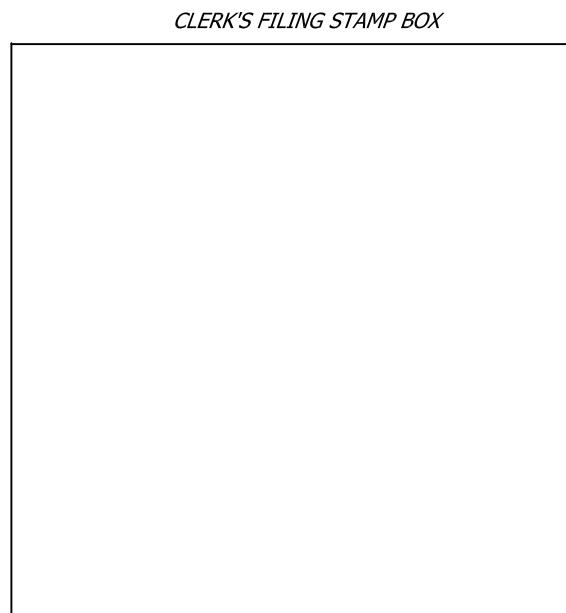


STEPHANIE HARRIS

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

4614 STONEWATER DRIVE



SURVEY NOTES:

THESE ARE 25' NON-DISTURBANCE
BUFFERS (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
SURVEYOR'S 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

- = 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 = "Q"
- CIL = CENTERLINE = — — — — —
- BAL = BUILDINGLINE = — — — — —
- RW = RIGHT OF WAY
- L.L.L. = LAND LOT LINE = — — — — —
- WATER MAINS = — W — W — W — W
- OVERHEAD POWER LINES = — E — E — E
- GAS MAINS = — G — G — G — G
- SANITARY SEWER MAIN = — SS — SS — SS
- NF = 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

STONEWATER COURT
(50' R/W)STONEWATER DRIVE
(50' R/W)

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

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. Cruselle
BENJAMIN W. CRUSSELLE RLS. 2841 / 11/07/18
DATE

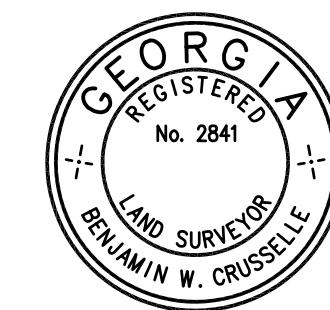
SURVEY REFERENCES

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

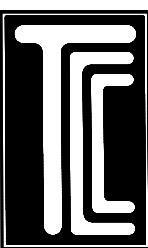
TRAVERSE PRECISION: 1/26,182
ANGLE ERROR: 3 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/719,565

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



THE RUSSELLE
COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

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