

COBB COUNTY DEVELOPMENT CERTIFICATION
THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATION AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

12/11/97 Brunnen Braun
DATE COBB COUNTY WATER SYSTEM

12/12/97 Halverson
DATE ZONING DIVISION

12-12-97 Quinn
DATE DEVELOPMENT & INSPECTIONS DIVISION

12-12-97 William Byrne
DATE COBB COUNTY BOARD OF COMMISSIONERS

* DEVOTES LOTS THAT REQUIRE A SITE PLAN TO BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY DEVELOPMENT AND INSPECTIONS DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. SITE PLANS MUST BE SUBMITTED TO THE REQUIREMENTS OF THE COBB COUNTY CODE SECT. 38-84(3). LOWEST FLOOR ELEVATIONS SHALL BE NOT LESS THAN THREE FEET ABOVE THE 100 YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FRAMING INSPECTION.

▲ DEVOTES SITE PLAN REQUIREMENTS BY COBB COUNTY WATER SYSTEM TO INSURE PROPER SETBACKS FROM WATER AND SEWER EASEMENTS. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET ON SIDE SETBACKS (COBB COUNTY CODE SECTION (3-25-53))

☀ DEVOTES THAT THE LOWEST FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE TOP OF CURB AT THE LOW POINT IN THE STREET.

THE ELEVATION OF THE LOWEST FLOOR ON LOTS J AND L SHALL BE 3' ABOVE THE 100 YEAR HEAD WATER POOL OR 1' ABOVE THE TOP OF CURB IN STREET WHICHEVER IS GREATER OR SETS THE MINIMUM FLOOR ELEVATION THE HIGHEST.

ALL LOT CORNERS ARE MARKED WITH 1/2" REINFORCING RODS OR AS SHOWN.

NOTE

ALL DRAINAGE EASEMENTS CONFORM TO ACTUAL LOCATION OF DRAINAGE STRUCTURES, PIPE AND STREAMS.
ALL SANITARY SEWER EASEMENTS CONFORM TO ACTUAL LOCATION OF SANITARY SEWER LINE AND STRUCTURES.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET ON SIDE SETBACKS (COBB COUNTY CODE SECTION (3-25-53))

SIDEWALKS ARE REQUIRED ON THE SUBDIVISION SIDE OF THE EXISTING PUBLIC ROAD. ALL AS SHOWN INTERSECTION MITERS OR FILLETS ARE 20' X 20' AT ENTRANCES AND 10' X 10' ON INTERIOR INTERSECTIONS.

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 TO SUCH IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.

ALL STORM PIPE IS BITUMINOUS COATED CORRUGATED METAL PIPE.

FOR ZONING REGULATIONS SEE Z-58 (JUNE 27, 1997) ZONING: R-20

SETBACKS:
FRONT: 35'; SIDE: 10'; REAR: 35'
MAJOR SIDE SETBACK IS 25'
MINIMUM HOUSE SIZE: 1400 SQ. FT.
AREA: 1,003,445 SQ. FT.
23.03592 ACRES

THERE IS RESERVED A 5' EASEMENT ON ALL INTERIOR SIDE AND REAR LOT LINES AND 10' ON ALL REAR LOT BORDERS THE OUTSIDE BOUNDARY FOR RESURVEYING AND MONUMENTATION OF CORNERS.

LEGEND

CORNER MONUMENTATION:

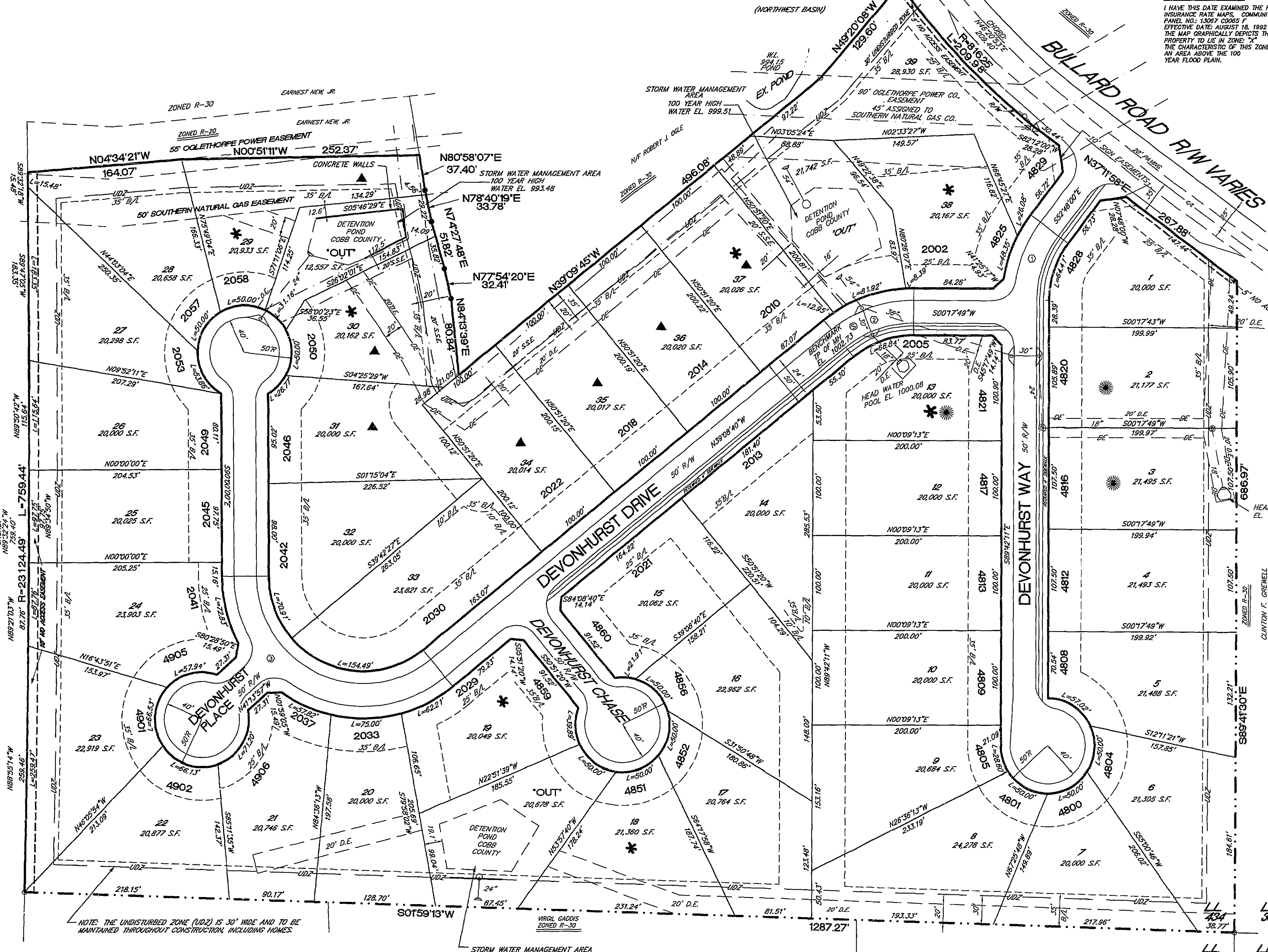
- CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- △ UNMONUMENTED CORNER
- ⊙ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — FENCE LINE
- RR = STEEL REINFORCING ROD
- OTF = OPEN TOP WATER PIPE
- CIP = CRIMPED TOP WATER PIPE
- OP = POWER POLE
- C/L = CENTERLINE
- B/L = BUILDINGLINE
- R/W = RIGHT OF WAY
- L/L = LAND LOT LINE
- W — WATER MAINS
- E — OVERHEAD POWER LINES
- G — GAS MAINS
- S — SANITARY SEWER MAIN
- N/F = NOW OR FORMERLY OWNED BY
- CONCRETE HEADWALL
- ⊕ = DOUBLE WING CATCH BASIN
- ⊙ = STORM JUNCTION BOX
- ⊙ = SANITARY SEWER MANHOLE

OWNERS ACKNOWLEDGMENT

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS OF WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION FOR THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINAGE, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS OF WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKUP OF THE COLLECTION AND DISPOSAL OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS, AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT COBB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAINAGE EXTENSIONS, DITCHES, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER WATER WATERSHED. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY MEANS OF THESE PRESENTS.

A.D. Petty 11 Dec 97
SIGNATURE TITLE DATE

PLAT FILED IN OFFICE 12-12-97 RECORDED IN PLAT BOOK 170
PAGE 43
George W. Crusselle 12-12-97
CLERK, COBB COUNTY SUPERIOR COURT DATE



SURVEYORS ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND 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 COBB COUNTY DEVELOPMENT STANDARDS.

George W. Crusselle
GEORGE W. CRUSSELLE, REGISTERED GEORGIA LAND SURVEYOR NO 1373

THE COBB COUNTY TREE ORDINANCE WILL BE MET PLANTING 6 EACH, 1" CAL. TREES PER LOT. THE SPECIES OF TREES MUST BE APPROVED BY THE COUNTY ARBORIST PRIOR TO INSTALLATION. TREE PLANTING REQUIREMENTS MUST BE VERIFIED BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH HOUSE. THE REQUIRED TREES SHALL BE PLANTED BY EACH INDIVIDUAL BUILDER ON HIS LOT.

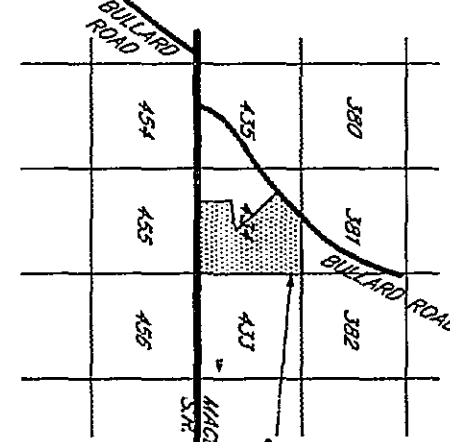


TABLE OF DEDICATION

DEVONHURST WAY: 670 L.F.
DEVONHURST DRIVE: 1330 L.F.
DEVONHURST CHASE: 200 L.F.
DEVONHURST PLACE: 135 L.F.

TECHNICAL DATA
TRANSVERSE PRECISION: 1/31,784
ANGLE CORRECTION: 1/382 AND
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-10
PLAT PRECISION: 1/31,814

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13087 COBB COUNTY, EFFECTIVE DATE: AUGUST 18, 1992. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE "X". THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

CENTERLINE CURVE DATA

1	Δ = 35°54'11"
	R = 125.00'
	T = 41.71'
	L = 80.51'
2	Δ = 39°26'29"
	R = 125.00'
	T = 44.81'
	L = 86.05'
3	Δ = 129°08'40"
	R = 125.00'
	T = 282.92'
	L = 281.73'

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
CIVIL DESIGN
DEVELOPMENT CONSULTANTS

OWNER/DEVELOPER
PETTY
DEVELOPMENT, INC.

DEVONHURST
FINAL PLAT

