

OWNERS ACKNOWLEDGEMENT:

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT 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 HEREON EXPRESSED.

Dan O'Dwyer 7/27/00
OWNER: CIVITANIA PARTNERS, LLC DATE
DAN O'DWYER

THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA 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.

7-27-00 *Ken Z. Nield*
DATE: CITY ENGINEER
7-28-00 *[Signature]*
DATE: MAYOR, CITY OF SMYRNA
7-28-00 *[Signature]*
DATE: PLANNING AND ZONING COMMISSION
8/2/00 *[Signature]*
DATE: ENGINEERING DEPARTMENT
8-2-00 *[Signature]*
DATE: BUILDING INSPECTOR

SURVEYORS CERTIFICATION:

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.

REGISTERED GA. LAND SURVEYOR; *V.J. Hammond*

PLAT FILED IN OFFICE 8-3-2000, RECORDED IN PLAT BOOK 170, PAGE 90.
Jay C. Stephenson, Clerk
CLERK, COBB COUNTY SUPERIOR COURT.
CEN-2000-060925

TRACT 1 "A"
4.07132 AC
(177,347 SF)

SURVEYED ON: 6/22/99

TRACT 1 "B"
14.62434 AC
(637,036 SF)

SURVEYED ON: 9/8/1994

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 246,446 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 109,472 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 476,240 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,201 FEET.

TOPCON GTS-2B
TOTAL STATION
WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

EXPLANATION OF ZONE DESIGNATIONS

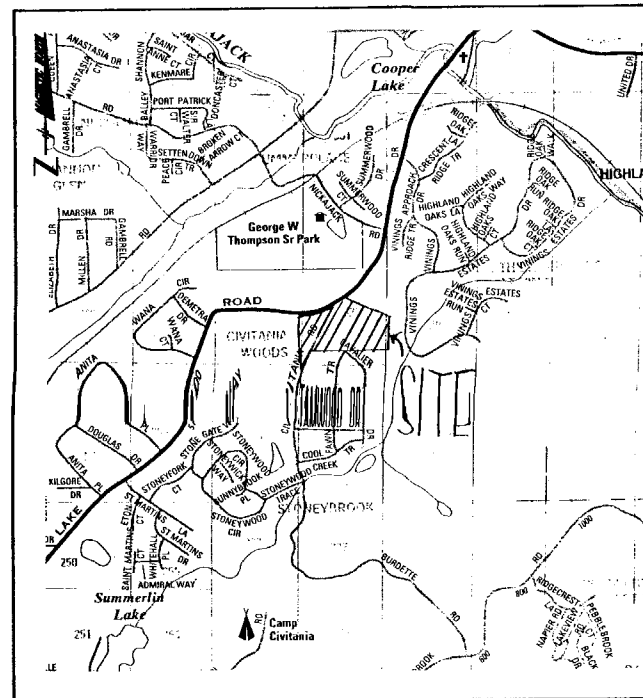
ZONE EXPLANATION

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

WATTS & BROWNING, ENGINEERS, INC HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ★ZONE(S) X-UNSHADED AS PER: COBB COUNTY FIRM COMMUNITY PANEL NO. 13067C0085F, DATED AUGUST 18, 1992.

GENERAL NOTES

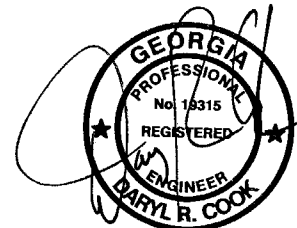
- TOTAL ACREAGE: 14.62434+4.07132 = 18.69566 ACRES.
- TOTAL NUMBER OF LOTS: 43
- DENSITY: 2.30 LOTS / ACRE.
- PROPERTY ZONED R-15
- SETBACKS REQUIREMENTS: (MINIMUM OR AS SHOWN)
FRONT: 35 FEET
SIDE: 10 FEET
REAR: AS SHOWN
- OWNER / DEVELOPER:
CIVITANIA PARTNERS, LLC.
301 NORTH MAIN STREET
ALPHARETTA GA. 30004-1321
CONTACT: DAN O'DWYER (770)346-9150
- ENGINEER / SURVEYOR:
WATTS & BROWNING ENGINEERS, INC
1954 AIRPORT ROAD, SUITE 120
ATLANTA, GA 30341 (770) 451 7453
- ALL MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE FOR DRAINAGE PURPOSES ONLY. HIGHER FINISHED FLOOR ELEVATIONS MAY BE REQUIRED TO ADEQUATELY SERVE THE LOTS WITH SANITARY SEWER
- STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
- EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THE EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF THE LOTS OR BLOCK OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF AN EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME EASEMENT WIDTH AND POSITION AS THAT POSITION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DRAINAGE EASEMENT AREAS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.
- 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 IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.
- PROJECT BENCHMARK = RM#226 ELEV. = 861.19 MSL



COBB COUNTY WATER SYSTEM

- ▲ NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT DEDICATED WATER OR SANITARY SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET (2') ON SIDE SETBACKS.

7-27-2000 *Barry Carter*
DATE: COBB WATER AND SEWER



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF LAW.

V.J. Hammond
MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

LEGEND

A	ARC	(L)	CURVE TO THE LEFT
AC	ACRE (S)	LC	LENGTH OF CHORD
BC	BACK OF CURB	LLL	LAND LOT LINE
BL	BUILDING SETBACK LINE	L/S	LANDSCAPED AREA
BM	BENCHMARK	MH	MANHOLE
BPF	BLUE PIN FLAG	N/F	NOW OR FORMERLY
BPM	BLUE PAINT MARK	PB	PLAT BOOK
CB	CATCH BASIN	PG	PAGE (S)
CL	CENTERLINE	PL	PROPERTY LINE
C/L	CHAIN LINK	R	RADIUS
CMP	CORRUGATED METAL PIPE	(R)	CURVE TO THE RIGHT
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	R/W	RIGHT OF WAY
DE	DRAINAGE EASEMENT	SF	SQUARE FEET
DI	DROP INLET	SS	SANITARY SEWER
EX	EXISTING	SSE	SANITARY SEWER EASEMENT
FC	FACE OF CURB	SW	SIDEWALK
FFE	FINISHED FLOOR ELEVATION	TBM	TEMPORARY BENCHMARK
FH	FIRE HYDRANT	W	WATER LINES
HW	HIGH WATER	WM	WATER METER
H/W	HEADWALL	WV	WATER VALVE
INV	INVERT		

DATE SURVEYED: N/A
DATE DRAFTED: 06-13-00
SURVEYED BY: AAG
DRAWN BY: JMH/JCS/DRC
CHECKED BY: JMH/JCS/DRC
FIELD BOOK #: 980734
JOB NUMBER: 980734
DISC FILE: FINAL\980731\931-8-1.FP
PLAT FILE: "B"
1 OF 4

Watts & Browning Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
1954 AIRPORT ROAD
ATLANTA, GEORGIA 30341
PHONE: (770) 451-7453
FAX: (770) 451-5825

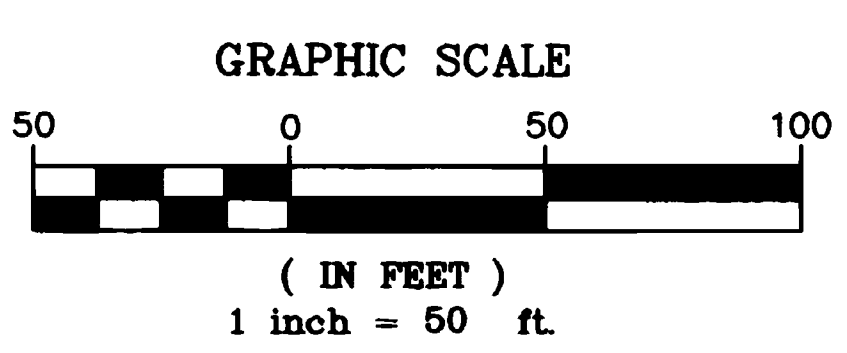
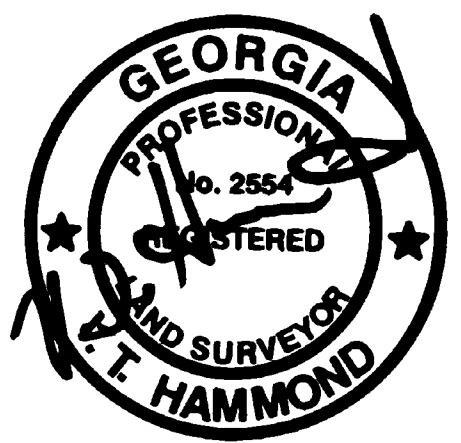
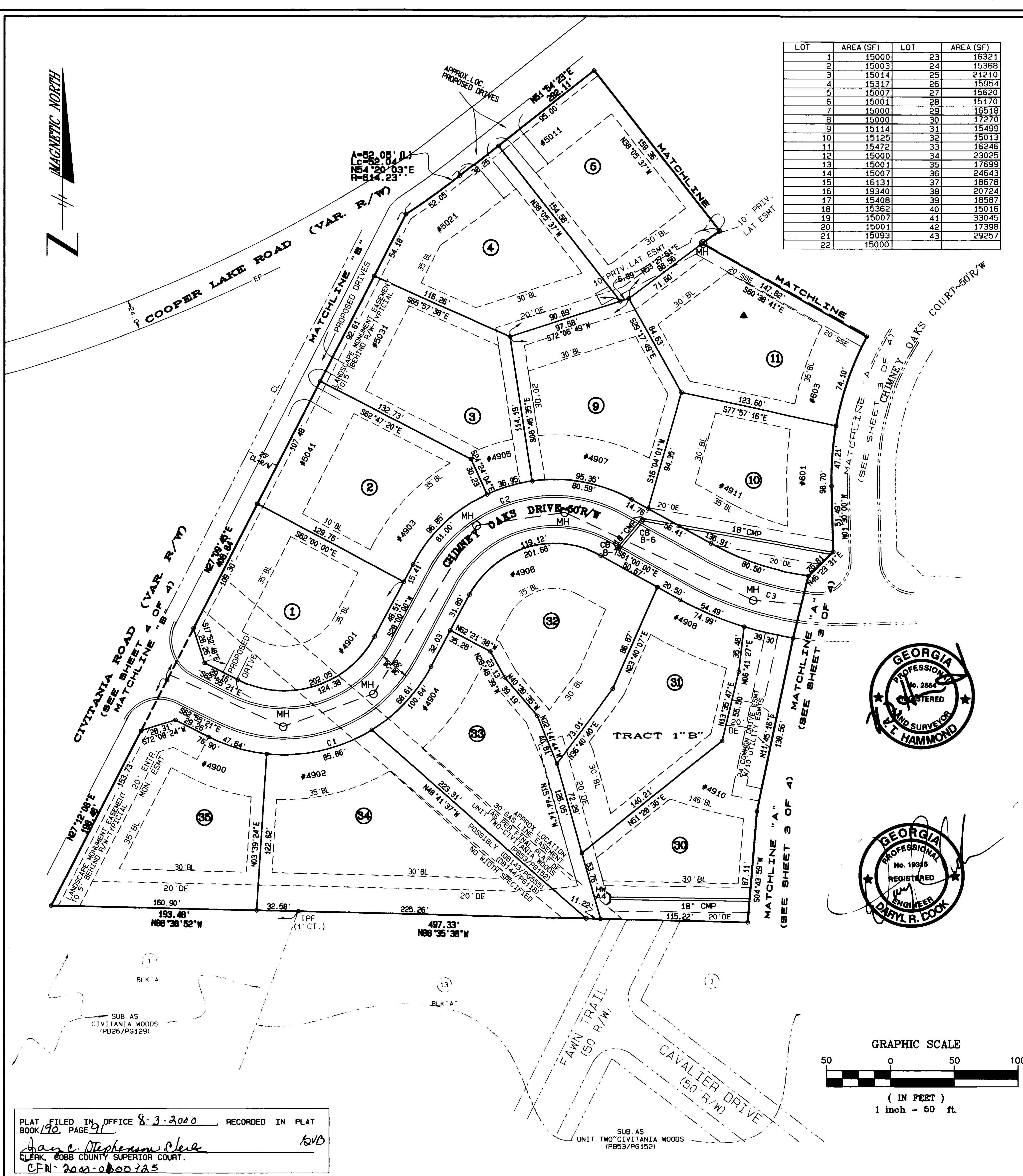


REVISIONS
NO. DATE DESCRIPTION

FINAL PLAT OF
CHIMNEY OAKS
FKA: SPRING MOUNTAIN
LOCATED
LAND LOT 329 & 392
17th DISTRICT ~ 2nd SECTION~
CITY OF SMYRNA
COBB COUNTY, GEORGIA



LOT	AREA (SF)	LOT	AREA (SF)
1	15000	23	16321
2	15003	24	15368
3	15014	25	21210
4	15317	26	15954
5	15007	27	15620
6	15001	28	15170
7	15000	29	16518
8	15000	30	17270
9	15114	31	15499
10	15125	32	15013
11	15472	33	16246
12	15000	34	23025
13	15001	35	17699
14	15007	36	24643
15	16131	37	18678
16	19340	38	20724
17	15408	39	18587
18	15362	40	15016
19	15007	41	33045
20	15001	42	17398
21	15093	43	29257
22	15000		



PLAT FILED IN OFFICE 8-3-2000 RECORDED IN PLAT BOOK 190 PAGE 91
JAY C. STEPHENSON, Clerk
CLERK, COBB COUNTY SUPERIOR COURT.
CFN-2000-0000425

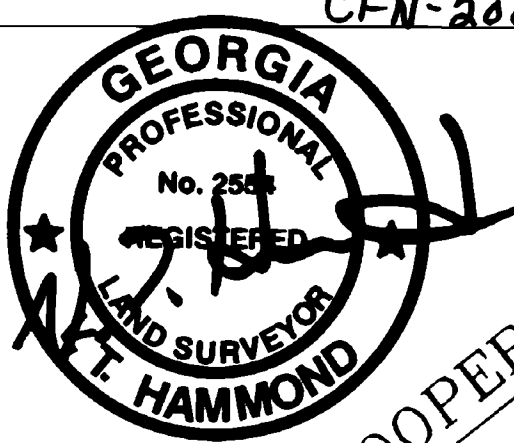
DATE SURVEYED: 1-50
DATE DRAFTED: 06-13-00
SURVEYED BY: AAG
DRAWN BY: JMH/JCS/DRC
CHECKED BY: JMH/JCS/DRC
FIELD BOOK #: 980731
JOB NUMBER: 980731
DISC FILE: \FTWAS\980731\731-B-1FP
PLAT FILE: COBB
2 OF 4

W & B
Watts & Browning Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
SUITE 120
1584 AIRPORT ROAD
ATLANTA, GEORGIA 30341
PHONE: 478-5253
FAX: 478-5253

NO.	DATE	DESCRIPTION

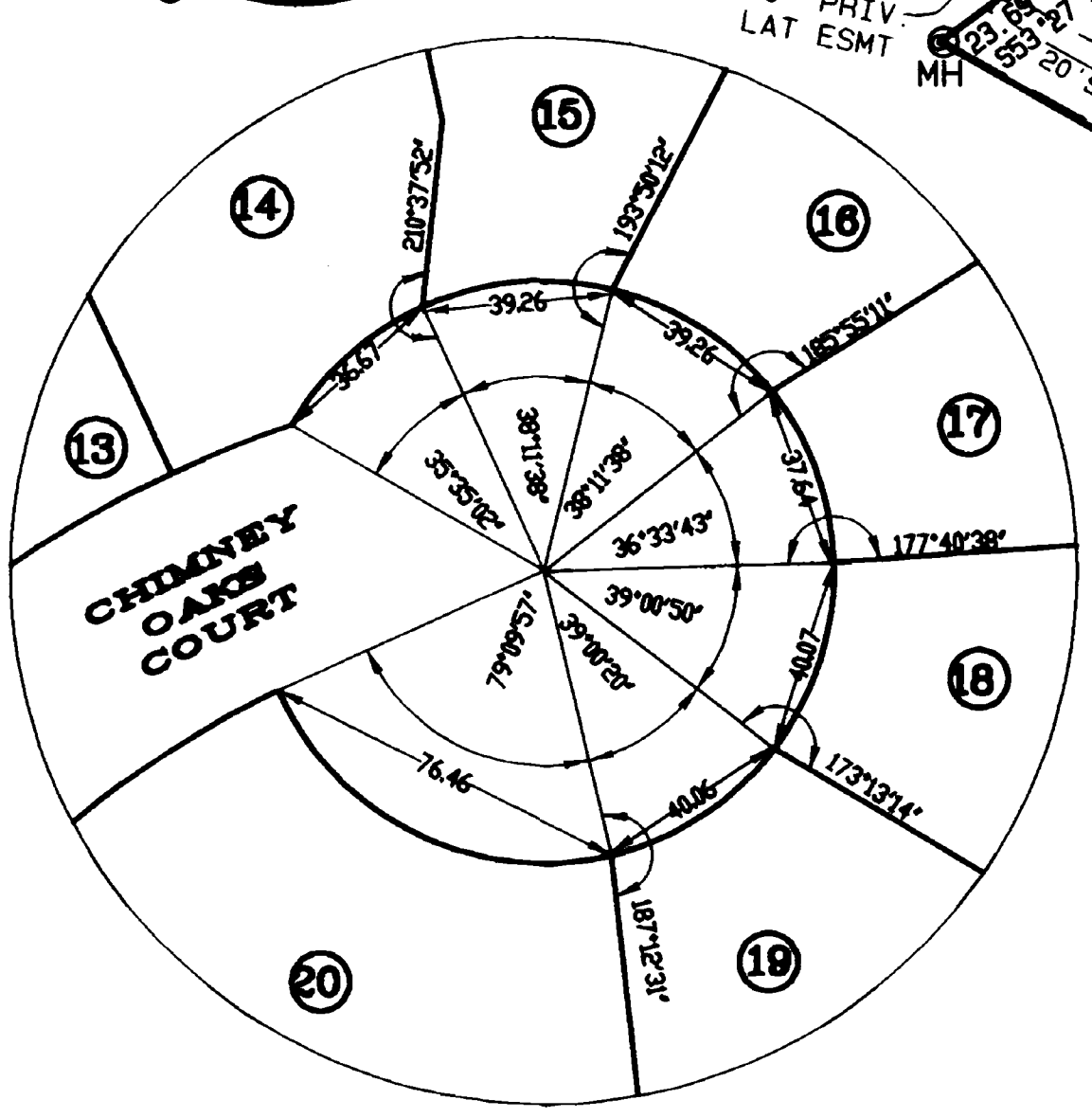
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FKA: SPRING MOUNTAIN
LOCATED
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17th DISTRICT ~ 2nd SECTION~
CITY OF SMYRNA
COBB COUNTY, GEORGIA

PLAT FILED IN OFFICE 8-3-2000, RECORDED IN PLAT BOOK 190, PAGE 92.
Daryl R. Cook
CLERK, COBB COUNTY SUPERIOR COURT.
CFN-2000-610925

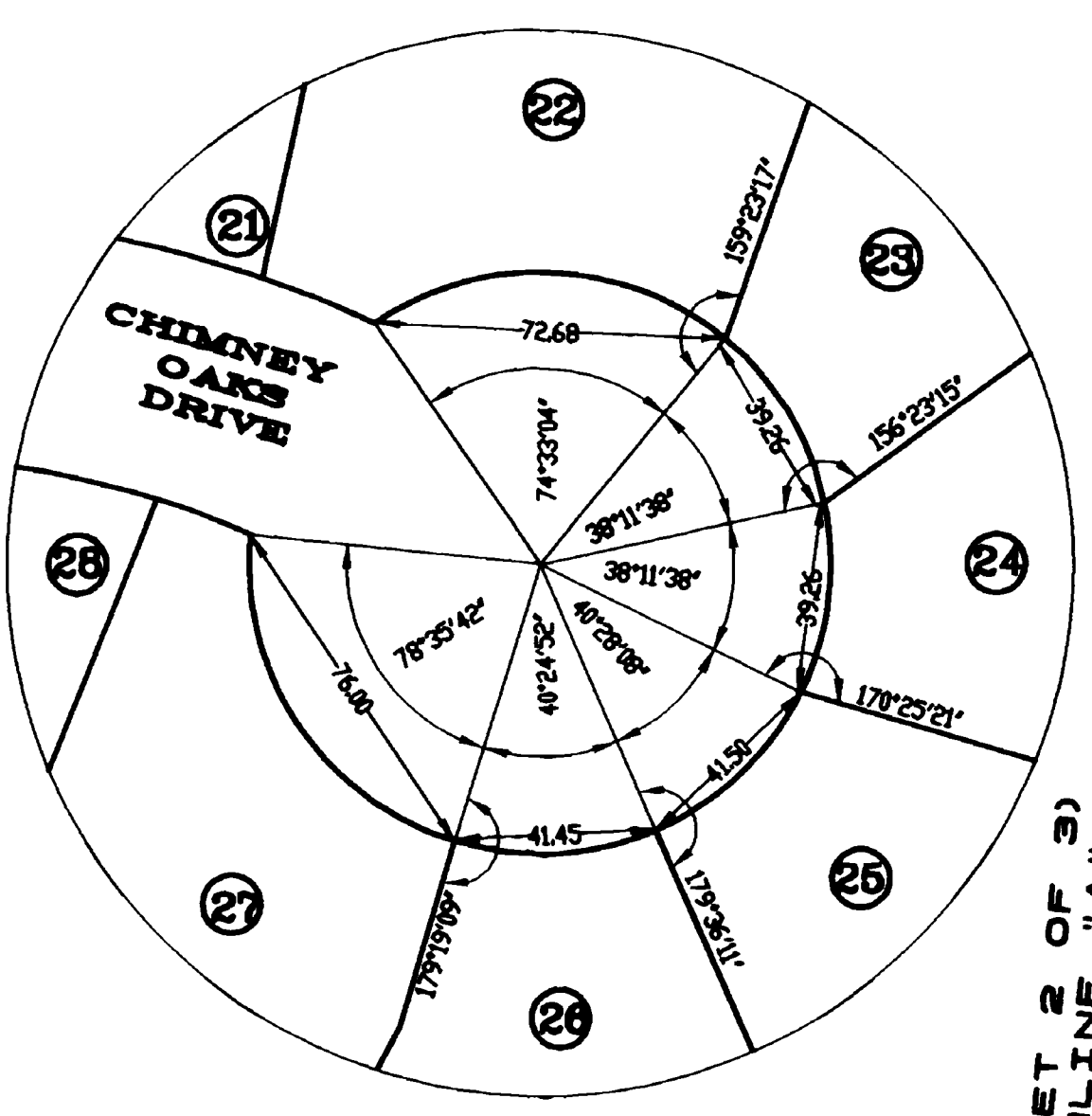


MAGNETIC NORTH

COOPER LAKE ROAD
(VARIABLE R/W)



CUL-DE-SAC DETAILS
SCALE: 1" = 50'



GRAPHIC SCALE



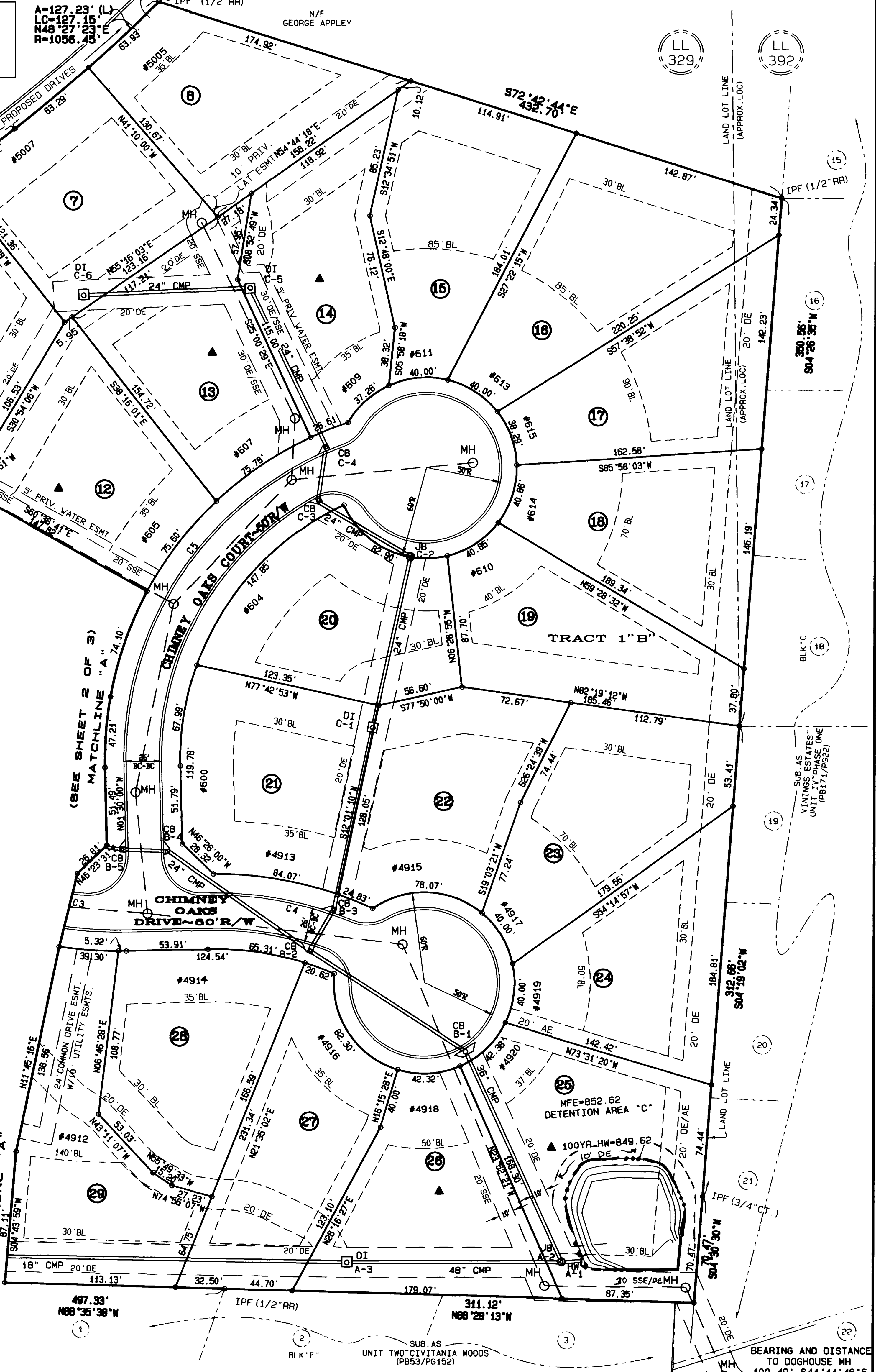
(IN FEET)
1 inch = 50 ft.

DATE SURVEYED: 11-13-00
DATE DRAFTED: 06-13-00
DRAWN BY: JMH/JCS/DHC
CHECKED BY: JMH/JCS/DHC
FIELD BOOK #: 980731
JOB NUMBER: 980731
DISC FILE: FINAL\980731\31-B-2P
PLAT FILE: 3 OF 4

W & B
Watts & Browning Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
1884 AIRPORT ROAD
SUITE 120
ATLANTA, GEORGIA 30341
PHONE: (770) 451-7453
FAX: (770) 451-3825

NO.	DATE	DESCRIPTION

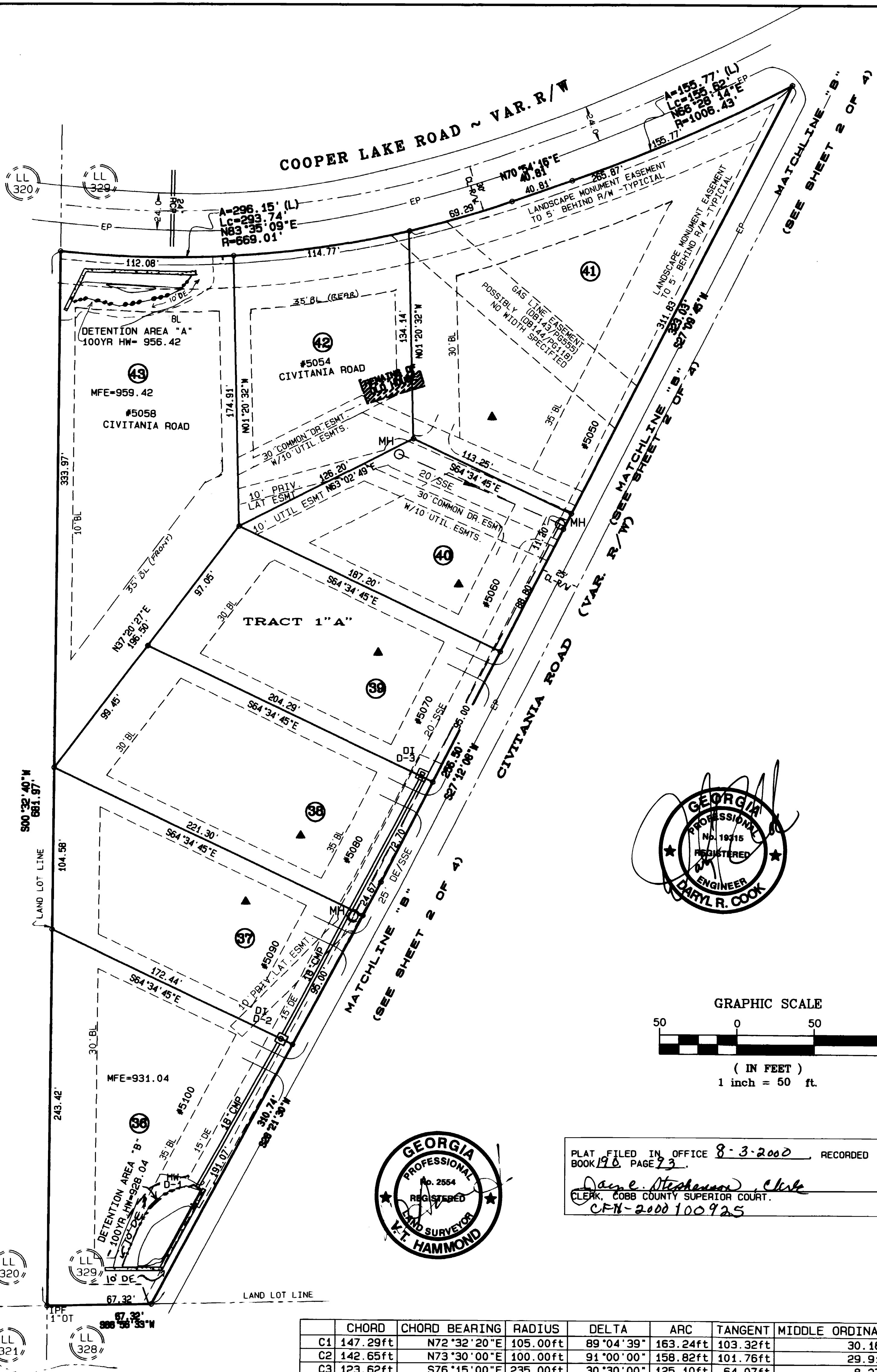
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CHIMNEY OAKS
FKA: SPRING MOUNTAIN
LOCATED
LAND LOT 329 & 392
17th DISTRICT ~ 2nd SECTION~
CITY OF SMYRNA
COBB COUNTY, GEORGIA



MAGNETIC NORTH

N/F
ALFRED D LINDSTEDT
(DB5424/PG441)
(PB127/PG53)

N/F
PAUL T BINIASZ
(DB11622/PG405)



PLAT FILED IN OFFICE 8-3-2000 RECORDED IN PLAT BOOK 190 PAGE 73

Jaime Stephenson Clerk

CLERK, COBB COUNTY SUPERIOR COURT.

CFN-2000100925

	CHORD	CHORD BEARING	RADIUS	DELTA	ARC	TANGENT	MIDDLE ORDINATE	DEGREE OF CURVE
C1	147.29ft	N72°32'20"E	105.00ft	89°04'39"	163.24ft	103.32ft	30.16ft	54°34'03"
C2	142.65ft	N73°30'00"E	100.00ft	91°00'00"	158.82ft	101.76ft	29.91ft	57°17'45"
C3	123.62ft	S76°15'00"E	235.00ft	30°30'00"	125.10ft	64.07ft	8.27ft	24°22'52"
C4	137.19ft	S73°45'00"E	225.00ft	35°30'00"	139.41ft	72.02ft	10.71ft	25°27'53"
C5	269.97ft	N38°30'00"E	210.00ft	80°00'00"	293.22ft	176.21ft	49.13ft	27°17'01"

FINAL PLAT OF

CHIMNEY OAKS

FKA: SPRING MOUNTAIN

LOCATED

LAND LOT 329 & 392

17th DISTRICT ~ 2nd SECTION~

CITY OF SMYRNA

COBB COUNTY, GEORGIA

REVISIONS

NO. DATE DESCRIPTION

W&B

Watts & Browning Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS

1954 AIRPORT ROAD

ATLANTA, GEORGIA 30341

PHONE (404) 451-3653

FAX (404) 451-3653

DATE SURVEYED: 11-50

DATE DRAFTED: 06-13-00

SURVEYED BY: AAG

DRAWN BY: JMH/JCS/DRC

CHECKED BY: JMH/JCS/DRC

FIELD BOOK #: 980731

JOB NUMBER: 980731

DISC FILE: 6: \FINALS\980731\731-8-3P

COBB

PLAT FILE: "B"

4 OF 4