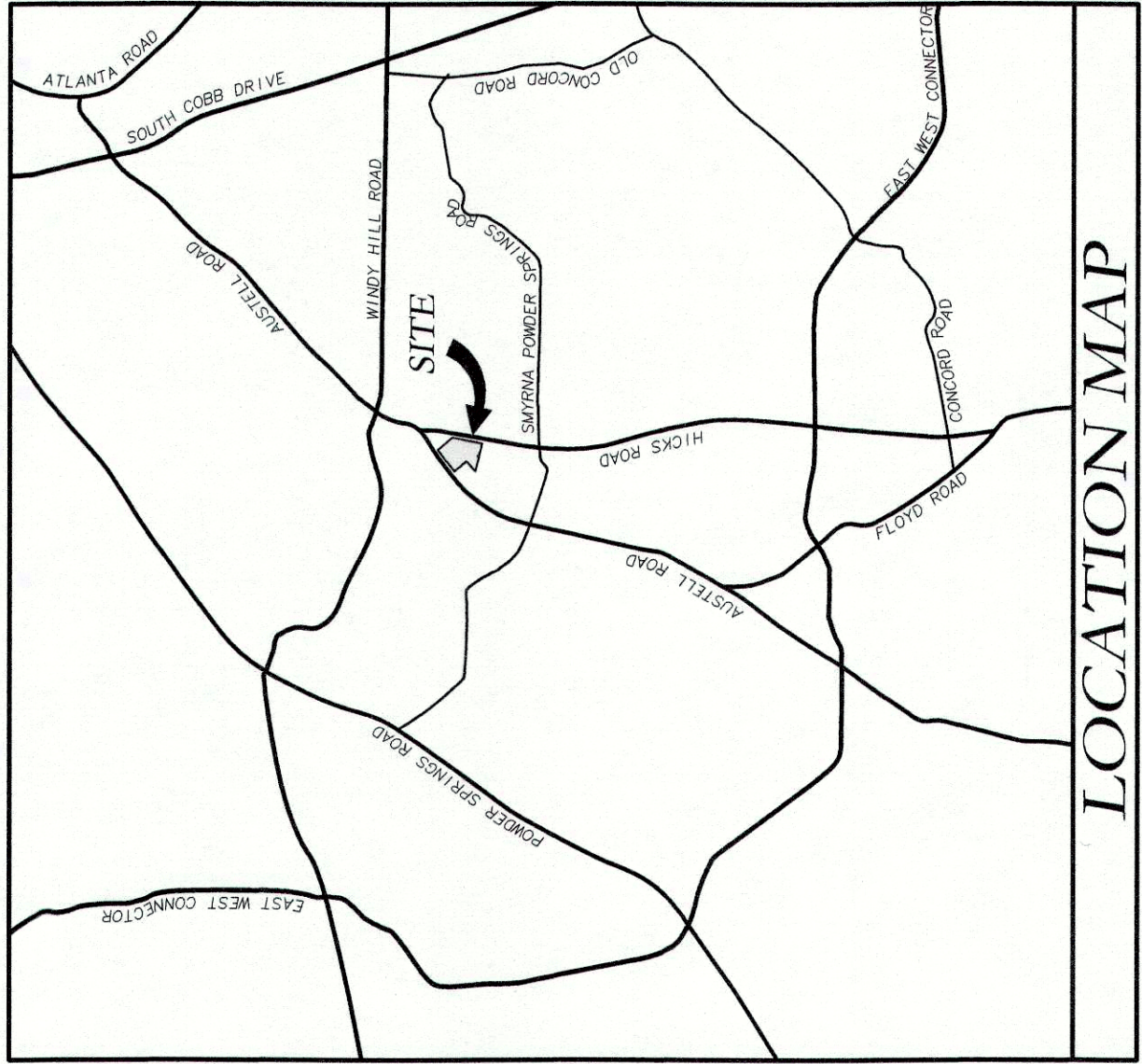




FINAL PLAT FOR
OVERTON PLACE

LOCATED IN
LAND LOT 16 of the 17th DISTRICT, 2nd SECTION
and
LAND LOT 556 of the 19th DISTRICT, 2nd SECTION,
COBB COUNTY, GEORGIA

JANUARY 15, 2016

SPR - 2015 - 00078

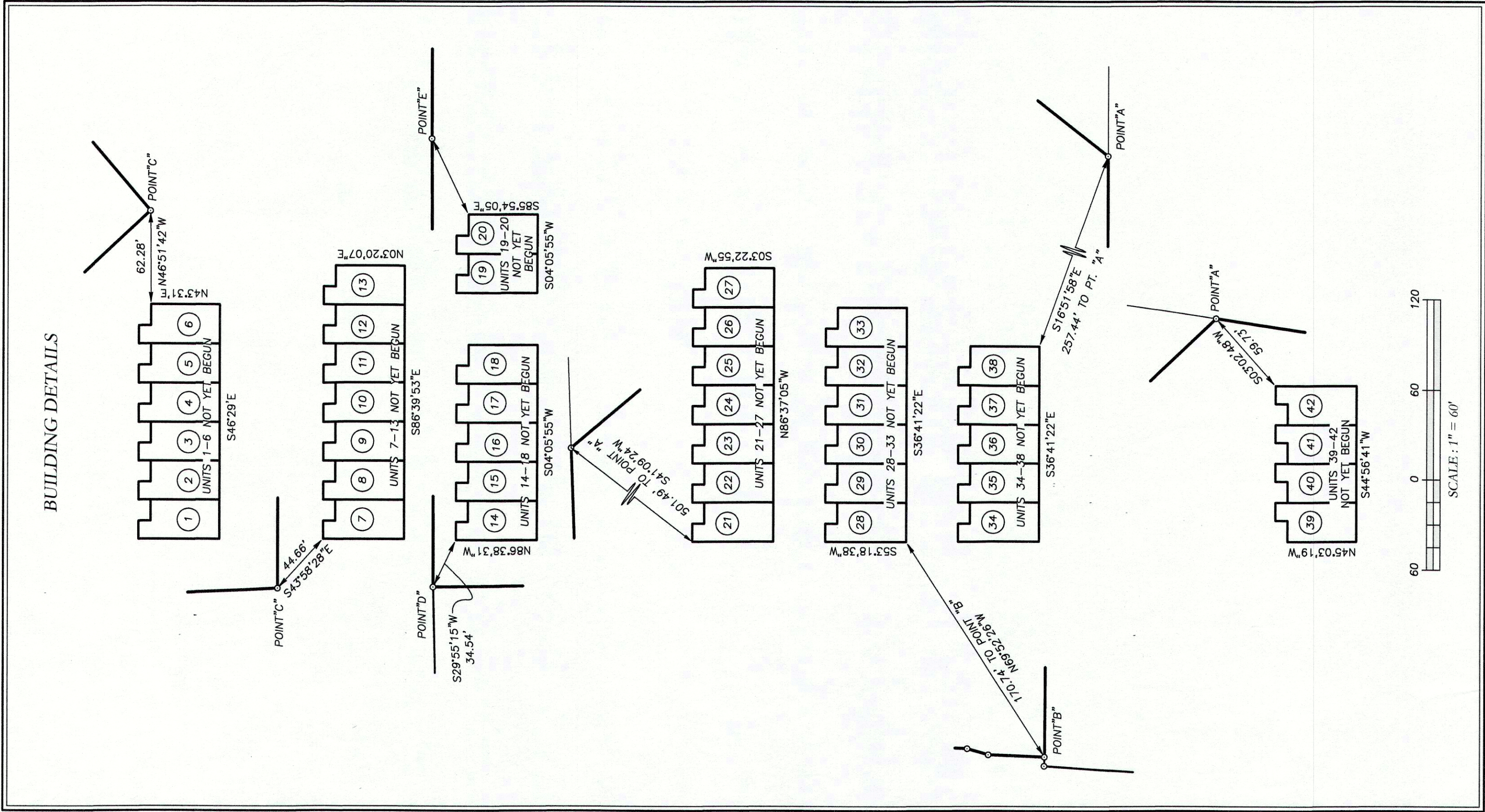
Gunnin

LAND SURVEYING, LLC

105 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GA 30115
Tel: 678.880.7502
Fax: 678.609.4731
www.gunninlandsurveying.com
Land Surveyor Firm License No. L54001033



DATE	REVISION



GENERAL NOTES

DATE OF FIELD SURVEY: JANUARY 15, 2016
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA
SET5 30R3.
ALL I.P.'s ARE 1/2" REBARS.
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE
GRID BASELINE.
DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
VERTICAL DATUM IS NAVD 88.
IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
PROPOSED SIDEWALKS SHOWN HEREON TO BE INSTALLED BY
BUILDER AT TIME OF CONSTRUCTION.
SITE TAX PARCEL NUMBER PRIOR TO RECORDING OF
THIS PLAT: 1700160020

THE ORIGINAL PARCEL ADDRESS IS:
HICKS ROAD
MARIETTA, GA
NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS
ARE KNOWN TO EXIST ON THIS SITE.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR
OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED
RIGHT-OF-WAY. THE RESPONSIBILITY FOR REPAIRING ANY
DAMAGE OF ANY SUCH IMPROVEMENTS SHALL BE THE PROPERTY
OWNERS.

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL
PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY
DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME
EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

THIS PROPERTY IS SUBJECT TO ALL ZONING REQUIREMENTS AS PER
CASE 2-73 (11-18-14).

ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE
SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO
COBB COUNTY STORMWATER MANAGEMENT.

ALL STORM DRAIN IS REINFORCED CONCRETE PIPE UNLESS
OTHERWISE NOTED.

NO COBB COUNTY GIS MONUMENTS EXIST WITHIN 500 FEET OF
THIS SITE.

ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY
OWNED. THE RESPONSIBILITY FOR MAINTENANCE OR REPLACEMENT IS THE OWNERS
RESPONSIBILITY.

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE SET A MINIMUM OF
3 FEET ABOVE 100 YEAR HEADWATER POOL ELEVATIONS.

ALL BUILDINGS LOCATED WITHIN OR CONTIGUOUS TO A FLOOD
HAZARD AREA MUST BE CONSTRUCTED SO THAT THE LOWEST FLOOR
ELEVATION (INCLUDING BASEMENT) IS 3 FEET ABOVE THE BASE
FLOOD ELEVATION.

THE WATER SYSTEM ON THIS PLAT IS PRIVATELY OWNED. APPROVAL
OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE PRIVATELY
OWNED WATER SYSTEM. THE PRIVATELY OWNED WATER SYSTEM
APPEARS TO MEET THE FEDERAL SAFE DRINKING WATER ACT
DEFINITION OF A "PUBLIC WATER SYSTEM"; THEREFORE, IN THE
DEFINITION OF A "PUBLIC WATER SYSTEM", THEREFORE, IN THE
SAFE DRINKING WATER 391-3-5.

THE SEWER SYSTEM ON THIS PLAT THAT IS NOT LOCATED IN AN
EASEMENT DEDICATED TO COBB COUNTY AND IS PRIVATELY OWNED.
APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE
PRIVATELY OWNED SEWER SYSTEM.

OWNERS ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT
(OR BULKY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERE-
ON. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR
VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO
HEREBY CONVEY THE PRIVATE ROADWAYS, STORM DRAINS, DETENTION POND AND
INFRASTRUCTURES SHOWN HEREON TO THE COBB COUNTY STORMWATER MAN-
AGEMENT AND UKEEP AND THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN
CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER
CALABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS COBB
COUNTY, HEREON, ON ACCOUNT OF THE ROADS, LACK OF ACCESS, FILLS,
EMBANKMENTS, DITCHES, CROSS DRAINS, COLLECTORS, WATER MAINS, SEWER
LINES, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE
WATER, OR THE CHANGING OF COURSES OF STREAMS.
I HEREBY RELEASE AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME
OR MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING
FROM THE CONSTRUCTION OR MAINTENANCE OF GROSS DRAIN EXTENSIONS,
PRIVATELY OWNED STORM DRAINS, PRIVATELY OWNED CROSS DRAINS, CHANGING
OF COURSES OF STREAMS, PRIVATELY OWNED RIVERS, EMBANKMENTS, OR OTHER
RIVERS, SURFACE WATERS, AND ANY OTHER MATTER WHATSOEVER. I FURTHER
WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING
TO THE TERMS OF THIS PLAT TO ANY PERSONS AND MYSELF SUBSEQUENT IN TITLE
TO BEING BY WHOME OF THESE PRESENTS.

SIGNATURE PRINTED NAME DATE

CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND
TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB
COUNTY STORMWATER MANAGEMENT STANDARDS, IS HEREBY APPROVED FOR
DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS
IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING
OF A ONE YEAR MAINTENANCE SECURITY

COBB COUNTY WATER SYSTEM
DATE 4-7-16

ZONING DIVISION
DATE 4-7-16

DEVELOPMENT & INSPECTIONS DIVISION
DATE 4-7-16

COBB COUNTY BOARD OF COMMISSIONERS
DATE

AREA SUMMARY:

TOTAL TOWNHOME LOT AREA: 1.246 ACRES

TOTAL DETENTION & COMMON AREA & PRIVATE ROADWAYS: 9.551 ACRES

TOTAL AREA: 10.797 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS
A TRUE AND CORRECT SURVEY MADE ON 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.

ALBERT W. GRAMLING, No. 2983 DATE

ENGINEER:

GREYDEN ENGINEERING & DEVELOPMENT
1500 W. HILL ROAD
WOODSTOCK, GEORGIA 30188
PHONE: 770.616.7515

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE
CANTON, GEORGIA 30115
PHONE: 678.880.7502

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

DATE _____

FINAL PLAT FOR
OVERTON PLACE
LOCATED IN
SECTION 34, T4N, R12E, S12E

Gunnin
LAND SURVEYING, LLC



2	2
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Plat Book 275 Pg 607
Rebecca Keaton
Clerk of Superior Court Cobb Cty. G



LOT AREA, SQ. FT.	UNIT	SQ. FT.
1	1292	1
2	1292	2
3	1292	3
4	1292	4
5	1292	5
6	1292	6
7	1292	7
8	1292	8
9	1292	9
10	1292	10
11	1292	11
12	1292	12
13	1292	13
14	1292	14
15	1292	15
16	1292	16
17	1292	17
18	1292	18
19	1292	19
20	1292	20
21	1292	21
22	1292	22
23	1292	23
24	1292	24
25	1292	25
26	1292	26
27	1292	27
28	1292	28
29	1292	29
30	1292	30
31	1292	31
32	1292	32
33	1292	33
34	1292	34
35	1292	35
36	1292	36
37	1292	37
38	1292	38
39	1292	39
40	1292	40

[illegible]