



Minor Plat Checklist

No lot or parcel in the City of Powder Springs shall be combined, subdivided or have a boundary line revision without obtaining prior approval from the City. In those instances in which staff determines that the proposal does not require the dedication of additional street right-of-way or street improvements, or utility installations other than house connections, the applicant shall be required to submit an exemption plat. Properties cannot be divided or combined to create a split-zoned lot. Rezoning of property would be necessary to assure that all parcels of property are assigned only one zoning designation. Applicant shall submit 5 copies of plat for review to the City of Powder Springs Community Development Department.

The plat shall include the following information. Additional Information may be required referenced in Article 15 of the City Unified Development Code. Use the reference marks below to address each question.

OK	N/A	Not Applicable	N/R	Required
----	-----	----------------	-----	----------

1. Name, address & phone number of developer/owner.
2. Name, address & phone number of engineer/surveyor.
3. Title, graphic scale, north arrow, and date.
4. Clear statement indicating purpose of plat/revision.
5. Existing address with tax parcel identification number(s) and proposed address if applicable.
6. Block and lot numbers (if applicable).
7. Zoning district dimensional requirements (Article 2, Table 2- 4).
8. Stipulations noted on plat (if applicable).
9. Street names.
10. Boundaries and total area of the tract of land.
11. Location of existing structures, parking spaces including notation if they are to be retained or demolished.
12. Names of adjoining property owners and/or subdivision names with zoning designation(s).
13. Location of public right-of-way, easements (including type and size), and buffer areas.
14. Setback lines (on each lot): Front: Rear: Side:
15. Signature of property owner, with date, next to the property owners information (i.e. name, address and phone number).
16. The following signature endorsements are required on the plat, if applicable:

CERTIFICATE OF FINAL PLAT APPROVAL

All applicable requirements of the Powder Springs Unified Development Code relative to final plats having been fulfilled, approval of this is hereby granted by the Powder Springs Director of Community Development and is entitled to be recorded.

Director of Community Development

Date

Note: For subdivisions involving public improvements, signatures of approval of the Director of Public Works and the Mayor of Powder Springs are required and shall be provided:

Director of Public Works

Date

Mayor, City of Powder Springs

Date

HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Cobb County Health Department and are approved for final platting and recording.

By: -----

Title: -----

Date: -----

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist.

The field data upon which this plat is based has a closure precision of one foot in _____ feet, and an angular error of _____ per angle point, and was adjusted using _____ rule.

This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

By (name): -----

Registered Georgia Land Surveyor No. _____ [affix stamp]

Date: -----

COBB COUNTY WATER SYSTEM APPROVAL

This Plat, having been submitted to Cobb County Water Systems and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System: -----

Date: -----

For use only when no public dedication is involved, if applicable:

OWNERS CERTIFICATE AND DEDICATION

I hereby certify that I own fee simple title to the property shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey, in consideration of the approval of this final plat and other valuable considerations, I release and hold harmless the City of Powder Springs from any and all claims, damages, or demands arising: on account of the design, construction, and maintenance of the property showed hereon. 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.

Owner's name: _____

Owner's address: _____

Date: _____

For use only when public dedication is involved:

OWNERS CERTIFICATE AND DEDICATION

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, I do hereby convey to Cobb County, Georgia all water mains, water lines, sanitary sewer lines and the like to function as part of the Cobb County Water System and further convey all streets and rights-of-way and major stormwater easements indicated as stormwater structures to the first junction box or where water combines with a private system, shown hereon in fee simple to the City of Powder Springs 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. Drainage easements and stormwater ponds are dedicated to allow water to flow and are to be maintained by the owner of the property. In consideration of the approval of this final plat and other valuable considerations, I further release and hold harmless the City of Powder Springs and 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 liens, 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, I warrant that I own fee simple title to the property shown hereon and agree that the City of Powder Springs and Cobb County shall not be liable to me, my 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 owners and myself subsequent in title to defend by virtue of these presents.

Owner's name: _____

Owner's address: _____

Date: _____

For use when public dedication and private streets are involved:

OWNERS CERTIFICATE AND DEDICATION

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, with the express exception of the streets which are shown to remain private, I do hereby convey to Cobb County, Georgia all water mains, water lines, sanitary sewer lines, and the like to function as part of the Cobb County Water System and further dedicate to the use of the City of Powder Springs and the public forever, with the express exception of any detention or retention pond or ponds, 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 final plat and other valuable considerations, I further release and hold harmless the City of Powder Springs and 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 liens, 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.

Owner's name: _____

Owner's address: _____

Date: _____