

IMAGES: G:\Misc Maps\1-1821.jpg

AS REQUIRED BY SUBSECTION (d) 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.

REGISTERED
3215
LAND SURVEYOR
JASON A. HOPKINS

JASON A. HOPKINS, GA. RLS #3215

DATE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

TABLE OF DEDICATION	
STREET NAME	LENGTH IN L.F.
BRICKYARD WAY	546'
UNDERWOOD WALK	800'

ZONING	
TOTAL AREA = 23.62 ACRES	
TOTAL NO. OF LOTS = 39	
DENSITY / YIELD = 1.61 LOTS PER ACRE	
PRESENT ZONING - MDR	
MIN. LOT SIZE = 11,000	
MINIMUM LOT WIDTH (AT B/L) = 60'	
MINIMUM STREET FRONTAGE = 60'	
MINIMUM LOT WIDTH (CUL-DE-SAC) = 35'	
FRONT SETBACKS = 35'	
SIDE SETBACKS = 10' (20' BETWEEN HOUSES), CORNER SIDE = .30'	
REAR SETBACKS = 30'	
OPEN SPACE AREA = 5.13 ACRES	

- NOTES:
- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
 - STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
 - THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
 - ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.

- COBB COUNTY WATER SYSTEM NOTES:
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 22-123.
 - WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.
- ▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMITS: 157 AND 158.

- FD** MINIMUM OF 2-CAR GARAGE REQUIRED. DRIVEWAYS TO BE A MINIMUM 50-FEET LONG.
- * AT THE TIME OF BUILDING PERMIT APPLICATION HOMEOWNER SHALL DEMONSTRATE COMPLIANCE WITH UDC 10.17 & UDC 10.17 (c)

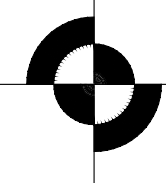
GPS NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 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.

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.

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 # 130056 , MAP NUMBER # 13067C0177G DATED DECEMBER 16, 2008 . # 13067C0181H DATED MARCH 04, 2013 .

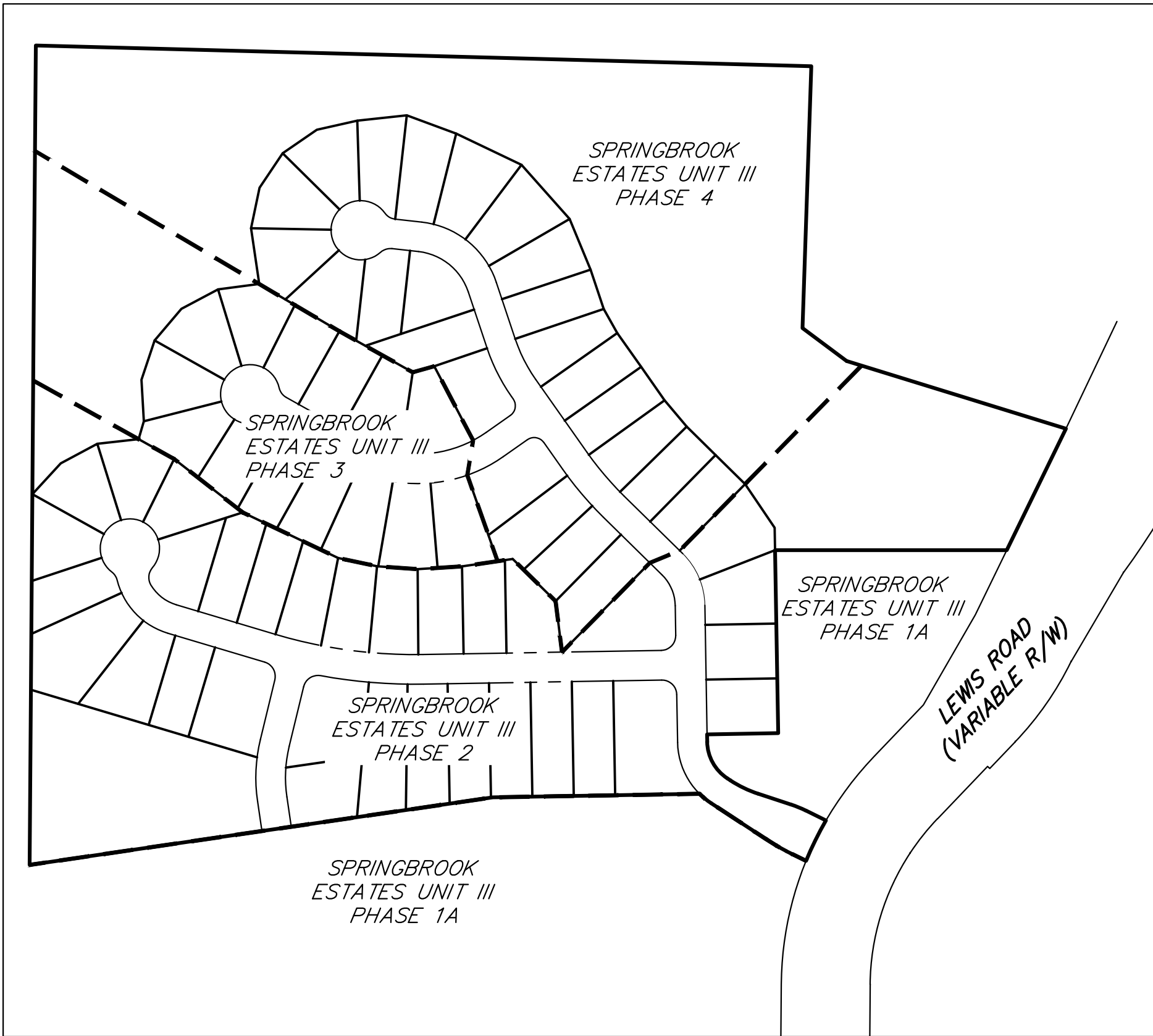
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 109,832 ; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 455,508 . MATTERS OF TITLE ARE EXCEPTED.

 BENCHMARK: TOP OF FIRE HYDRANT
ELEV. = 941.87'
LOCATED AT FRONT OF LOTS 191 & 192

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S44°57'21"E	10.00	539.00	10.00
C2	S40°04'37"E	81.71	539.00	81.79
C3	S35°26'03"E	5.56	539.00	5.56
C4	S26°48'03"E	76.86	265.00	77.13
C5	S24°18'09"E	30.52	150.00	30.58
C6	S41°36'04"E	59.60	150.00	60.00
C7	S64°31'10"E	59.60	150.00	60.00
C8	S79°49'51"E	20.15	150.00	20.17
C9	S59°38'29"E	20.37	25.00	20.98
C10	S63°36'07"E	47.20	50.00	49.15
C11	N66°26'05"E	37.14	50.00	38.05
C12	N22°49'55"E	37.14	50.00	38.05
C13	N20°46'16"W	37.14	50.00	38.05
C14	N70°40'10"W	47.10	50.00	49.04
C9	S59°38'29"E	28.49	50.00	28.89
C16	S72°13'20"W	20.41	25.00	21.03
C17	N51°04'22"W	107.78	100.00	113.63
C18	N26°48'03"W	91.36	315.00	91.68
C19	N9°51'40"E	28.28	20.00	31.42
C20	N58°36'34"E	26.15	200.00	26.17

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C21	N80°21'55"E	123.66	200.00	125.72
C22	S71°11'50"E	72.41	200.00	72.81
C23	S36°41'31"E	20.40	25.00	21.01
C24	S37°59'39"E	42.95	50.00	44.39
C25	S85°13'47"E	37.14	50.00	38.05
C26	N51°10'03"E	37.14	50.00	38.05
C27	N7°33'53"E	37.14	50.00	38.05
C28	N36°02'17"W	37.14	50.00	38.05
C29	N83°23'54"W	43.14	50.00	44.61
C30	N84°51'43"W	20.41	25.00	21.03
C31	N63°10'51"W	21.06	250.00	21.06
C32	N72°53'34"W	63.52	250.00	63.69
C33	N87°29'21"W	63.52	250.00	63.69
C34	S77°54'52"W	63.52	250.00	63.69
C35	S62°44'19"W	68.53	250.00	68.75
C36	N80°08'20"W	28.28	20.00	31.42
C37	N35°46'54"W	13.22	589.00	13.22
C38	N39°38'58"W	66.27	589.00	66.30
C39	N44°10'51"W	26.86	589.00	26.86

C/L CURVE DATA	
NO.	DATA
①	Δ = 10°20'55" R = 564.00' L = 101.87' T = 51.07'
②	Δ = 16°40'14" R = 280.00' L = 84.41' T = 42.50'
③	Δ = 65°13'12" R = 125.00' L = 142.29' T = 79.97'
④	Δ = 64°22'18" R = 225.00' L = 252.79' T = 141.61'



PLAT PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SHOW EXISTING UTILITIES AND LOT LINES FOR A SINGLE FAMILY DEVELOPMENT.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

SURVEYOR'S CERTIFICATE

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; THAT ALL MONUMENTS SHOWN THERON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 109,832 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 455,508 FEET.

BY
JASON A. HOPKINS, REGISTERED GEORGIA LAND SURVEYOR NO. 3215
DATE

NOTE:
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARAION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SPRINGBROOK ESTATES, UNIT II PHASE 3, RECORDED IN OFFICIAL RECORD VOLUME 14295, PAGE 4145 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

CERTIFICATE OF FINAL PLAT APPROVAL
ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND IS ENTITLED TO BE RECORDED.

DIRECTOR OF COMMUNITY DEVELOPMENT

DIRECTOR OF PUBLIC WORKS

MAYOR, CITY OF POWDER SPRINGS

COBB COUNTY WATER SYSTEM APPROVAL
THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM

OWNER'S CERTIFICATION AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY; AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING OF ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OR CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS THE CHANGING OF COURSE OF STREAM AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS 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 THE PRESENTS.

OWNERS NAME: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: TODD E. HUSS, PRESIDENT

OWNER ADDRESS: 3940 OLYMPIC BLVD., STE. 400
ERLANGER, KENTUCKY 41018

Gaskins
ENGINEERING-SURVEYING-AND-CIVIL-ENGINEERING-CONSTRUCTION MGMT
www.gcsurvey.com LSF# 789

Lawrenceville Office Marietta Office Canton Office
558 Old Norcross Rd Ste. 204 1266 Powder Springs Rd 147 Reinhardt College Pkwy
Lawrenceville, GA 30046 Marietta, GA 30064 Ste. 3 Canton, GA 30114
Phone: (770) 299-1003 Phone: (770) 424-7168 Phone: (770) 476-9698

FIELD DATE: 06-26-2020 DRAWN BY: SJJ
OFFICE DATE: 9/04/2020 CHECKED BY: JAH
SCALE: 1"=60' FILE: P:\150\SPRINGBROOK

FINAL PLAT FOR:
**SPRINGBROOK ESTATES
UNIT III PHASE 3**

LOCATED IN L.L. 975
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.

SHEET 1 OF 4

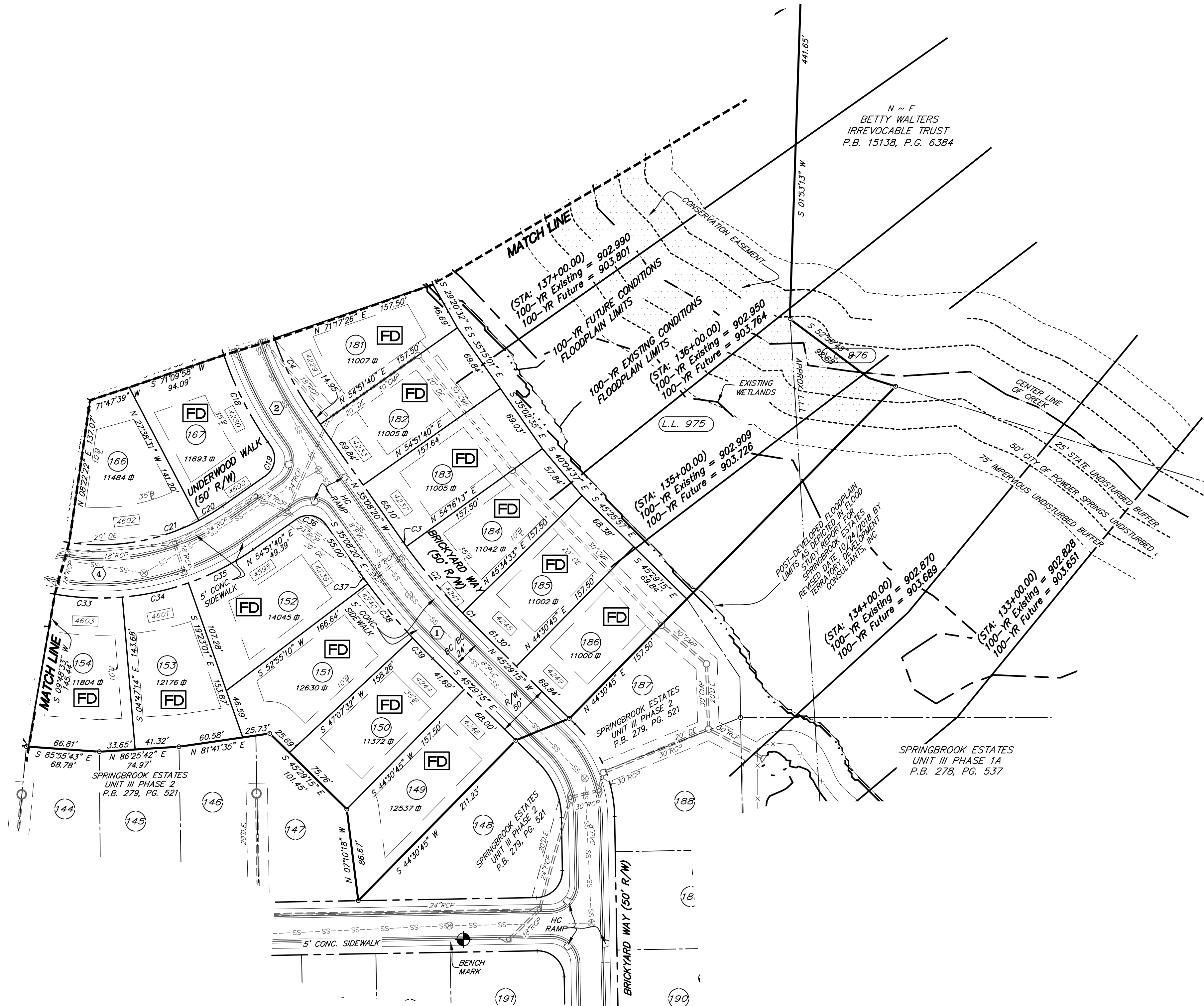
REFS:

Plotted on: Sep. 08, 2020 - 11:24am
Drawing Name: P:\150\ (Folder Name) Springbrook (SubFolder Name) Phase 3 Springbrook plat final.dwg
Plotted By: jason

IMAGES: C:\Micro Maps\1-1821.jpg

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GRID NORTH ~ GA. WEST ZONE



NOTE:
20' PERMANENT SEWER EASEMENT IN FUTURE UNIT II
PHASE 4 WILL EXPIRE WHEN THE FINAL PLAT FOR SPRINGBROOK
ESTATES UNIT II PHASE 4 IS RECORDED AND SANITARY SEWER IS
ACCEPTED BY COBB COUNTY.

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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.

FD MINIMUM OF 2-CAR GARAGE REQUIRED. DRIVEWAYS TO BE A
MINIMUM 50-FEET LONG.

* AT THE TIME OF BUILDING PERMIT APPLICATION HOMEOWNER SHALL
DEMONSTRATE COMPLIANCE WITH UDC 10.17 & UDC 10.17 (c)

ENGINEER:
TERRATORY DEVELOPMENT CONSULTANTS
380 DAHLONEGA ST, SUITE 106
CUMMING, GEORGIA, 30040
770-934-8804

OWNER/DEVELOPER:
GRAND COMMUNITITES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
3940 OLYMPIC BOULEVARD SUITE 400
ERLANGER, KENTUCKY 41018
859-341-4709

REVISIONS

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ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT
www.gcsurvey.com LSF# 789

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Marietta Office: 1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168
Canton Office: 147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 476-9698

FIELD DATE: 06-26-2020
OFFICE DATE: 9/04/2020
SCALE: 1"=60'
DRAWN BY: SJJ
CHECKED BY: JAH
FILE: P./T(150)/SPRINGBROOK



60 0 60 120
SCALE IN FEET

FINAL PLAT FOR:
**SPRINGBROOK ESTATES
UNIT III PHASE 3**

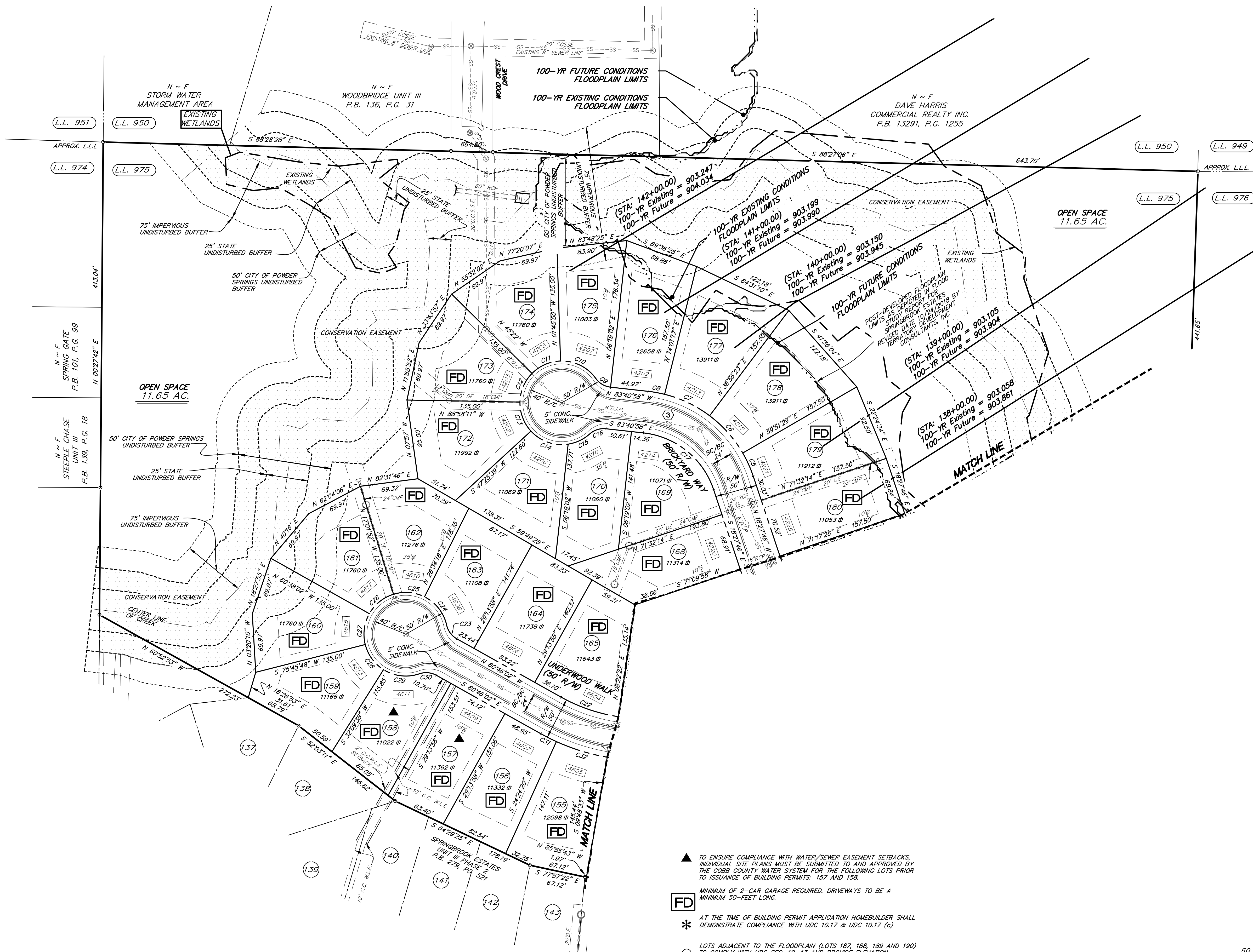
LOCATED IN L.L. 975
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.

SHEET 2 OF 4

Drawing name: P:\150 (Toscher Home)\Springbrook (SURVEY)\FINAL Phase 3\Springbrook plat-final.dwg Plotted on: Sep 10, 2020 at 7:54am Plotted by: jason

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GRID NORTH ~ GA. WEST ZONE



NOTE:
20' PERMANENT SANITARY SEWER EASEMENT IN FUTURE UNIT II
PHASE 4 WILL EXPIRE WHEN THE FINAL PLAT FOR SPRINGBROOK
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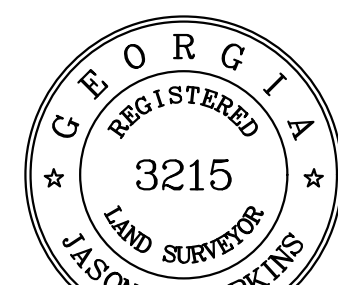
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LOTS ADJACENT TO THE FLOODPLAIN (LOTS 187, 188, 189 AND 190), TO COMPLY WITH UDC SECS. 10-42 AND PROVIDE ELEVATION CERTIFICATE WITH THE LOWEST FLOOD ELEVATIONS.

NOTE: LOWEST FLOOR, INCLUDING BASEMENTS, SHOULD BE ELEVATED NO LESS THAN 3 FEET ABOVE THE BASE FLOOD ELEVATION (BFE) OR 1 FOOT ABOVE THE 100 YEAR FUTURE CONDITIONS FLOOD ELEVATION, WHICHEVER IS HIGHER.



<i>REVISONS</i>	 <p>ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT www.gcsurvey.com LSF# 789</p>		
	<i>Lawrenceville Office</i> 558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046 Phone: (770) 299-1003	<i>Marietta Office</i> 1266 Powder Springs Rd Marietta, GA 30064 Phone: (770) 424-7168	<i>Canton Office</i> 147 Reinhardt College Pkwy Ste. 3 Canton, GA 30314 Phone: (770) 479-9698
	FIELD DATE: 06-26-2020	DRAWN BY: SJW	
	OFFICE DATE: 9/04/2020	CHECKED BY: JAH	
	SCALE: 1"=60'	FILE-P: /J(150)/SPRINGBROOK	

FINAL PLAT FOR:
SPRINGBROOK ESTATES
UNIT III PHASE 3

LOCATED IN L.L. 975
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.

SHEET 3 OF 4

Plotted By: sally jordan Drawing name: P:\F150 (Fischer Homes)\Springbrook\SURVEYING\FINAL\phase 3\Springbrook ph.3-final.dwg Plotted on: Sep 09, 2020 - 11:25am

OF 4



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FINAL PLAT FOR:
SPRINGBROOK ESTATES
UNIT III PHASE 3

SHEET 4 OF 4