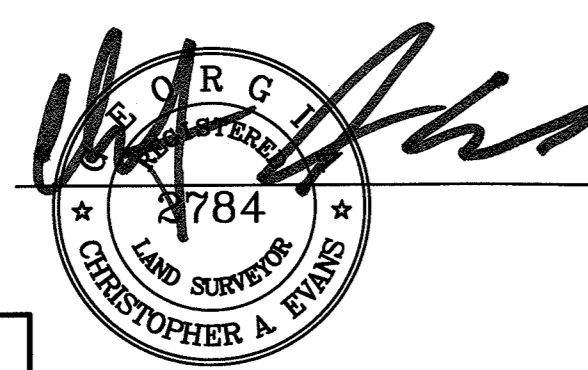


Plat Book 277 Page 215  
 Filed and Recorded 3/27/2018 10:26:00 AM  
 2018-0038448  
 Rebecca Keaton  
 Clerk of Superior Court  
 Cobb County, GA  
 Participant IDs: 9822841399

AS REQUIRED BY SUBSECTION (c) 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.



3-23-18  
 DATE

ZONING	
TOTAL AREA = 6.55 ACRES	
TOTAL NO. OF UNITS = 41	
DENSITY / YIELD = 6.3 LOTS PER ACRE, THE DENSITY IS SLIGHTLY HIGHER THAN THE STIPULATED LIMIT DUE TO THE DOT RIGHT-OF-WAY TAKING ALONG ANDERSON MILL ROAD	
PRESENT ZONING - RM-B	
MIN. UNIT SIZE = 1,600 SQ. FT.	
FRONT SETBACKS = 40'	
SIDE SETBACKS = 35'	
REAR SETBACKS = 35'	

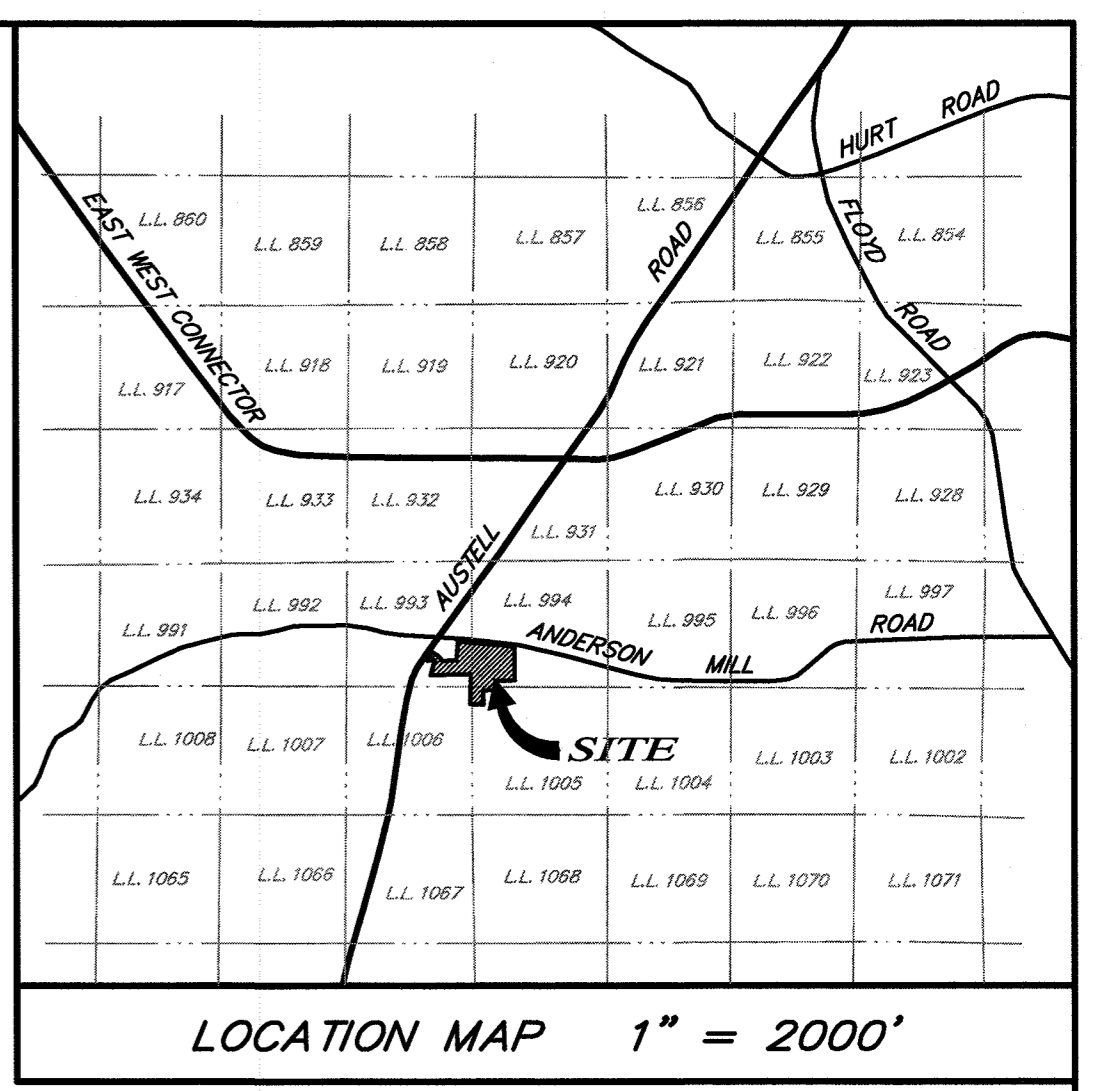
CURVE & LINE TABLE			
C-1	R=7.00'	L=11.00'	CH=9.90' N39°47'30"W
C-2	R=70.00'	L=103.25'	CH=94.14' N42°32'06"W
C-3	R=12.00'	L=15.73'	CH=14.63' S10°01'30"W
C-4	R=48.00'	L=27.43'	CH=27.08' S11°09'47"E
L-1	S27°32'04"E	22.13'	
L-2	S64°16'59"W	23.54'	
L-3	S23°43'16"E	15.46'	
L-4	S38°48'30"W	4.25'	
L-5	S43°03'43"E	19.50'	

**REVISION NO. 1 DATE: 11-15-08**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 16, PAGE 12.  
 THE PURPOSE OF THE REVISION IS TO:  
 INSERT BLOCK A LINE AROUND BLDGS 27-30.  
 PLAT FILED IN OFFICE 01-25-07, RECORDED IN CONDO PLAT BOOK 18, PAGE 94.  
 CFN: 2007-0013884

**REVISION NO. 2 DATE: 01-24-08**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 16, PAGE 12.  
 THE PURPOSE OF THE REVISION IS TO:  
 ADD UNIT 7 (27-30) TO BLOCK A.  
 ADD UNIT 8 (31-34) TO BLOCK B.  
 PLAT FILED IN OFFICE 01-28-08, RECORDED IN CONDO PLAT BOOK 18, PAGE 4.  
 CFN: 2008-0012437

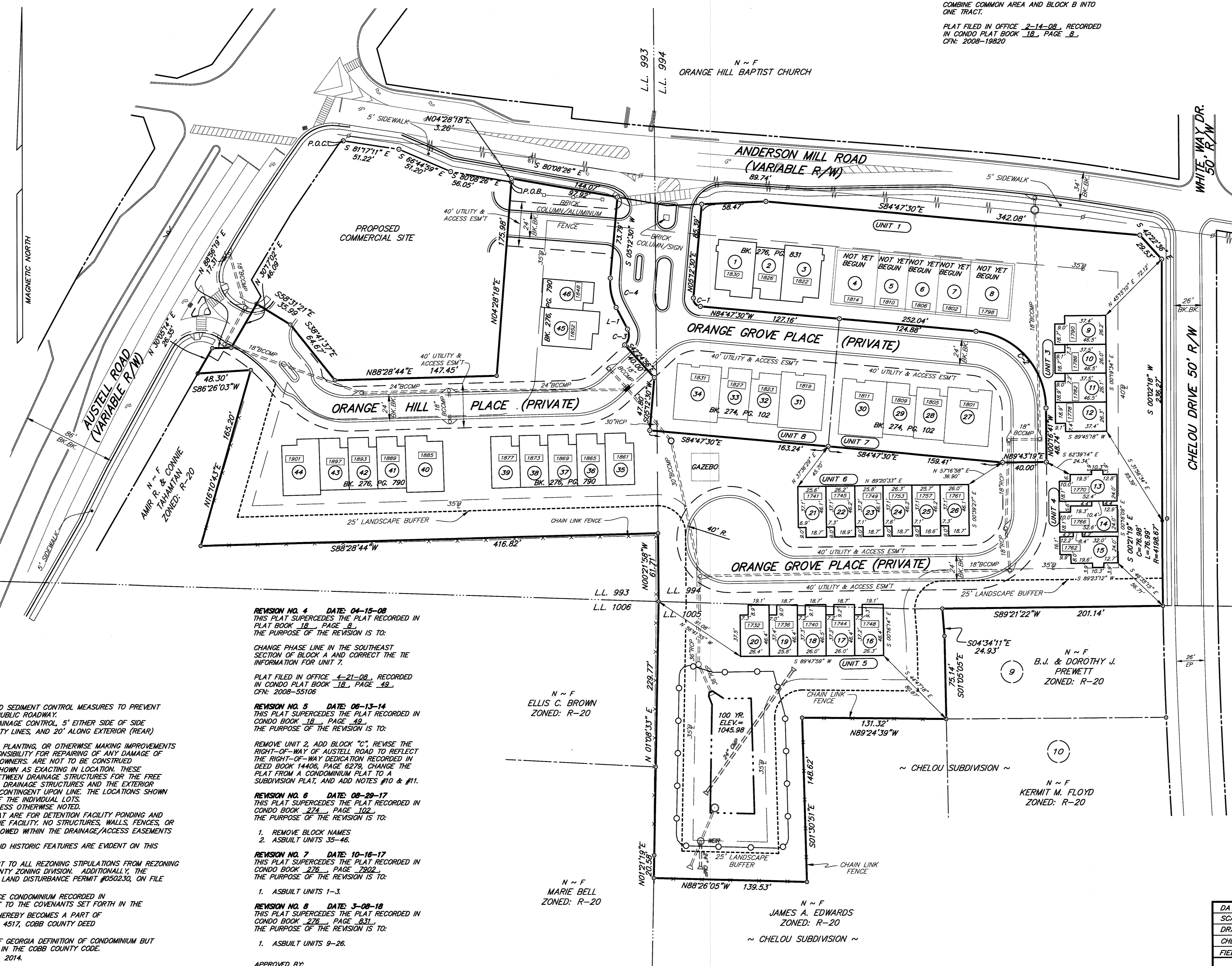
**REVISION NO. 3 DATE: 02-13-08**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 18, PAGE 4.  
 THE PURPOSE OF THE REVISION IS TO:  
 COMBINE COMMON AREA AND BLOCK B INTO ONE TRACT.  
 PLAT FILED IN OFFICE 2-14-08, RECORDED IN CONDO PLAT BOOK 18, PAGE 8.  
 CFN: 2008-19920

**COBB DOT NOTE:**  
 SIGNAGE FEE: STREET SIGNAGE IS INSTALLED BY COOT AT ENTRY ONLY OF PRIVATE STREET, WITH FUNDING PROVIDED TO DOT DEVELOPMENT SERVICES, BY THE DEVELOPER. INTERIOR SIGNAGE IS BY DEVELOPER, PER MUTED. IF AESTHETIC SIGNAGE IS REQUESTED, THE DEVELOPER SHALL ALSO SUBMIT FOR AESTHETIC SIGN PERMIT, THRU DOT OPERATIONS. THE DEVELOPER IS TO SUBMIT A FINAL PLAN, WITH STREET NAMES, PRIOR TO FINAL PLATTING. ONE WEEK NOTICE IS NEEDED TO REVIEW AND ESTIMATE THE FEE AFTER THE PERMIT IS RECEIVED BY DEVELOPMENT SERVICES. NO WORKING DAYS IS NEEDED FOR INSTALLATION, AFTER WHICH THE FINAL PLAN IS RELEASED ON DOT BEHALF. NO BUILDING PERMITS ARE TO BE ISSUED WITHOUT SIGNAGE INSTALLED.



LEGEND	
[Symbol]	HEADWALL
[Symbol]	FLARED END SECTION (D.O.T.)
[Symbol]	SINGLE-WING CATCH BASIN
[Symbol]	DOUBLE-WING CATCH BASIN
[Symbol]	WEIR INLET
[Symbol]	JUNCTION BOX
[Symbol]	FIRE HYDRANT
[Symbol]	DI - DROP INLET / YARD INLET
[Symbol]	OTF - OPEN TOP PIPE FOUND
[Symbol]	R/W MON. - RIGHT-OF-WAY MONUMENT
[Symbol]	TYPE OF FENCE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	UNDERGROUND ELECTRICAL LINE
[Symbol]	OVERHEAD POWER LINES
[Symbol]	WETLAND AREA
[Symbol]	PP - POWER POLE
[Symbol]	LP - LIGHT POLE
[Symbol]	MH - SANITARY SEWER MANHOLE
[Symbol]	WM - WATER METER
[Symbol]	GM - GAS METER
[Symbol]	RBS - REINFORCING BAR SET
[Symbol]	RBF - REINFORCING BAR FOUND
[Symbol]	CTF - CRIMP TOP PIPE FOUND
[Symbol]	POWERBOX
[Symbol]	W - WATER LINE
[Symbol]	T - UNDERGROUND TELEPHONE LINE
[Symbol]	G - GAS LINE
[Symbol]	CMP - CORRUGATED METAL PIPE
[Symbol]	RCP - REINFORCED CONCRETE PIPE
[Symbol]	DE - DRAINAGE EASEMENT
[Symbol]	UE - UTILITY EASEMENT
[Symbol]	SSE - SANITARY SEWER EASEMENT
[Symbol]	AE - ACCESS EASEMENT
[Symbol]	WLE - WATER LINE EASEMENT
[Symbol]	FME - FORCE MAIN EASEMENT
[Symbol]	FFE - FINISHED FLOOR ELEVATION
[Symbol]	WH - WATER VALVE
[Symbol]	FH - FIRE HYDRANT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.



**REVISION NO. 4 DATE: 04-15-08**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 18, PAGE 12.  
 THE PURPOSE OF THE REVISION IS TO:  
 CHANGE PHASE LINE IN THE SOUTHEAST SECTION OF BLOCK A AND CORRECT THE TIE INFORMATION FOR UNIT 7.  
 PLAT FILED IN OFFICE 4-21-08, RECORDED IN CONDO PLAT BOOK 18, PAGE 92.  
 CFN: 2008-55106

**REVISION NO. 5 DATE: 06-13-14**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO BOOK 18, PAGE 49.  
 THE PURPOSE OF THE REVISION IS TO:  
 REMOVE UNIT 2, ADD BLOCK "C", REVISE THE RIGHT-OF-WAY OF AUSTELL ROAD TO REFLECT THE RIGHT-OF-WAY DEDICATION RECORDED IN DEED BOOK 14408, PAGE 6279, CHANGE THE PLAT FROM A CONDOMINIUM PLAT TO A SUBDIVISION PLAT, AND ADD NOTES #10 & #11.

**REVISION NO. 6 DATE: 08-29-17**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO BOOK 224, PAGE 102.  
 THE PURPOSE OF THE REVISION IS TO:  
 1. REMOVE BLOCK NAMES  
 2. ASBUILT UNITS 35-48.

**REVISION NO. 7 DATE: 10-16-17**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO BOOK 428, PAGE 7902.  
 THE PURPOSE OF THE REVISION IS TO:  
 1. ASBUILT UNITS 1-3.

**REVISION NO. 8 DATE: 3-23-18**  
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO BOOK 428, PAGE 831.  
 THE PURPOSE OF THE REVISION IS TO:  
 1. ASBUILT UNITS 9-26.

APPROVED BY:  
 N/A  
 COBB COUNTY ZONING DIVISION DATE  
 COBB COUNTY DEVELOPMENT & INSPECTIONS DATE 3-23-18

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO FEMA (F.I.A.) COMMUNITY NUMBER 130052. MAP NUMBER 13067.C.0070.F. DATED AUGUST 18, 1992.

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 THE COBB COUNTY DEVELOPMENT STANDARDS

FOR ORIGINAL SIGNATURE SEE PLAT BOOK 18 PAGE 12.  
 CHRISTOPHER A. EVANS, GEORGIA R.L.S.# 2784 DATE

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT AS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY THE PRIVATE ROADWAYS AND EASEMENTS TO THE ASSOCIATION NAMED ON THIS PLAT FOR ITS MAINTENANCE AND UPKEEP AND THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, IN CONSIDERATION OF 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 THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED PRIVATE ROADWAYS AND EASEMENTS AS SHOWN AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE 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 DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING 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 THESE PRESENTS.

FOR ORIGINAL SIGNATURE SEE PLAT BOOK 18 PAGE 12.  
 OWNER: DATE

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 SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

FOR ORIGINAL SIGNATURE SEE PLAT BOOK 18 PAGE 12.  
 COBB COUNTY WATER SYSTEM DATE

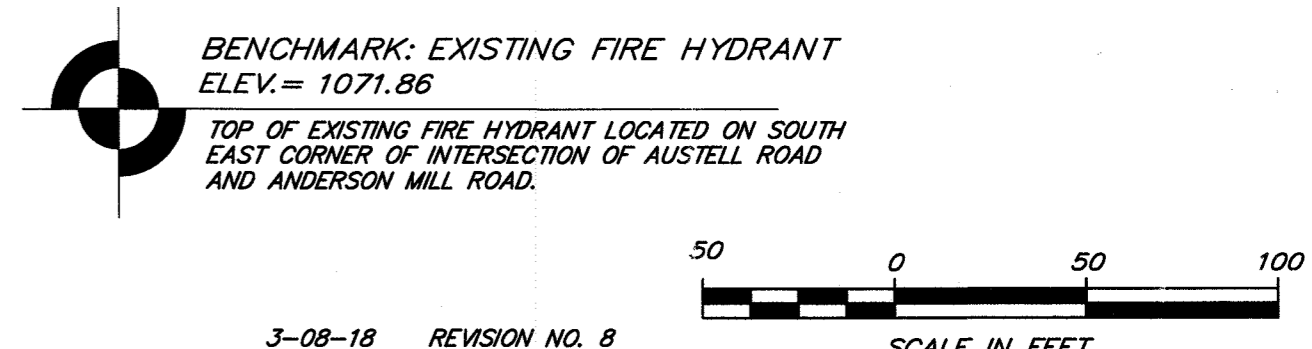
FOR ORIGINAL SIGNATURE SEE PLAT BOOK 18 PAGE 12.  
 ZONING DIVISION DATE

FOR ORIGINAL SIGNATURE SEE PLAT BOOK 18 PAGE 12.  
 DEVELOPMENT & INSPECTIONS DIVISION DATE

FOR ORIGINAL SIGNATURE SEE PLAT BOOK 18 PAGE 12.  
 COBB COUNTY BOARD OF COMMISSIONERS DATE

PLAT FILED IN OFFICE ON 8-29-06 @ 2:21 p.m.  
 RECORDED IN CONDO PLAT BOOK 18, PAGE 12.

FOR ORIGINAL SIGNATURE SEE PLAT BOOK 18 PAGE 12.  
 CLERK, COBB COUNTY SUPERIOR COURT DATE  
 CFN - 2006-146705



DATE	REVISIONS	FINAL PLAT REVISION FOR:
04-04-06		
11-15-06	REVISION NO.1	
01-24-08	REVISION NO.2	
02-13-08	REVISION NO.3	
04-15-08	REVISION NO.4	

**Gaskins**  
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

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 Marietta, Georgia 30064  
 Phone: (770) 424-7188  
 Fax: (770) 424-7393

SPR-2005-00230  
 ORANGE HILL PLACE TOWNHOMES  
 LOCATED IN L.L. 993, 994 & 1005 19TH DISTRICT, 2ND SECTION COBB COUNTY, GA.