



I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

John C. Gaskins
 GA. REGISTERED LAND SURVEYOR

THE OWNER OF THE LAND SHOWN ON THIS PLAN ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER

THIS PLAN HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE MASTER PLAN, THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

Ben House 6/03/92 DATE
 ENGINEERING DEPT.
Andy Richardson 6-2-92 DATE
 ZONING DEPT.
Philip A. Lewis 6-3-92 DATE
 BOARD OF COMMISSIONERS
Mr. R. Johnson 5/29/92 DATE
 COBB COUNTY WATER AND SEWER SYSTEMS

NO	DELTA	RADIUS	ARC	TANGENT
1	07°35'28"	171.81'	202.69'	115.00'
2	105°28'10"	272.55'	501.71'	358.23'
3	20°20'00"	300.00'	471.24'	300.00'
4	07°03'50"	166.013'	199.75'	100.00'

TABLE OF DEDICATION	
STREET NAME	S.F.
BEAVER CREEK CROSSING	489
OVERLAKE TRAIL	1402
OLD BARK TRAIL	805

TOTAL AREA	39.90 AC.
PRESERV. ZONING	489
MIN. SIDE YARD	10'
MIN. REAR YARD	20'
MIN. HOUSE SET	1200'

Filed in office 6-3-92 3:45 P.M.
 Plat Book 139 - Page 44
 John C. Gaskins, Clerk

No permanent structures shall be constructed within ten feet (10') of the edge of a permanent water or sewer easement on front or rear setbacks or within two feet (2') on side setbacks. (See Cobb Code Sec. 3-26-53).

BUILDER ON EACH LOT TO PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.

ALL LOTS ARE TO HAVE A 10 FT. RESERVED STRIP (5 FT. EACH SIDE OF PROPERTY LINE) FOR DRAINAGE CONTROL.

INDIVIDUAL SITE PLANS REQUIRED BY DEVELOPMENT CONTROL PRIOR TO ISSUANCE OF BUILDING PERMIT.

THIS SURVEY WAS RUN USING A TOPCON GTS-3B WITH A SINGLE PRISM AND A 100 FT. STEEL TAPE. ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, AND ARE BASED UPON AN OBSERVED MAGNETIC BEARING.

THE FIELD DATA UPON WHICH THIS PLAN WAS BASED HAS A MAGNETIC PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COLLINGS RULE.

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

THIS PARCEL OF LAND IS NOT LOCATED WITHIN A 100 YEAR L.L.P. FLOOD HAZARD ZONE AS PER PARCEL 72 OF THE OFFICIAL COBB COUNTY F.I.R.N. FLOOD HAZARD MAPS.



DATE	5-20-92	FINAL PART OF
SCALE	1" = 100'	COUNTRY LAKE FARM
DRAWN BY	SG	UNIT TWO
CHECKED BY	JCG	LOCATED IN L.L.P. 615 & 606
GASKINS SURVEYING CO.		19TH DISTRICT, 2ND SECTION
100 0 100 200		COBB COUNTY, GEORGIA
SEE PORTER SPRINGS ROAD		
MARICUTA, GEORGIA		
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