

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the "MOU" or "Memorandum") is entered into on **(the "Effective Date")**, by and between The City of Powder Spring, located at 4484 Marietta Street, Powder Springs, GA, (the "First Party"), and Kerley Family Homes located at 750 Chastain Corner Road, Marietta, GA 30066 (the "Second Party"). First Party and Second Party may be referred to individually as the "Party", or collectively, the "Parties".

1. MISSION

The proposed annexation of Meadows at Lost Mountain, which the Parties are intending to collaborate, has the following intended mission in mind:

For the city to annex the subdivision, originally developed and platted in unincorporated Cobb County, GA and as shown on the attached final plat (Exhibit A), into the city of Powder Springs with minimal or no permitting and inspection costs assigned to Kerley Family Homes for lots already permitted and under construction in unincorporated Cobb County. Kerley Family Homes will realize benefits unique to residents in the City of Powder Springs including sanitation services, better police response times, more responsive city services and ease of location to such responsive services and local elected officials.

2. PURPOSE AND SCOPE

The Parties intend for this Memorandum to provide the cornerstone and structure for a future annexation application (attached as Exhibit B) to be considered by the Parties and which may be related to the annexation.

3. OBJECTIVES

The Parties shall endeavor to work together to develop and establish policies and procedures that will allow for the annexation of the property as shown in Exhibit A, including those lots that have been permitted and are in various stages of construction in unincorporated Cobb County, (attached as Exhibit C). Said policies and procedures will include provisions that those lots included in Exhibit C will forego residential plan review by the City of Powder Springs and will have final inspections and Certificates of Occupancy issued by the City of Powder Springs at no cost to Kerley Family Homes. The parties acknowledge that any lots not shown on Exhibit C, will be subject to residential plan review by the City of Powder Springs, with a waiver of review fees by the City of Powder Springs. The parties also acknowledge that any lots not shown on Exhibit C will be required to pay customary permit and inspection fees charged by the City of Powder Springs (similar to those that would be incurred in unincorporated Cobb County).

4. RESPONSIBILITIES AND OBLIGATIONS OF THE PARTIES

Any Party may decide not to proceed with the contemplated herein for any reason or no reason. A binding commitment with respect to the described herein will result only from execution of definitive agreements, subject to the conditions contained therein. Notwithstanding the two preceding sentences of this paragraph, the provisions under the headings Governing Law and Confidentiality are agreed to be fully binding on, and enforceable, against the Parties.

5. TERMS OF UNDERSTANDING

The term of this Memorandum shall be for a period of from the Effective Date and maybe extended upon written mutual agreement of both Parties.

6. CONFIDENTIALITY

The Parties will treat the terms of this MOU, and the documents submitted herewith, in the strictest of confidence, and that such terms will not be disclosed other than to those officers, representatives, advisors, directors and employees of any Party who need to know for the purpose of evaluating this MOU and who agree to keep such material confidential.

7. LEGAL COMPLIANCE

The Parties acknowledge and understand that they must be able to fulfill their responsibilities under this Memorandum in accordance with the provisions of the law and regulations that govern their activities. Nothing in the Memorandum is intended to negate or otherwise render ineffective any such provisions or operating procedures. The Parties assume full responsibility for their performance under the terms of this Memorandum.

If at any time either Party is unable to perform their duties or responsibilities under this Memorandum consistent with such Party's statutory and regulatory mandates, the affected Party shall immediately provide written notice to the other Party to establish a date for resolution of the matter.

8. LIMITATION OF LIABILITY

No rights or limitation of rights shall arise or be assumed between the Parties as a result of the terms of this Memorandum.

9. NOTICE

Any notice or communication required or permitted under this Memorandum shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such address as one may have furnished to the other in writing.

10. GOVERNING LAW

This Memorandum shall be governed by and construed in accordance with the laws of the State of Georgia.

11. AUTHORIZATION AND EXECUTION

The signing of this Memorandum does not constitute a formal undertaking, and as such it simply intends that the signatories shall strive to reach, to the best of their abilities, the goals and objectives stated in this MOU.

This Agreement shall be signed by and shall be effective as of the **date first written above.**

(City of Powder Springs Signature) (Date)

(Kerley Family Homes Signature) (Date)

Plat Book 280 Page 268
Filed and Recorded 05/17/21 6:04:00 PM
2021-0072312
Courtney Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3647660910

Exhibit A

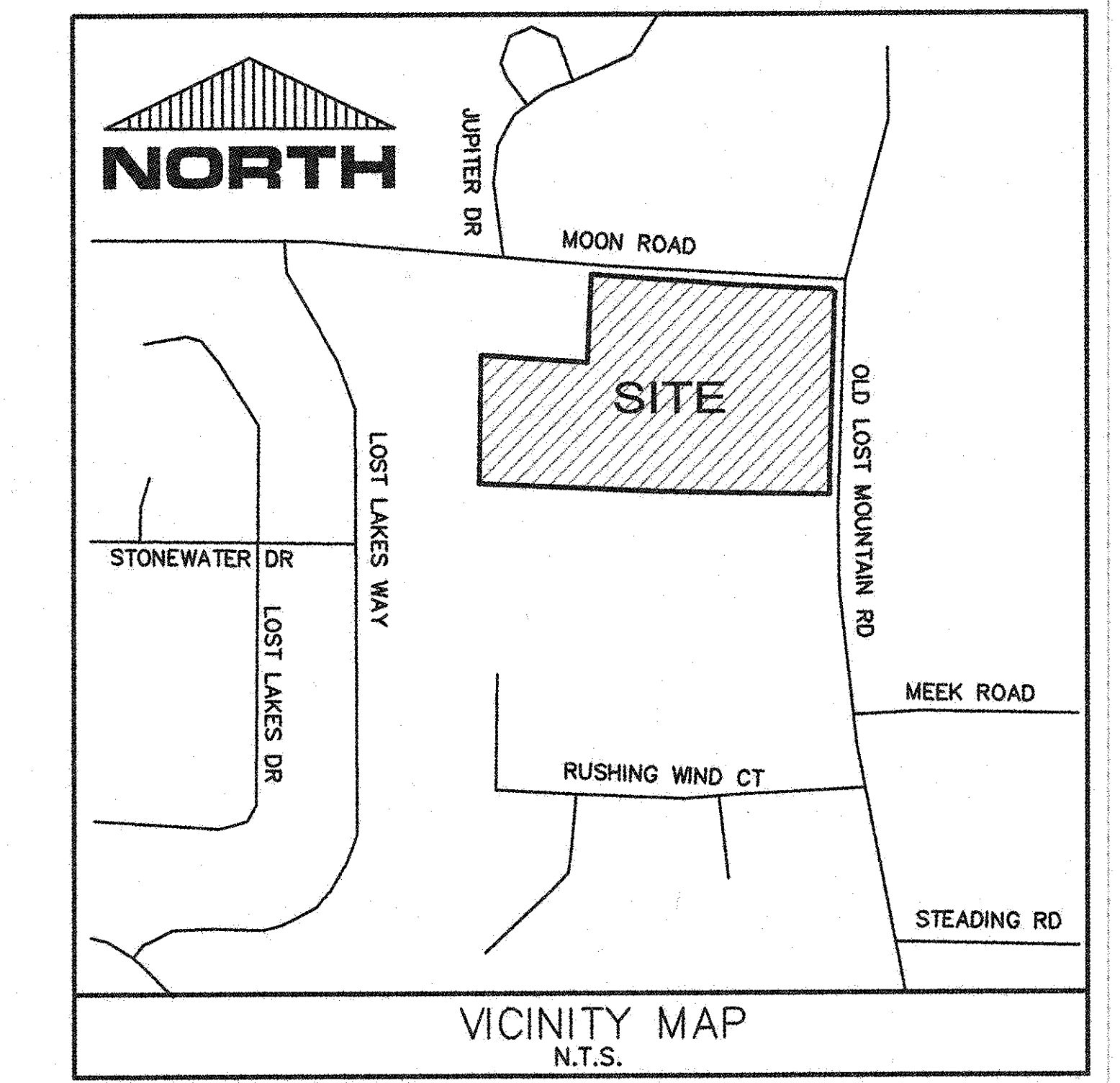
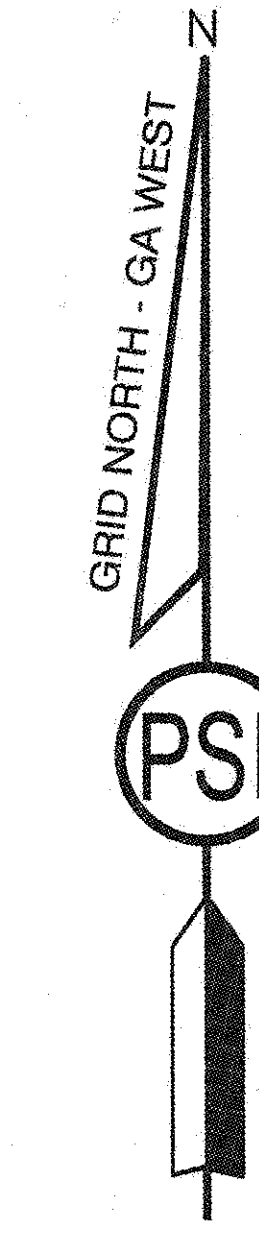
FINAL PLAT
MEADOWS AT LOST MOUNTAIN

LAND LOT 605
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

EXISTING TAX PARCELS 19060500010 (MOON RD), 19060500160 (MOON RD),
19060500020 (OLD LOST MOUNTAIN RD)

PROJECT NO. SPR-2019-00269

OWNER/DEVELOPER:
SHORT DISTANCE, LLC
2201 GLEN MARY PLACE
DULUTH, GA 30097
PHONE: (404) 405-9007
CONTACT: KEITH CANNON



RECORDING INFORMATION

LEGEND

- BFE BASEMENT FLOOR ELEVATION
BOC BACK OF CURB
C&G CURB & GUTTER
C/L CENTERLINE
CMP CONCRETE MONUMENT FOUND
CMT CORRUGATED METAL PIPE
C/O CLEAN OUT
CTP CRIMPED TOP PIPE
DB/PAGE DEED BOOK/PAGE NUMBER
DE DRAINAGE EASEMENT
DI DROP INLET
DIP DUCTILE IRON PIPE
DW/CB DOUBLE WING CATCH BASIN
EB ELECTRIC BOX/TRANSFORMER
EP EDGE OF PAVEMENT
ELEV ELEVATION
EX EXISTING
FENCE LINE
FIR FIRE HYDRANT
FES FLARED END SECTION
FFE FINISHED FLOOR ELEVATION
F/A FLOW ARROW
FSB FRONT BUILDING SETBACK LINE
GV GAS VALVE
GI GRATE INLET
GW GUY WIRE
HDW HARDWOOD TREE
HW HEADWALL
ICV IRRIGATION CONTROL VALVE
IE/INV INVERT ELEVATION
IPF IRON PIN FOUND
IPB IRON PIN SET
JB JUNCTION BOX
LP LIGHT POLE/LAMP POST
LL LAND LOT
LLL LAND LOT LINE
MFE MINIMUM FLOOR ELEVATION
NF NOW OR FORMERLY
NCE NATURAL CONSERVATION ESMT
OCS OUTLET CONTROL STRUCTURE
OHP-OHP OVERHEAD POWER LINE
OTF OPEN TOP PIPE
PN PINE TREE
PBP/PAGE PLAT BOOK/PAGE
P/B POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
POL POINT ON LINE
PP POWER POLE
RAH RECORD ANGLE HELD
RSB REAR BUILDING SETBACK LINE
RD RECORD DISTANCE
RDI RECORD DISTANCE HELD
RCP REINFORCED CONCRETE PIPE
RAW RIGHT OF WAY
RWM RIGHT OF WAY MONUMENT
SMH SANITARY SEWER MANHOLE
SWCB SINGLE WING CATCH BASIN
SSB SIDE BUILDING SETBACK LINE
SS-SS SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
STA STATION
TBM TEMPORARY BENCHMARK
TBX TELEPHONE BOX/PEDESTAL
TSB TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
U-C-C-C UNDERGROUND CABLE TV LINE
-E-E-E UNDERGROUND ELECTRIC LINE
-G-G-G UNDERGROUND GAS LINE
-W-W-W UNDERGROUND WATER LINE
WM WATER METER
VV WATER VALVE
VI WEIR INLET

COBB COUNTY APPROVALS
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 SECURITY.
T. Brantley 5/17/21
COBB COUNTY WATER SYSTEM DATE
ZONING DIVISION 5-12-21 DATE
PLANNING DIVISION DATE
DEVELOPMENT & INSPECTIONS DIVISION 5-13-21 DATE
COBB COUNTY BOARD OF COMMISSIONERS 5/13/21 DATE

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, DETENTION POND LOTS, 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, WATER COURSES, 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 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 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 COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OR CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALK, 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.
By [Signature] 5/17/2021
OWNER DATE

COBB COUNTY NOTES
STREET LIGHT REQUIREMENTS
1. IN ACCORDANCE WITH THE COBB COUNTY STREET LIGHTING ORDINANCE, SECTION 3-2-41, STREET LIGHTS ARE REQUIRED TO BE PROVIDED BY THE DEVELOPERS OF ALL NEW SUBDIVISIONS.
2. THE DEVELOPER SHALL SUBMIT A STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY, WHICH WILL PROVIDE THE LIGHTING SERVICE SHOWING THE EXACT LOCATION OF STREET LIGHTS WITHIN THE SUBDIVISION.
3. THE LIGHTING LAYOUT MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
4. THE DEVELOPER MUST PAY ALL COSTS TO THE POWER COMPANY FOR POLES, FIXTURES, AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR THE INSTALLATION.

WATER & SEWER NOTES
5. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
6. TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF A BUILDING PERMIT: LOTS 19, 20, 25 & 26.

DEVELOPMENT NOTES
7. DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
8. NO CEMETERIES, ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
9. 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 IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
10. PERMANENT 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.

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

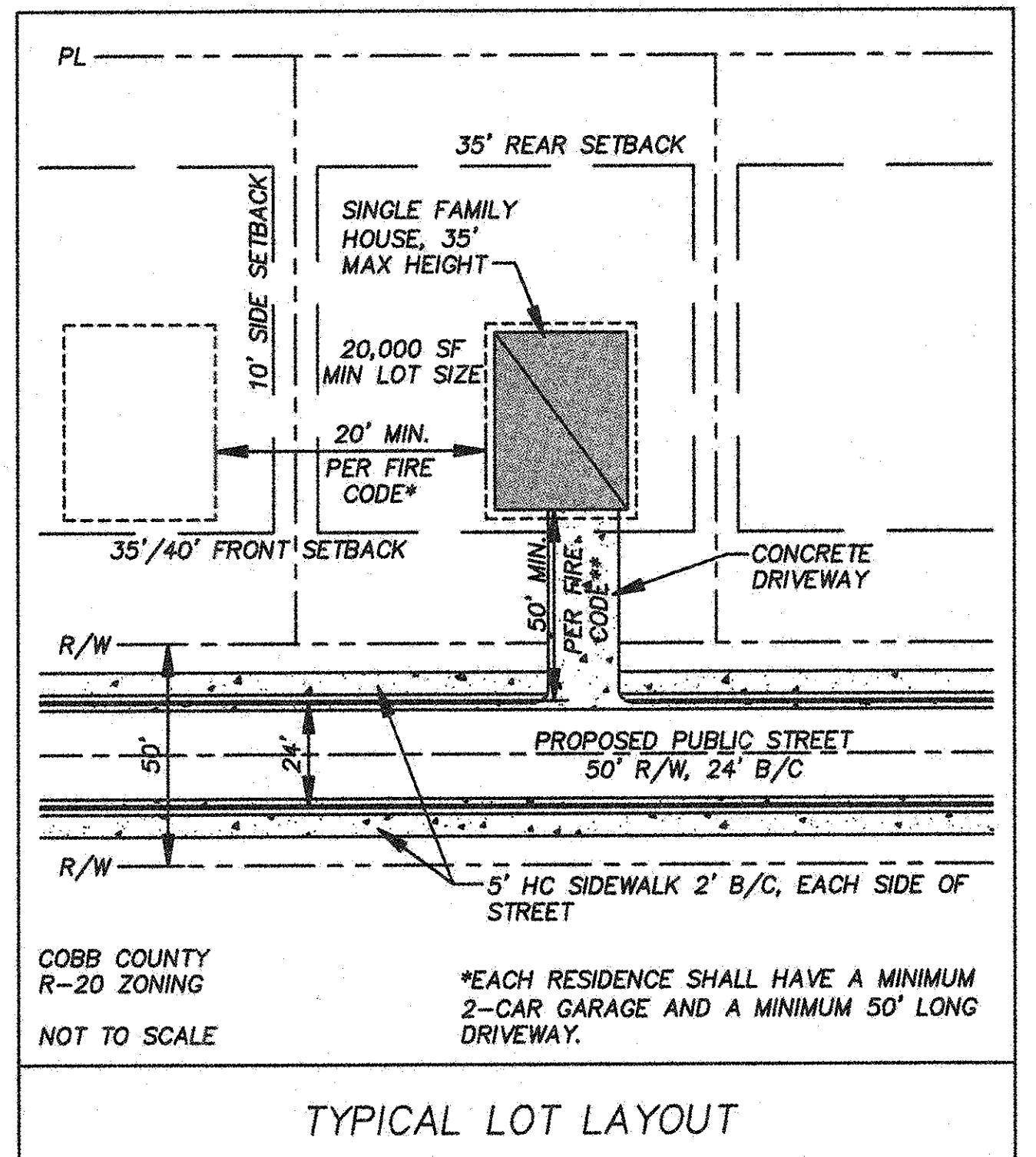
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY WARRANT TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

TABLE OF DEDICATION
STREET NAME LENGTH IN LF
WARM SEASON DRIVE 875'
RED BLOSSOM TRAIL 681'

SURVEY NOTES
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 37,469 FEET, AN ANGULAR ERROR OF 08 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. ANGULAR AND DISTANCE MEASUREMENTS WERE MADE USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION. A PORTION OF THIS SURVEY, INCLUDING THE ESTABLISHMENT OF HORIZONTAL AND VERTICAL CONTROL, WAS PERFORMED USING A CARLSON BRX7 GNSS ROVER WITH NETWORK ADJUSTED REAL TIME KINEMATIC MEASUREMENTS REFERENCED TO THE LEICA HXGN SMARTNET NETWORK. THE GNSS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY OF BETTER THAN 0.04' (HORIZONTAL) AND 0.07' (VERTICAL).
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 56,093 FEET.
3. HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD83 (GEOID 2012B)
4. ZONING INFORMATION SHOWN HEREON OBTAINED FROM COBB COUNTY PUBLIC RECORDS AT THE TIME OF SURVEY. THIS SURVEYOR MAKES NO CERTIFICATION AS TO MATTERS OF ZONING.
5. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ALL MATTERS OF TITLE WITH RESPECT TO THIS PLAT OF SURVEY ARE EXCEPTED.
6. UNDERGROUND UTILITY LINES AS SHOWN ON SURVEY ARE SHOWN PER FIELD LOCATED UTILITY FLAGS AND PAINT MARKINGS FOUND AT TIME OF FIELD SURVEY. THIS SURVEYOR HAS BEEN PROVIDED NO FURTHER INFORMATION REGARDING THE CORRECTNESS OR SUFFICIENCY OF THE LOCATION OF SAID UTILITY LINES. THIS SURVEYOR MAKES NO CERTIFICATION OF THE LOCATION OF SAID UTILITY LINES.
7. FLAGGED WETLAND AREAS SHOWN ON SURVEY PER FIELD LOCATED WETLAND FLAGS AS SHOWN ON AN AQUATIC RESOURCE DELINEATION REPORT PREPARED BY CONTOUR ENVIRONMENTAL, LLC, FOR CS REALTY GROUP, LLC, DATED APRIL 16, 2019. STREAM BUFFERS AS SHOWN ARE OFFSET FROM FIELD LOCATED INTERMITTENT STREAM FLAGS, ALSO AS DESCRIBED IN THE ABOVE MENTIONED REPORT.
8. IRON PINS WITH CAP TO BE SET AT ALL LOT CORNERS UPON APPROVAL AND RECORDING OF THIS FINAL PLAT.

SITE INFORMATION
TOTAL SITE AREA: 19,251 AC
TOTAL NUMBER OF LOTS: 28
DENSITY / YIELD: 1.35 LOTS PER AC
PRESENT ZONING: R-20
REQUIRED SETBACKS: FRONT = 35' OR 40'
SIDE = 10' OR 25' MAJOR SIDE
REAR = 35'
LANDSCAPE BUFFERS: NONE
CONSTRUCTION BUFFERS: 40' UNDISTURBED PERIMETER BUFFER
MINIMUM LOT SIZE: 20,000 SF
MINIMUM DRIVEWAY LENGTH: 50'
MAXIMUM BUILDING HEIGHT: 35'

PROTECTIVE COVENANTS
THIS PLAT IS SUBJECT TO PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 4/02/2021, WHICH HEREBY BECOMES A PART OF THIS PLAT. RECORDED IN DEED BOOK 15851, PAGES 5148-5211, COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.



DRIVEWAY REQUIREMENTS
SPECIAL NOTES PER COBB COUNTY FIRE AND EMERGENCY SERVICES:
MINIMUM OF 2-CAR GARAGE REQUIRED.
DRIVEWAYS TO BE A MINIMUM OF 50 FEET LONG.
CONFORMING LOTS ARE MARKED WITH FD AS SHOWN ON THIS PLAT.

LOT SYMBOLS AND NOTES

LOT SYMBOL: *
SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE § 58-88(c). LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FOOTING INSPECTION.

LOT SYMBOL: *
FOR LOTS MARKED WITH A FIVE-POINTED STAR SYMBOL (*), INDIVIDUAL SITE GRADING PLANS MUST BE PROVIDED. THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 3 FEET ABOVE THE LOCAL 100 YEAR HEADWATER POOL ELEVATION(S), UNLESS POOLING RUNOFF WILL BYPASS THE BUILDING WITH 10 FOOT OF FRESHWATER PROTECTION. BUILDER SHALL PROVIDE AN ADEQUATE SWALE BETWEEN/BEHIND THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE INLET. INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THOSE LOTS TO DEMONSTRATE HOW OVERFLOWS FROM INLETS AT THESE LOTS WILL BYPASS THE BUILDINGS AND HOW RUNOFF WILL BE DIVERTED IN ACCORDANCE WITH THE ABOVE HYDROLOGY STUDY. THE HOMES FIRST FLOOR/GARAGE ELEVATION MUST BE 1' ABOVE THE TOP OF CURB.
NO IMPERVIOUS AREA BYPASS ALLOWED EXCEPT AS SHOWN ON THE TABLE ON THIS PLAT.

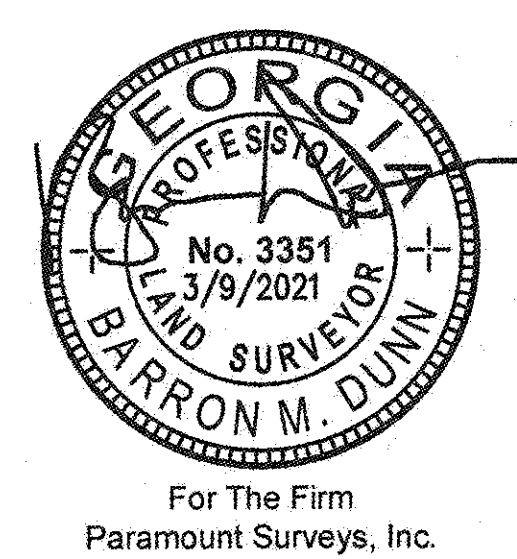
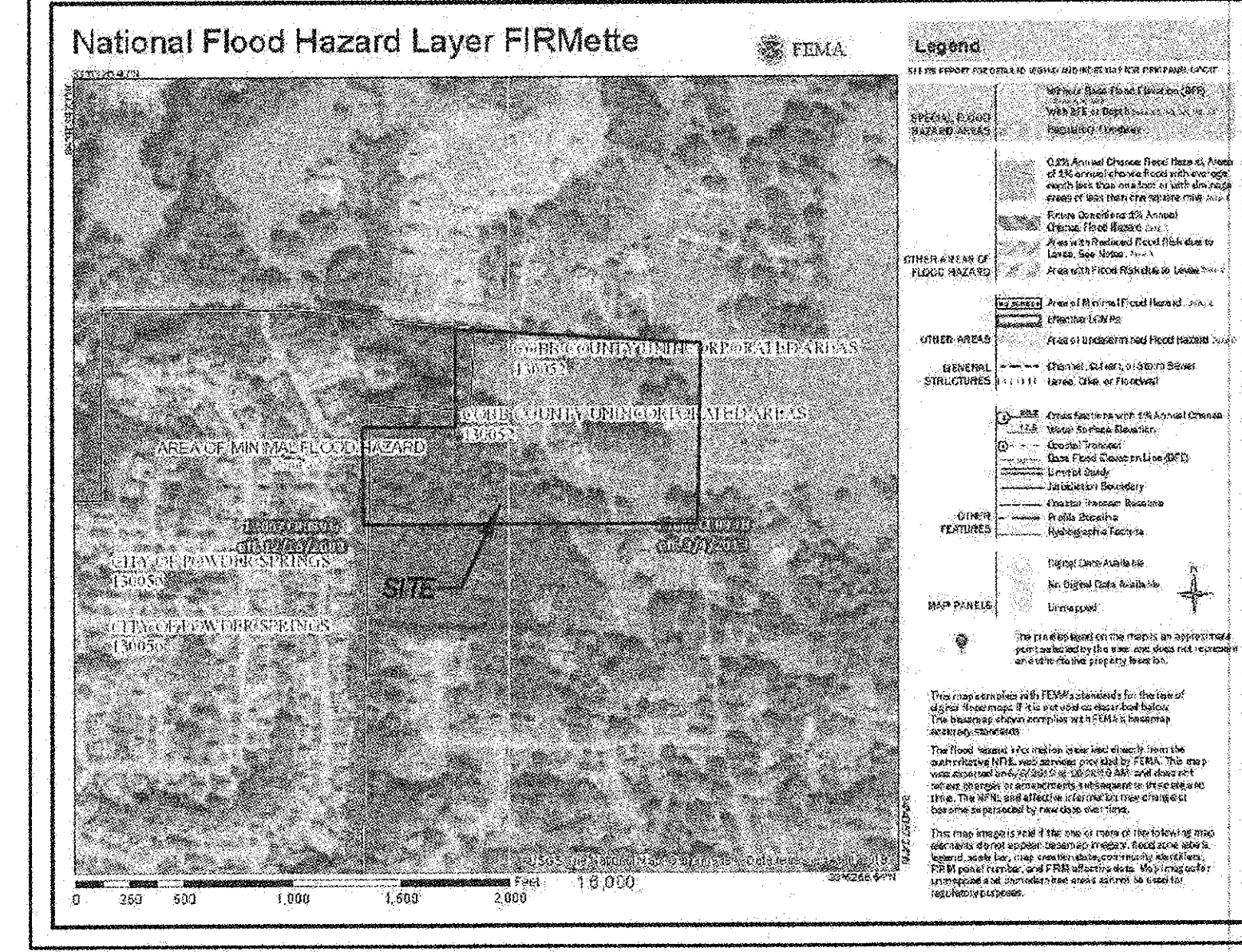
LOT SYMBOL & NOTE #1: *
THIS LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS. THIS MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE HOMEOWNER MUST USE THE ONLINE ACCELA CITIZENS ACCESS PORTAL TO REQUEST AN ARBORIST INSPECTION AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED. ANY INFRINGEMENTS INTO THE TREE PROTECTION AREAS MUST BE MITIGATED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.

LOT SYMBOL & NOTE #2: *
THIS LOT REQUIRES TREES TO BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN FOR THIS SUBDIVISION. TREE PLANTING LOCATIONS, PLANTING METHODS AND PLANT MATERIAL (SIZE, SPECIES AND QUALITY) MUST BE IN ACCORDANCE WITH THE APPROVED PLAN. THIS MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE HOMEOWNER MUST USE THE ONLINE ACCELA CITIZENS ACCESS PORTAL TO REQUEST AN ARBORIST INSPECTION AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED.

LOT SYMBOL & NOTE #3: *
THIS LOT REQUIRES AN INDIVIDUAL SITE PLAN TO BE REVIEWED AND APPROVED BY THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN MUST INCLUDE A SURVEYED LOCATION OF ANY SPECIMEN TREES, THE CRITICAL ROOT ZONE OF EACH SPECIMEN TREE EQUAL TO ONE RADIUS FOOT PER INCH OF DIAMETER, LOCATIONS AND DIMENSIONS OF PROPOSED IMPROVEMENTS AND EXISTING AND PROPOSED GRASSES. IF COBB COUNTY DETERMINES THAT THE SPECIMEN TREE(S) WILL BE TOO GREAT, MITIGATION MEASURES FOR THE TREE(S) PER COBB COUNTY TREE ORDINANCE REQUIREMENTS MUST BE ESTABLISHED PRIOR TO A BUILDING PERMIT BEING ISSUED. TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE HOUSE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE CONDITION OF THE TREE(S) MUST BE VERIFIED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY FOR THE HOUSE. THE HOMEOWNER MUST USE THE ONLINE ACCELA CITIZENS ACCESS PORTAL TO REQUEST AN ARBORIST INSPECTION AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED. IF THE CRITICAL ROOT ZONE FOR THE TREE(S) IS FOUND TO HAVE BEEN VIOLATED, MITIGATION MEASURES WILL BE REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.

REFERENCE DOCUMENTS
1. SITE DEVELOPMENT PLANS FOR THE MEADOWS AT LOST MOUNTAIN, PREPARED BY DOVETAIL CIVIL DESIGN, INC., LAST REVISED 6/16/20.
2. BOUNDARY, TOPOGRAPHIC & SPECIMEN TREE SURVEY FOR KEITH CANNON - MOON ROAD PARCELS, PREPARED BY PARAMOUNT SURVEYS, INC., LAST REVISED 3-31-20.
3. SURVEY FOR HIGHLAND COMMERCIAL PARK, PREPARED BY VANSANT-CAMPBELL, LAST REVISED OCTOBER 20, 2014.
4. PLAT OF SURVEY FOR JEFFREY A. SCHELLINGER, PREPARED BY CRUSSELLE COMPANY, DATED JANUARY 15, 1996. AS RECORDED IN DEED BOOK 15134, PAGE 4988, COBB COUNTY RECORDS.
5. FINAL PLAT FOR LOST MOUNTAIN LAKES TWO PREPARED BY CRAWFORD & ASSOCIATES, INC. LAST REVISED 01-10-07, AS RECORDED IN PLAT BOOK 271, PAGE 621, COBB COUNTY RECORDS.

FLOOD HAZARD NOTE
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER THE FEMA FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA, MAP NUMBER 13067C0089G AND 13067C0083H, DATED MARCH 4, 2013.



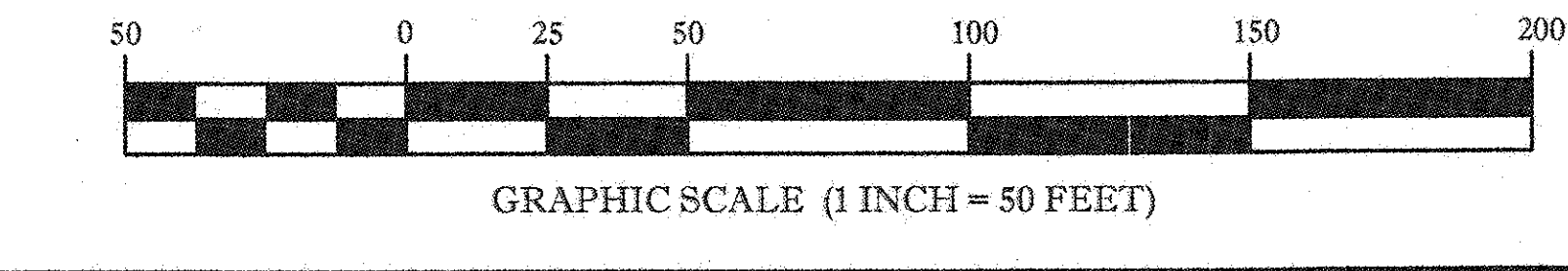
CERTIFICATE OF SURVEYOR
As required by subsection (c) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations 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.C.G.A. Section 15-6-67.
BARRON M. DUNN, GA RLS #3351 DATE 3-9-2021
For The Firm: Paramount Surveys, Inc.

CERTIFICATE OF SURVEYOR - COBB COUNTY
I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, and that the monuments have been placed as shown hereon and is to the accuracy and specifications required by the Cobb County Development Standards.
BARRON M. DUNN, GA RLS #3351 DATE 3-9-2021

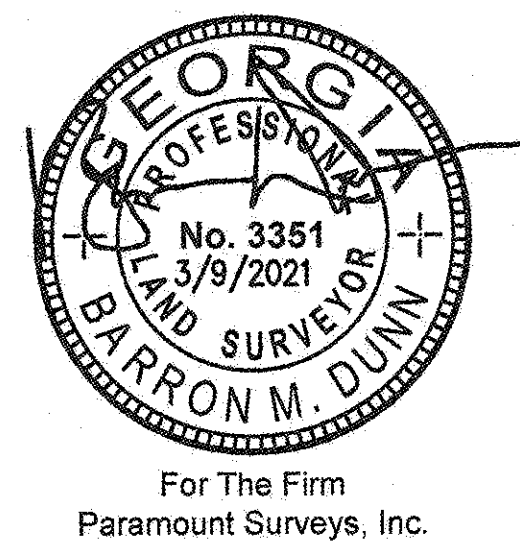
LOT COVERAGE (PER REFERENCE DOCUMENT #1)

Table with columns: LOT NO., GROSS AREA (SF), NATURAL CONSERVATION SPACE (SF), IMPERVIOUS COVERAGE (SF), IMPERVIOUS COVERAGE AT 35% GROSS AREA (SF), ALLOWABLE IMPERVIOUS BYPASS (SF). Rows 1-26.

NOTES:
1. LOT AREAS ARE ESTIMATES ONLY AND MAY VARY. ACTUAL LOT AREAS AND DIMENSIONS SHALL BE DETERMINED BY PREPARATION AND RECORDING OF THE FINAL PLAT BY A REGISTERED LAND SURVEYOR.
2. PER COBB COUNTY, 55% OF EACH LOT SHOULD BE ASSUMED IMPERVIOUS FOR THE PURPOSES OF STORMWATER CALCULATIONS. LOTS MARKED WITH (*) ARE LIMITED DUE TO THE NCE COVERING MORE THAN 65% OF THE LOT WHICH DOES NOT ALLOW 35% IMPERVIOUS COVERAGE.
3. COMMON AREAS AND PUBLIC RIGHT-OF-WAY ARE NOT INCLUDED.



FINAL PLAT
MEADOWS AT LOST MOUNTAIN
PARAMOUNT SURVEYS
Richard Barnett 404.354.3122
Barron Dunn 404.328.5604
755 S Crosslane Road, Monroe Ga 30056 LSF #1295
DATE: FEBRUARY 26, 2021 COUNTY: COBB
DISTRICT: 19TH LAND LOT: 605
DRAWN BY: BD CHECKED BY: BD
SCALE: 1" = 50' DATE OF FIELD WORK: 2/4/2021
Sheet Number 1 of 2



CERTIFICATE OF SURVEYOR
 As required by subsection (d) of O.C.G.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.C.G.A. Section 15-6-67.

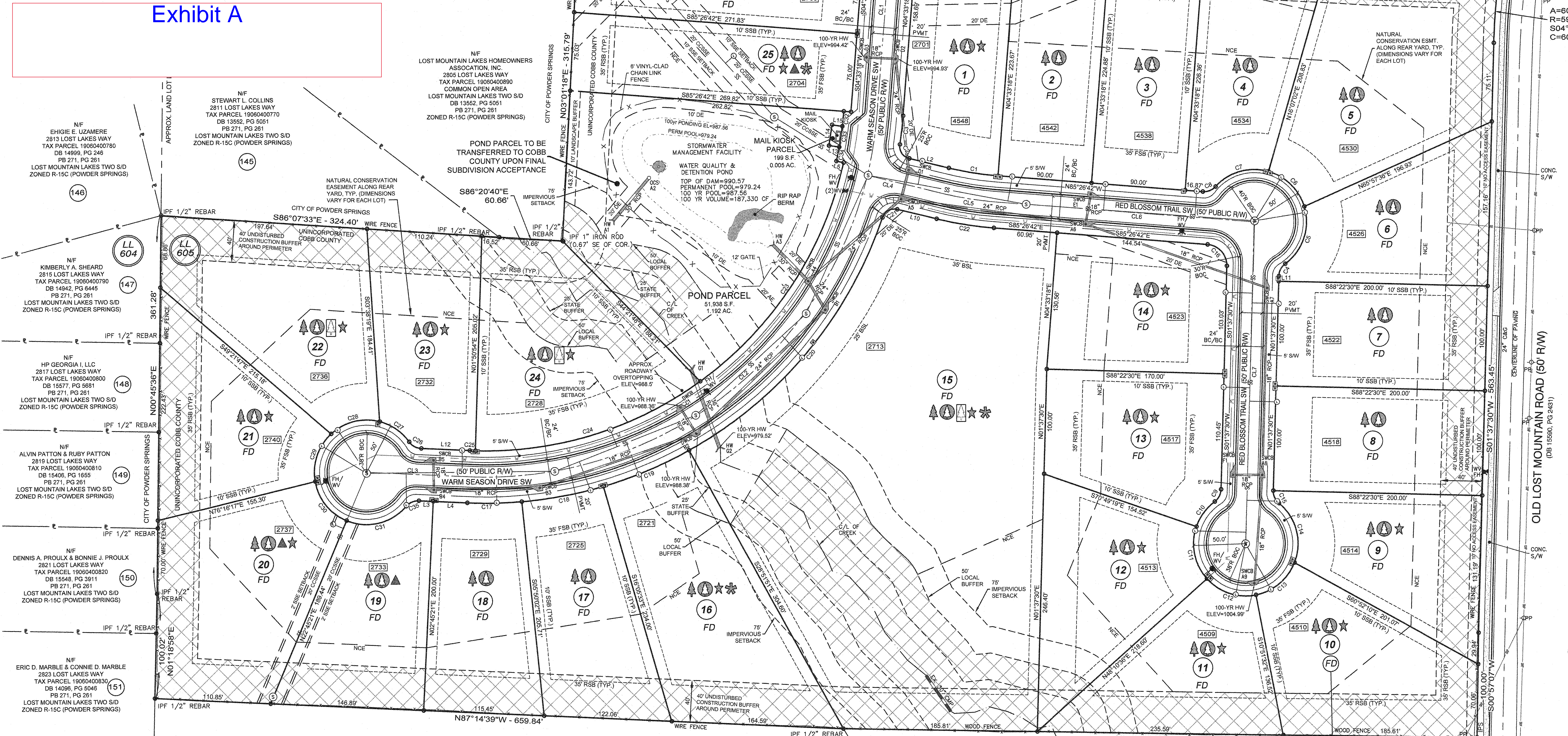
BARRON M. DUNN, GA RLS #3351 DATE 3-9-2021

Exhibit A

- LEGEND**
- BFE BASEMENT FLOOR ELEVATION
 - BOC BACK OF CURB
 - C&G CURB & GUTTER
 - CL CENTERLINE
 - CMF CONCRETE MONUMENT FOUND
 - CMP CORRUGATED METAL PIPE
 - C/O CLEAN OUT
 - CTP CRIMPED TOP PIPE
 - DB/PG DEED BOOK/PAGE NUMBER
 - DE DRAINAGE EASEMENT
 - DI/DIP DRAINAGE EASEMENT
 - DW/BC DOUBLE WING CATCH BASIN
 - EB ELECTRIC BOX/TRANSFORMER
 - EP EDGE OF PAVEMENT
 - ELEV ELEVATION
 - EX EXISTING
 - FENCE LINE
 - FES FIRE HYDRANT
 - FES/FL FLARED END SECTION
 - FFE FINISHED FLOOR ELEVATION
 - FL/ARROW FLOW ARROW
 - FSB FRONT BUILDING SETBACK LINE
 - GV GAS VALVE
 - GIW GRATE INLET
 - HOW HARDWOOD TREE
 - HW HEADWALL
 - ICV IRRIGATION CONTROL VALVE
 - IE/INV INVERT ELEVATION
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - JB JUNCTION BOX
 - LP LIGHT POLE/LAMP POST
 - LL LAND LOT
 - MFE MINIMUM FLOOR ELEVATION
 - N/F NOW OR FORMERLY
 - NCE NATURAL CONSERVATION ESMT.
 - OCS OUTLET CONTROL STRUCTURE
 - OHP-OHP OVERHEAD POWER LINE
 - OTP OPEN TOP PIPE
 - PI/PINE PINE TREE
 - PI/P/PG PLAT BOOK/PAGE
 - PL PROPERTY LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - POL POINT ON LINE
 - PP POWER POLE
 - RAH RECORD ANGLE HELD
 - RSB REAR BUILDING SETBACK LINE
 - RD RECORD DISTANCE
 - RDH RECORD DISTANCE HELD
 - ROP REINFORCED CONCRETE PIPE
 - R/W RIGHT OF WAY
 - RWM RIGHT OF WAY MONUMENT
 - SS/SANITARY SANITARY SEWER MANHOLE
 - SSW/SANITARY SANITARY SEWER LINE
 - SS/SANITARY SANITARY SEWER EASEMENT
 - STA STATION
 - TBM TEMPORARY BENCHMARK
 - TEB TELEPHONE BOX/PEDESTAL
 - TSB TRAFFIC SIGNAL BOX
 - TSP TRAFFIC SIGNAL POLE
 - C-C- UNDERGROUND CABLE TV LINE
 - E-E-E- UNDERGROUND ELECTRIC LINE
 - G-G-G- UNDERGROUND GAS LINE
 - W-W-W- UNDERGROUND WATER LINE
 - WM WATER METER
 - WV WATER VALVE
 - WI WEIR INLET

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



Lot Area Chart

Lot	Sq. Ft.	Acres
1	20,717	0.476
2	20,176	0.463
3	20,305	0.466
4	20,982	0.482
5	36,052	0.828
6	20,738	0.477
7	20,000	0.460
8	20,000	0.460
9	20,721	0.476
10	24,180	0.555
11	20,221	0.464
12	22,693	0.521
13	21,078	0.484
14	20,973	0.481
15	120,436	2.765
16	31,545	0.724
17	21,539	0.494
18	20,128	0.462
19	21,000	0.482
20	29,377	0.681
21	21,309	0.489
22	29,356	0.674
23	20,154	0.463
24	29,487	0.677
25	20,312	0.466
26	24,330	0.559

CURVE TABLE

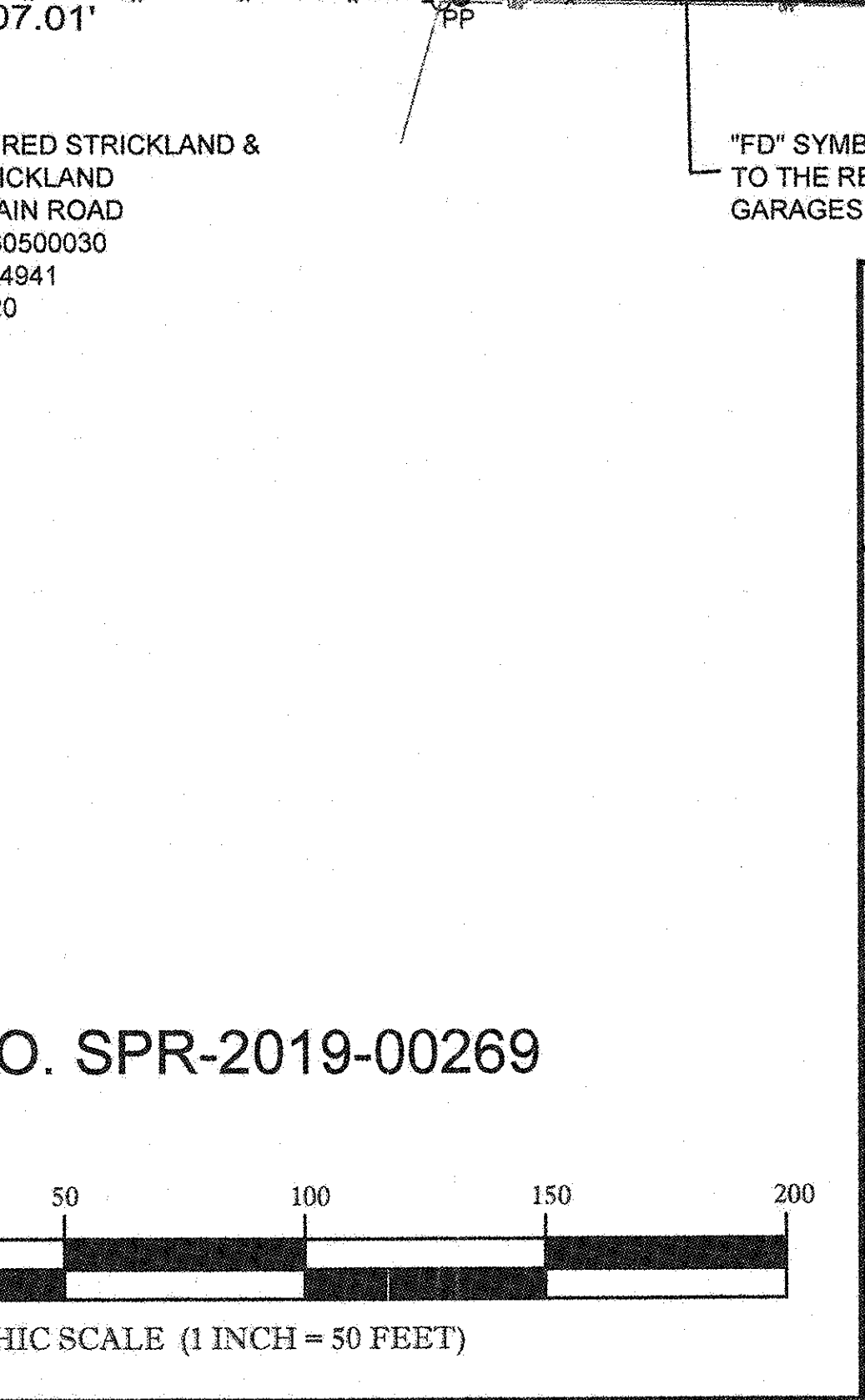
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	47.57	300.00	47.57	S89°40'56"
C2	21.45	400.00	21.45	S33°56'11"W
C3	13.69	150.00	13.69	S69°31'17"W
C4	61.29	50.00	57.52	S18°31'43"W
C5	80.00	50.00	47.34	S46°12'07"E
C6	14.49	50.00	14.49	N74°19'34"E
C7	13.52	15.00	13.16	S68°32'42"W
C8	13.52	15.00	13.16	S27°36'07"W
C9	60.00	50.00	24.53	S39°24'42"W
C10	33.23	50.00	50.75	S11°19'21"E
C11	51.79	50.00	49.50	N71°29'38"W
C12	60.00	50.00	47.84	N60°11'17"E
C13	62.78	50.00	58.73	N14°23'38"W
C14	13.52	15.00	13.16	N4°23'05"W
C15	30.37	20.00	24.65	N4°36'35"W
C16	52.18	400.00	52.18	S89°11'07"W
C17	89.16	400.00	89.88	S39°42'07"W
C18	296.81	400.00	286.93	S39°51'50"W
C19	17.77	12.00	15.19	N81°12'58"E
C20	55.50	350.00	55.44	N80°54'09"W
C21	255.22	350.00	249.61	N33°28'09"E
C22	13.52	15.00	13.16	N81°12'58"E
C23	55.50	350.00	55.44	N80°54'09"W
C24	255.22	350.00	249.61	N33°28'09"E
C25	13.52	15.00	13.16	N81°12'58"E
C26	55.50	350.00	55.44	N80°54'09"W
C27	255.22	350.00	249.61	N33°28'09"E
C28	13.52	15.00	13.16	N81°12'58"E
C29	55.50	350.00	55.44	N80°54'09"W
C30	255.22	350.00	249.61	N33°28'09"E
C31	13.52	15.00	13.16	N81°12'58"E
C32	55.50	350.00	55.44	N80°54'09"W
C33	255.22	350.00	249.61	N33°28'09"E
C34	13.52	15.00	13.16	N81°12'58"E
C35	55.50	350.00	55.44	N80°54'09"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°42'06"E	85.80
L2	S85°26'12"E	95.30
L3	S86°22'30"E	130.98
L4	S86°30'09"E	163.55
L5	S87°38'03"E	114.82
L6	S88°22'30"E	200.00
L7	S88°22'30"E	200.00
L8	S88°22'30"E	200.00
L9	S88°22'30"E	200.00
L10	S88°22'30"E	200.00
L11	S88°22'30"E	200.00
L12	S88°22'30"E	200.00
L13	S88°22'30"E	200.00
L14	S88°22'30"E	200.00
L15	S88°22'30"E	200.00
L16	S88°22'30"E	200.00
L17	S88°22'30"E	200.00
L18	S88°22'30"E	200.00
L19	S88°22'30"E	200.00
L20	S88°22'30"E	200.00
L21	S88°22'30"E	200.00
L22	S88°22'30"E	200.00
L23	S88°22'30"E	200.00
L24	S88°22'30"E	200.00
L25	S88°22'30"E	200.00
L26	S88°22'30"E	200.00
L27	S88°22'30"E	200.00
L28	S88°22'30"E	200.00
L29	S88°22'30"E	200.00
L30	S88°22'30"E	200.00
L31	S88°22'30"E	200.00
L32	S88°22'30"E	200.00
L33	S88°22'30"E	200.00
L34	S88°22'30"E	200.00
L35	S88°22'30"E	200.00

CENTERLINE LINE/CURVE TABLE

NO.	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	144.38	150.00	144.38	S24°33'16"W	21.21
C2	57.27	375.00	57.19	N45°35'20"E	88°12'03"
C3	13.69	150.00	13.69	N81°12'58"E	13.77
C4	61.29	50.00	57.52	N80°14'38"W	32.68
C5	80.00	50.00	47.34	S76°21'37"W	7.00
C6	14.49	50.00	14.49	S85°48'30"	54.53
C7	17.77	12.00	15.19	N19°12'12"W	21.84
C8	55.50	350.00	55.44	N89°41'52"W	38.84
C9	255.22	350.00	249.61	N33°28'09"E	24.85
C10	13.52	15.00	13.16	N81°12'58"E	13.77
C11	55.50	350.00	55.44	N80°54'09"W	38.84
C12	255.22	350.00	249.61	N33°28'09"E	24.85
C13	13.52	15.00	13.16	N81°12'58"E	13.77
C14	55.50	350.00	55.44	N80°54'09"W	38.84
C15	255.22	350.00	249.61	N33°28'09"E	24.85
C16	13.52	15.00	13.16	N81°12'58"E	13.77
C17	55.50	350.00	55.44	N80°54'09"W	38.84
C18	255.22	350.00	249.61	N33°28'09"E	24.85
C19	13.52	15.00	13.16	N81°12'58"E	13.77
C20	55.50	350.00	55.44	N80°54'09"W	38.84
C21	255.22	350.00	249.61	N33°28'09"E	24.85
C22	13.52	15.00	13.16	N81°12'58"E	13.77
C23	55.50	350.00	55.44	N80°54'09"W	38.84
C24	255.22	350.00	249.61	N33°28'09"E	24.85
C25	13.52	15.00	13.16	N81°12'58"E	13.77
C26	55.50	350.00	55.44	N80°54'09"W	38.84
C27	255.22	350.00	249.61	N33°28'09"E	24.85
C28	13.52	15.00	13.16	N81°12'58"E	13.77
C29	55.50	350.00	55.44	N80°54'09"W	38.84
C30	255.22	350.00	249.61	N33°28'09"E	24.85
C31	13.52	15.00	13.16	N81°12'58"E	13.77
C32	55.50	350.00	55.44	N80°54'09"W	38.84
C33	255.22	350.00	249.61	N33°28'09"E	24.85
C34	13.52	15.00	13.16	N81°12'58"E	13.77
C35	55.50	350.00	55.44	N80°54'09"W	38.84



MEADOWS AT LOST MOUNTAIN

PARAMOUNT SURVEYS
 Richard Barnett
 404.354.3122
 rb@paramount-surveys.com

PROFESSIONAL LAND SURVEYORS
 Barron Dunn
 404.328.5804
 bd@paramount-surveys.com

755 S Crosslane Road, Monroe Ga 30656 LSF #1295

DATE: FEBRUARY 26, 2021 COUNTY: COBB
 DISTRICT: 19TH LAND LOT: 605
 DRAWN BY: BD CHECKED BY: BD
 SCALE: 1" = 50' DATE OF FIELD WORK: 2/4/2021

Sheet Number
2 of 2

Exhibit B

Community Development Dept.
4488 Pineview Drive
Powder Springs, GA 30127
commdev@cityofpowdersprings.org
770-943-1666



Annexation Application

Applicant Or Agent Must Be Present At All Public Hearings

Application Instructions

Please complete all applicable sections of the application and submit to the City of Powder Springs Community Development Department located at 4488 Pineview Drive.

City Staff is available to assist in completing the Property Information Section of the application if needed and answer any questions you may have. Please contact us at 770-943-8001 for assistance.

Please note that the application must be notarized and returned to the following address:

Attn: Community Development | Annexation
City of Powder Springs
4488 Pineview Drive
Powder Springs, GA 30127.

Submittal Requirements

The following information must be submitted by the property owner:

1. Legal Description of the Property.
2. 3 copies each of survey and tax plat (8 1/2 inches by 14 inches or less) prepared by a surveyor particularly delineating the aforesaid land and area and showing on same, the legal owner(s) of all the property so included and also the existing corporate limits of the City at the place(s) where same adjoins or is contiguous to said property.
3. Copy of the Certificate of Occupancy (CO) from City of Powder Springs Community Development Department or Cobb County Building Inspections (as applicable). If property is vacant, no Certificate of Occupancy is necessary.
4. If requesting **Rezoning**, an application for rezoning of the property or properties proposed for annexation shall be filed concurrently with the filing of any application by a property owner for annexation.

Exhibit B



Community Development Dept.
 4488 Pineview Drive
 Powder Springs, GA 30127
 commdev@cityofpowdersprings.org
 770-943-1666

Annexation Application

Applicant Or Agent Must Be Present At All Public Hearings

Applicant Information

Name: _____

Address: _____

Phone: _____

Email: _____

Property Owner	Elector	Primary Contact Person
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Property Owner Information Complete if different than applicant.

Name: _____

Address: _____

Phone: _____

Email: _____

Property Information

Address:	Parcel ID Number:	
Land Lot:	District:	Number of Acres:
Current County Zoning:	If residential, how many residents?	Proposed City Zoning:

Notary Attestation

I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia:

Executed in _____ (City), _____ (State).

Signature of Applicant	Printed Name	Date
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Subscribed and sworn before me this _____ day of _____ month, 20__.

Signature of Notary Public	Name of Notary Public	My Commission Expires
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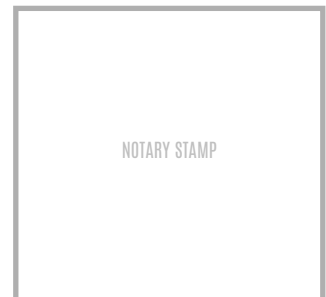


Exhibit C

Permit	Last passed Inspection	Date	Failed	Date
2021-010622 - 2740 Warm Season	Applied Status	10/25/2021		
2021-010621 - 2737 Warm Season	Applied Status	10/25/2021		
2021-010696 - 4526 Red Blossom	Applied Status	10/27/2021		
2021-008809 - 2729 Warm Season	temporary Power	10/13/2021		
2021-007908 – 4523 Red Blossom	Temporary Power	10/13/2021		
2021-007177 – 4513 Red Blossom	Building Slab	10/27/2021		
2021-007176 – 4509 Red Blossom	Building Slab	10/27/2021		
2021-006398 – 4510 Red Blossom	Footing	8/26/2021		
2021-006605 – 4518 Red Blossom	Electrical Slab	8/27/2021		
2021-007148 - 4522 Red Blossom	Building Slab	9/3/2021		
2021-006750 – 4530 Red Blossom	Building Slab	9/3/2021		
2021-006600 – 4534 Red Blossom	Footing & Zoning	8/26/2021		
2021-006972 – 4538 Red Blossom	Building Slab	9/3/2021		
2021-006609 – 4542 Red Blossom	Electrical Slab	8/27/2021		
2021-006729 – 4548 Red Blossom	Building Slab	9/3/2021		
2021-006393 – 2732 Warm Season	Building Slab	9/10/2021		
2021-006607 – 2736 Warm Season	Building Slab	9/10/2021		
2021-006635 – 2721 Warm Season	Electrical Slab	8/30/2021	Building Slab	9/2/2021