Plat Book 281 Page 700
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2023-0028195
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

ZONING

TOTAL AREA = 32.49 ACRES
TOTAL NO. OF LOTS = 108
DENSITY / YIELD = 3.32 LOTS PER ACRE
PRESENT ZONING – PUD–R (CASE PZ: 19–024)
MIN. HOUSE SIZE = 1,722 HEATED AREA: 1,722 @
MIN. LOT SIZE = N/A
FRONT SETBACKS = 25'
SIDE SETBACKS = N/A (20' BETWEEN HOUSES)
REAR SETBACKS = N/A (35' BUILDING SETBACK ALONG PERIMETER)

PRIVATE STREET DATA

STREET NAME	L.F.
SHELLEYDALE DRIVE (60' A&U.E.)	2,615 L.F.
CHESWOLDE AVENUE (50' A&U.E.)	338 L.F.

GENERAL SITE NOTES:

1. TOTAL SITE AREA: 32.49 ACRES
2. ZONED – ZONED PUD–R (CASE PZ:19–024)
3. MAXIMUM BUILDING HEIGHT = 35' AND/OR TWO STORIES
4. HEATED SQUARE FOOTAGE PER UNIT: 1,722 SF –1,801 SF
5. UNITS – 108
6. UNITS TO BE FEE SIMPLE
7. MAXIMUM DENSITY = 8.0 UNITS/AC
8. DENSITY – 108 UNITS/32.49 AC. = 3.32 UNITS/AC.
9. SETBACKS:
   FRONT 25' SETBACK
   SIDE:N/A
   REAR: N/A
   MINIMUM 20' BETWEEN BUILDINGS
   35' BUILDING SETBACK ALONG PERIMETER OF SITE
10. ACCESSORY STRUCTURE MAY NOT BE CLOSER TO ANY RIGHT–OF–WAY OR PROPERTY LINES THAN THE PRINCIPAL BUILDING. INCASE OF CORNER LOTS, THE ACCESSORY STRUCTURE MAY NOT BE CLOSER TO RIGHT–OF–WAY THAN THE PRINCIPAL BUILDING. NO ACCESSORY STRUCTURE MAY EXCEED THE MORE RESTRICTIVE OF EITHER 15 FEET IN HEIGHT OF THE PRINCIPAL BUILDING.
11. MAXIMUM IMPERVIOUS RATIO = 50%
12. ALL UNITS TO HAVE 2–CAR GARAGES
13. RETAINING WALLS 4 FEET OR GREATER WILL REQUIRE A BUILDING PERMIT
14. REQUIRED OPEN SPACE = 20% (6.50 AC.)
15. PROVIDED OPEN SPACE = 26.9% (8.73 AC.)
16. REQUIRED RECREATION AREA = 1 ACRE PER 50 UNITS = (1 ACRE * 108 UNITS)=2.16 ACRES
17. PROVIDED RECREATION AREA = 2.57 ACRES
18. WATER PROVIDED BY COBB COUNTY.
19. SANITARY SEWER PROVIDED BY COBB COUNTY.
20. SURVEY PROVIDED BY: GASKINS SURVEYING CO.
    HORIZONTAL DATUM IS NAD 83
    VERTICAL DATUM IS NAVD 88
22. ROADS ARE PRIVATE WITH AN ACCESS AND UTILITY EASEMENT. GATES MUST BE APPROVED BY CCWO

NOTES:
1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. 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.
3. 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.

COBB COUNTY WATER SYSTEM NOTES:
1. 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 122–123.
2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122–125.
3. WATER AND SEWER UTILITIES WITHIN THE AC/UE WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CCWO.
4. PAVEMENT CUTS BY CCWS FOR MAINTENANCE OF WATER AND/OR SEWER LINES WILL BE REPAIRED PER COBB COUNTY STANDARD DETAIL 0230–2.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

PLAT PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SHOW THE UTILITIES AND UNIT LOCATIONS FOR A QUAD DEVELOPMENT.

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE LOCATED UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON–METALLIC UTILITIES (WITHOUT TRACER WIRE) WILL NOT BE LOCATED.

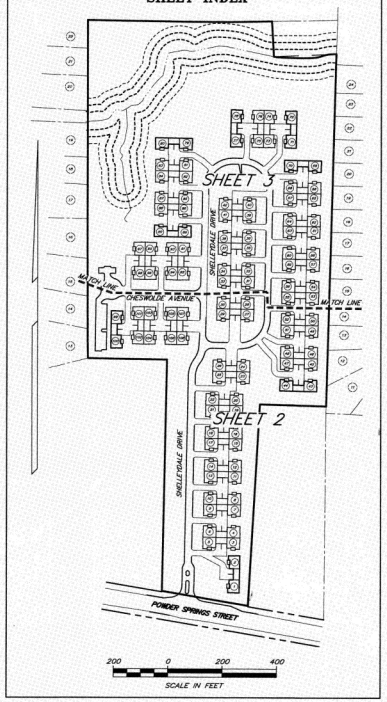
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS

PORTION OF THIS PROPERTY IS INCLUDED IN EFFECTIVE FEMA "SHADED ZONE X" FLOODPLAIN MAPPING; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130656; 0181, MAP NUMBER # 13067C0181H DATED MARCH 4, 2013.
PORTION OF THIS PROPERTY IS INCLUDED IN THE CITY OF POWDER SPRINGS BASE FLOOD AND FUTURE CONDITIONS FLOODPLAIN.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/48,943 ; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/1,221,817. MATTERS OF TITLE ARE EXCEPTED.

SHEET INDEX



NOTE:
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARAION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CREEKWOOD, RECORDED IN OFFICIAL RECORD VOLUME 15779, PAGE 4443 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

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.

BENCHMARK: TOP OF FIRE HYDRANT
ELEV.= 957.92

TOP OF FIRE HYDRANT
FRONT OF UNIT 14, SHELLEYDALE DR.
(SEE SHEET 3)

OWNER\DEVELOPER:
PLG, LLC
20 MANSELL COURT EAST
SUITE 100
ROSWELL, GEORGIA 30076

ADDRESS CHART	
LOT NO.	ADDRESS
1	3800 SHELLEYDALE DRIVE
2	3802 SHELLEYDALE DRIVE
3	3806 SHELLEYDALE DRIVE
4	3810 SHELLEYDALE DRIVE
5	3804 SHELLEYDALE DRIVE
6	3808 SHELLEYDALE DRIVE
7	3814 SHELLEYDALE DRIVE
8	3818 SHELLEYDALE DRIVE
9	3812 SHELLEYDALE DRIVE
10	3816 SHELLEYDALE DRIVE
11	3822 SHELLEYDALE DRIVE
12	3826 SHELLEYDALE DRIVE
13	3820 SHELLEYDALE DRIVE
14	3824 SHELLEYDALE DRIVE
15	3830 SHELLEYDALE DRIVE
16	3834 SHELLEYDALE DRIVE
17	3828 SHELLEYDALE DRIVE
18	3832 SHELLEYDALE DRIVE
19	3838 SHELLEYDALE DRIVE
20	3842 SHELLEYDALE DRIVE
21	3836 SHELLEYDALE DRIVE
22	3840 SHELLEYDALE DRIVE
23	3846 SHELLEYDALE DRIVE
24	4003 SHELLEYDALE DRIVE
25	3844 SHELLEYDALE DRIVE
26	4005 SHELLEYDALE DRIVE
27	3930 SHELLEYDALE DRIVE
28	3926 SHELLEYDALE DRIVE
29	3932 SHELLEYDALE DRIVE
30	3928 SHELLEYDALE DRIVE
31	3924 SHELLEYDALE DRIVE
32	3920 SHELLEYDALE DRIVE
33	3922 SHELLEYDALE DRIVE
34	3918 SHELLEYDALE DRIVE
35	3916 SHELLEYDALE DRIVE
36	3912 SHELLEYDALE DRIVE
37	3914 SHELLEYDALE DRIVE
38	3910 SHELLEYDALE DRIVE
39	3908 SHELLEYDALE DRIVE
40	3902 SHELLEYDALE DRIVE
41	3906 SHELLEYDALE DRIVE
42	3904 SHELLEYDALE DRIVE
43	4001 SHELLEYDALE DRIVE
44	3999 SHELLEYDALE DRIVE
45	3997 SHELLEYDALE DRIVE
46	3993 SHELLEYDALE DRIVE
47	3995 SHELLEYDALE DRIVE
48	3991 SHELLEYDALE DRIVE
49	3989 SHELLEYDALE DRIVE
50	3931 SHELLEYDALE DRIVE
51	3987 SHELLEYDALE DRIVE
52	3929 SHELLEYDALE DRIVE
53	3927 SHELLEYDALE DRIVE

ADDRESS CHART	
LOT NO.	ADDRESS
54	3923 SHELLEYDALE DRIVE
55	3925 SHELLEYDALE DRIVE
56	3921 SHELLEYDALE DRIVE
57	3919 SHELLEYDALE DRIVE
58	3915 SHELLEYDALE DRIVE
59	3917 SHELLEYDALE DRIVE
60	3913 SHELLEYDALE DRIVE
61	3911 SHELLEYDALE DRIVE
62	3907 SHELLEYDALE DRIVE
63	3909 SHELLEYDALE DRIVE
64	3905 SHELLEYDALE DRIVE
65	3903 SHELLEYDALE DRIVE
66	3899 SHELLEYDALE DRIVE
67	3901 SHELLEYDALE DRIVE
68	3897 SHELLEYDALE DRIVE
69	3895 SHELLEYDALE DRIVE
70	3893 SHELLEYDALE DRIVE
71	3889 SHELLEYDALE DRIVE
72	3891 SHELLEYDALE DRIVE
73	3885 SHELLEYDALE DRIVE
74	3887 SHELLEYDALE DRIVE
75	3881 SHELLEYDALE DRIVE
76	3883 SHELLEYDALE DRIVE
77	3877 SHELLEYDALE DRIVE
78	3879 SHELLEYDALE DRIVE
79	3873 SHELLEYDALE DRIVE
80	3875 SHELLEYDALE DRIVE
81	3869 SHELLEYDALE DRIVE
82	3865 SHELLEYDALE DRIVE
83	3871 SHELLEYDALE DRIVE
84	3867 SHELLEYDALE DRIVE
85	3861 SHELLEYDALE DRIVE
86	3857 SHELLEYDALE DRIVE
87	3863 SHELLEYDALE DRIVE
88	3859 SHELLEYDALE DRIVE
89	3853 SHELLEYDALE DRIVE
90	3855 SHELLEYDALE DRIVE
91	3851 SHELLEYDALE DRIVE
92	3849 SHELLEYDALE DRIVE
93	3704 CHESWOLDE AVENUE
94	3702 CHESWOLDE AVENUE
95	3708 CHESWOLDE AVENUE
96	3706 CHESWOLDE AVENUE
97	3712 CHESWOLDE AVENUE
98	3710 CHESWOLDE AVENUE
99	3715 CHESWOLDE AVENUE
100	3717 CHESWOLDE AVENUE
101	3711 CHESWOLDE AVENUE
102	3713 CHESWOLDE AVENUE
103	3705 CHESWOLDE AVENUE
104	3707 CHESWOLDE AVENUE
105	3701 CHESWOLDE AVENUE
106	3703 CHESWOLDE AVENUE
107	3847 SHELLEYDALE DRIVE
108	3845 SHELLEYDALE DRIVE
CLUBHOUSE	3714 CHESWOLDE AVENUE

PRIVATE STREET NOTES:

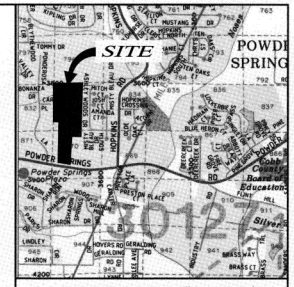
1. THE CITY OF POWDER SPRINGS HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE STREET, DRAINAGE IMPROVEMENTS, AND OTHER APPURTENANCES CONTAINED WITHIN THE GENERAL PUBLIC PURPOSE ACCESS AND UTILITY EASEMENT OR EASEMENTS FOR PRIVATE STREETS SHOWN ON THIS PLAT.
2. THE CITY OF POWDER SPRINGS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING INSTALLED PER THE DEVELOPMENT CODE. IT SHALL BE UNLAWFUL TO REMOVE LANDSCAPING REQUIRED BY THE DEVELOPMENT CODE WITHOUT PERMISSION FROM THE CITY'S DEPARTMENT OF COMMUNITY DEVELOPMENT.

CURVE TABLE

1	Δ = 07°43'32" R = 301.00' L = 40.59' T = 20.32'	5	Δ = 89°59'41" R = 100.00' L = 157.07' T = 99.99'
2	Δ = 00°10'51" R = 250.00' L = 2.97' T = 1.49'	6	Δ = 90°00'19" R = 100.00' L = 157.08' T = 100.01'
3	Δ = 35°10'03" R = 100.00' L = 61.38' T = 31.69'	7	Δ = 89°59'41" R = 100.00' L = 157.07' T = 99.99'
4	Δ = 35°10'03" R = 100.00' L = 61.38' T = 31.69'		

LINE TABLE

LINE #	BEARING	CHORD
L1	N80°21'37"W	209.18'
L2	N80°21'37"W	50.00'
L3	N80°21'37"W	35.57'
L4	N80°24'15"W	25.77'



FIRE NOTES:

1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT COPWD. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG
2. NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL
3. ANY STAIRS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION
4. ALL COBB COUNTY FIRE MARSHAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG
5. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (0235 503.01.02)

FIRE DEMO/CONSTRUCTION NOTES:

1. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE
2. THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR RO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA

THE OWNER HEREBY DESIGNATES JOSH PATERSON AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE–NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241–09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

"THIS PLAT IS SUBJECT TO PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 6–6–20, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 15779, PAGE 4443 , COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

REVISION NO.1 DATE: 6–11–21

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 279, PAGE 670

THE PURPOSE OF THE REVISION IS TO:
1. ADD 1' BUILDING EASEMENT ON ALL BUILDINGS.
2. ASBUILT LOTS 7–18.

REVISION NO.2 DATE: 8–04–22

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 280, PAGE 472

THE PURPOSE OF THE REVISION IS TO:
1. ASBUILT LOTS 19–26, 43–48, 71–76, 99, 100 AND 105–108.
2. CORRECT ADDRESS FOR LOT 108.

REVISION NO.3 DATE: 2–13–23

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 281, PAGE 352

THE PURPOSE OF THE REVISION IS TO:
1. ASBUILT LOTS 61–70 AND 101–104.
2. SHOW LOTS 107 AND 108 AS ADDRESSED FROM SHELLEYDALE DRIVE.

APPROVED BY:
Tara Bowen 4/12/2023
COMMUNITY DEVELOPMENT DIRECTOR DATE
Dwayne Eberhart
PUBLIC WORKS DIRECTOR DATE

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, WITH THE EXPRESS EXCEPTION OF THE STREETS WHICH ARE SHOWN TO REMAIN PRIVATE, I DO HEREBY CONVEY TO COBB COUNTY, GEORGIA, ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES, AND THE LIKE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER DEDICATE TO THE USE OF THE CITY OF POWDER SPRINGS AND THE PUBLIC FOREVER, WITH THE EXPRESS EXCEPTION OF ANY DETENTION OR RETENTION POND OR PONDS, ALL 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 AND COBB COUNTY 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, CUTS, 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 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 AND COBB COUNTY 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, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS 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: FOR ORIGINAL SIGNATURE, SEE P.B. 279, PG. 670

OWNER ADDRESS: PLG, LLC
20 MANSELL COURT EAST, SUITE 100
ROSWELL, GA 30076

DATE: _____

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 48,943 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 1,221,817 FEET.

BY FOR ORIGINAL SIGNATURE, SEE P.B. 279, PG. 670

CHRISTOPHER A. EVANS, REGISTERED GEORGIA LAND SURVEYOR NO. 2784

DATE _____

GEORGIA REGISTERED LAND SURVEYOR 2784 CHRISTOPHER A. EVANS

(1) 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.C.G.A. SECTION 15–6–67.

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.

Brian Anderson 3/23/23
COBB COUNTY WATER SYSTEM DATE

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.

FOR ORIGINAL SIGNATURE, SEE P.B. 279, PG. 670
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

FOR ORIGINAL SIGNATURE, SEE P.B. 279, PG. 670
DIRECTOR OF PUBLIC WORKS DATE

FOR ORIGINAL SIGNATURE, SEE P.B. 279, PG. 670
MAYOR, CITY OF POWDER SPRINGS DATE

REVISIONS
6–09–21 REV. 1
8–04–22 REV. 2
2–13–23 REV. 3

Gaskins
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT
www.gaskinsco.com LSFR 780

Lawrenceville Office	Marietta Office	Canton Office
338 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) 424-7168	Phone: (770) 424-7168	Phone: (770) 479-0608

FIELD DATE: 8/06/2020	DRAWN BY: JC/JBS
OFFICE DATE: 10/27/20	CHECKED BY: CAE
SCALE: NA	FILE: G:/PARANHOMES/...

FINAL PLAT FOR:
CREEKWOOD

LOCATED IN L.L. 833 & 870
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.
SHEET 1 OF 5

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2770460&key1=281&key2=700&county=33&countyname=COBB&userid=537430&appid=28 1/1