

OWNER'S ACKNOWLEDGEMENT

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was 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, drains, easements and public places hereon shown for 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 the City of Smyrna and all persons, damages or claims insofar as they are concerned with 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 rights-of-way and easements 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, drives, structures, streets, culverts, curbs or sidewalks, the changing of 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 myself and owners subsequent in title to defend by virtue of these presents.

Bennie Lou Tackett (AKA Bennie Lou Tackett)
Owner's name

Signature: *Bennie Lou Tackett* Date: 2-26-99

Signature: *Ethyl B. O'Bryant* Date: 2-26-99

Signature: *Ethyl B. O'Bryant* Date: 2-26-99

SURVEYOR'S ACKNOWLEDGEMENT

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 *Raymond C. Kynoch* No. 1991
CITY OF SMYRNA
COBB COUNTY WATER SYSTEM

No permanent structures shall be constructed within ten (10) feet of the edge of a permanent water or sewer easement on front or rear setbacks, or within two (2) feet on side setbacks.

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 Specifications and the posting of a one year maintenance bond.

DATE: 3-4-99
CITY OF SMYRNA WATER SYSTEM

DATE: 5-14-99
ZONING DIVISION

DATE: 5-14-99
DEVELOPMENT & INSPECTIONS DIVISION

DATE: 5-14-99
COBB COUNTY BOARD OF COMMISSIONERS

PLAT FILED IN OFFICE: 5-17-99 9:33A
RECORDED IN
PLAT BOOK: 160 PAGE: 66

CLERK: J. C. Stephenson
CLERK: COBB COUNTY SUPERIOR COURT
CFN 1999-COBB2130

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 14" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 894,000 FEET.

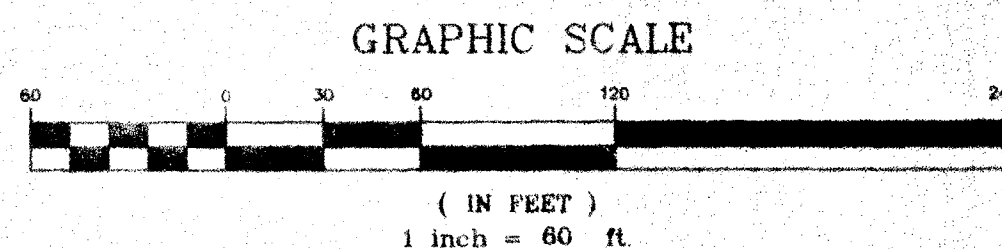
ANGULAR MEASUREMENTS OBTAINED USING TOPCON GTS-2
LINEAR MEASUREMENTS OBTAINED USING TOPCON GTS-2
FIELD WORK COMPLETED ON OR ABOUT TOPCON GTS-2

ALL OF THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COMMUNITY PANEL NO. 1306Z C0070 F
DATED 8-18-92

TOTAL SITE AREA = 12.19 ACRES

ZONING IS R-20
MINIMUM SETBACKS ARE:
FRONT = 35 FT
SIDE = 10 FT
25 FT IF SIDE YARD IS ALONG ROAD
REAR = 35 FT
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 50 FT
MINIMUM PUBLIC ROAD FRONTAGE = 75 FT/50 FT ON CUL-DE-SACS
MINIMUM HOUSE SIZE IS 1200 SF
TOTAL DENSITY = 0.33 LOTS PER ACRE



TACKETT SUBDIVISION

LAND LOT 256
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATED: 1-27-99
SCALE: 1" = 100'

OWNERS

BENNIE LOU TACKETT
220 CONCORD RD.
SMYRNA, GA 30082
770 432-6139

AND

ETHYL O'BRYANT
205 CONCORD RD.
SMYRNA, GA 30082
770 435-5819

DEVELOPER

CARL TACKETT, JR.
1591 BIG SHANTY RD.
KENNESAW, GA 30144
770 424-4093

NOTES

- Any structures, walls or landscaping placed adjacent to a Cobb County roadway must maintain intersection Sight Distance. Any conflicts will be corrected immediately by the developer prior to acceptance of the S/D. If no entrance detail (signage, wall features, etc.) plans are shown, NCHRP will be built.
- Engineer/Surveyor certifies that minimum Intersection and Stopping sight distance requirements are satisfied within the design and layout of these plans.
- No cemetery exists on site.
- 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.
- Sanitary sewer service to be provided by underground septic tank.
- When street lights are installed along county roadways the property will be assessed a monthly service charge by Cobb County. The charge is applied to the water bill. It is calculated based on the amount of road frontage. A charge of \$3.50 is imposed for each 50 feet of lighted frontage.
- Street Closing/Lane Closing: The contractor shall be required to obtain one of the following permits prior to any work beginning: For total Street Closure, contact Cobb DOT at 528-1675. For a Lane Closure, contact inspections at 528-2145.
- The developer or developer's contractor is responsible for field verifying the exact location, size and material of any existing water or sewer facility proposed for connection or use by this project. The relocation of any water/sewer facility required to avoid any part of this development is the responsibility of the developer.
- No water services installed. Standard City of Smyrna meter fees apply.
- All signs to be permitted through Code Enforcement Division, i.e., subdivision entrance signs, monuments, and all commercial signs. The location of subdivision signs must also be shown on the plans.
- Construction trailers to be permitted through the Planning and Zoning Department.
- Assurances of Compliance with Americans with Disabilities Act (ADA) (COBB CO.) is the responsibility of the owner/developer. Cobb County accepts no responsibility for said act, except for notification of this requirement.

This plat has been approved for on-site sewage management systems. Permits will be issued upon receipt of individual plans showing the system in a suitable location on the lot.

Dated this 6th day of May, year of 1999.

Environmental Health District Director
Cobb County Board Of Health

OUT: Does not meet requirements for on-site sewage management system.

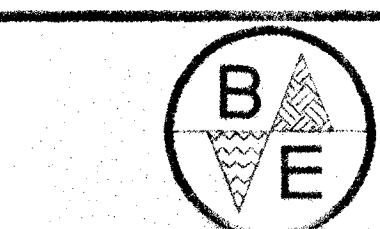
★ COBB COUNTY HEALTH DEPARTMENT TO APPROVE EACH LOT THAT DOES NOT CONNECT TO THE SANITARY SEWER SYSTEM.

- A DRIVEWAY "TURN-AROUND" MUST BE CONSTRUCTED ON SITE.
- THE DRIVEWAY MUST HAVE A PAVED APRON EXTENDING A MINIMUM OF 25' FROM THE ROADWAY EDGE ONTO THE PROPERTY.
- PERSON'S USING THIS DRIVEWAY ASSUMES RESPONSIBILITY ENTERING ONTO CONCORD RD/HIGHVIEW DR. IT IS ILLEGAL TO BACK OUT ONTO A PUBLIC ROADWAY OR HIGHWAY.

Now OR Formerly
JOHN DICKSON
Zoned R-20 ADOPED 12-26-92
DB 5468 P 505
DB 2536 P 29
DB 2565 P 317
DB 4118 P 247
DB 2470 P 495

Now OR Formerly
DOESKIN PLACE S/D
Zoned R-15
PB 81 P 96

Now OR Formerly
BENNETT WOODS
UNIT IV
Zoned R-20
PB 38 P 66



BRASWELL ENGINEERING, INC.
2440 SANDY PLAINS ROAD
BLDG 3 - SUITE 201
MARIETTA, GEORGIA 30066
(770) 565-0035

NO.	DATE	DESCRIPTION	BY

FINAL PLAT FOR

TACKETT SUBDIVISION

LOCATED IN LAND LOTS 264 & 265
DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

DRAWN BY	ACH
CHECKED BY	RCK
DATE	8-12-99
SCALE	1" = 60'
PROJECT NO.	98268