130026, MAP NUMBER # 13067 C 0093 H DATED MARCH 4, 2013.

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. THIS DRAWING 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.

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
	R.B.S. - REINFORCING BAR SET
	R.B.F. - REINFORCING BAR FOUND
	C.T.F. - CRIMP TOP PIPE FOUND
	O.T.F. - 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
	VALVE - WATER OR GAS
	C.O. SEWER CLEAN OUT
	TELEPHONE MANHOLE
	--- OVERHEAD POWER LINES
	HW - HEADWALL
	PBX - POWERBOX
	1234 - STREET ADDRESS
	--- WATER LINE
	--- UNDERGROUND TELEPHONE LINE
	--- GAS LINE
	--- UNDERGROUND ELECTRICAL LINE
	THH - TELEPHONE HAND HOLE
	EBX - ELECTRIC BOX
	EHH - ELECTRIC HAND HOLE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



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Dean C. Olson
DEAN C. OLSON
GEORGIA REGISTERED LAND SURVEYOR NO 2806

19/27/2022
DATE:

AS SURVEYOR FOR
GASKINS + LEPCRAW, INC.

1 OF 1

SURVEY INFO:

DRAWN BY: MAN
REVIEWED BY: DCO
FIELD DATE: 10-24-22
OFFICE DATE: 10-25-22
JOB #: NEW MACLAND BND

SCALE & NORTH ARROW:

0' 20' 40' 80'
SCALE: 1" = 40'

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

BOUNDARY RETRACEMENT SURVEY FOR:

EVERGREEN DEVELOPMENT AND REAL ESTATE SERVICES
475 EAST MAIN STREET, SUITE 132
CARTERSVILLE, GA 30121

PROJECT LOCATION

NEW MACLAND ROAD TRACTS
LAND LOTS 682 & 725, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

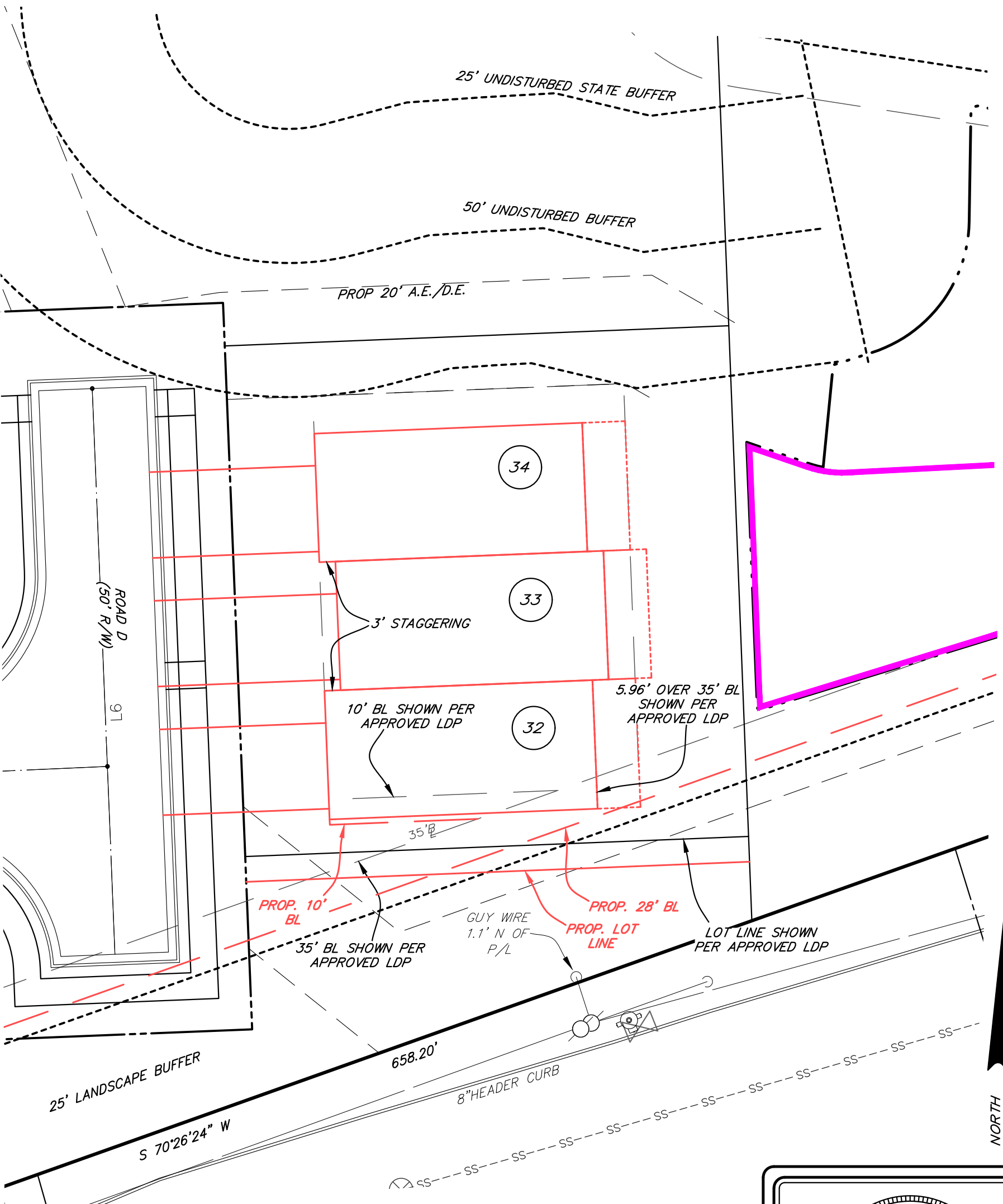
REV. #	DATE	DRAWN BY	CHECKED BY

PREPARED IN THE OFFICE OF:

GASKINS + LEPCRAW

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3475 CORPORATE WAY
SUITE A
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PHONE - [REDACTED]
FAX - [REDACTED]
www.gaskinslepcraw.com
LSF001371

Respairs-P. \Clients\Evergreen\New Macland\Master Layout\Layout (Lots 32-34 Moved 6' South) (3' Staggering) -- New Macland.dwg--June 21, 2024



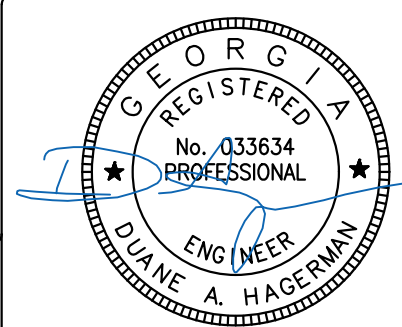
NORTH

NEW MACLAND

LAND LOTS 682 & 725, 19TH DISTRICT, 2ND SECTION,
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
 ZONED PUD-R



hagermandesigngroup.com
 (OFFICE)
 (OFFICE)
 250 CHASTAIN RD, SUITE #125
 KENNESAW, GA 30144



GaSWCC #10465

DRAWN BY:	RJS
CHECKED BY:	DAH
DATE:	06.21.2024
SHEET TITLE: EXHIBIT - LOTS 32-34 MOVED 6' SOUTH	
SCALE: 1"=20'	
SHT. NO	01
REV. NO:	----