

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING PID# 19095300060

THE SUBJECT PROPERTY IS ZONED MXU PER CITY OF POWDER SPRINGS ZONING MAP ACCESSED ON 08/23/2024.

THE SETBACKS FOR ZONE MXU (MIXED USE) PER CITY OF POWDER SPRINGS MUNICODER MAP ACCESSED ON 08/23/2024 ARE AS FOLLOWS:

PERIMETER BUILDING SETBACK: 30 FEET, AND 35 FEET ALONG US HWY 278. BETWEEN BUILDINGS: 10 FEET.

PERIMETER BUFFER: 20 FEET. PERIMETER BUFFER SHALL BE GRADED AND REPLANTED, PER THE APPROVED SITE PLAN.

LANDSCAPE STRIP AT ROAD FRONTAGE: 10 FEET AT HILL ROAD, 25 FEET AT US HWY 278

PARKING SHALL CONSIST OF 405 SURFACE PARKING SPACES AND 122 GARAGE PARKING SPACES. 122 OF THE 405 SURFACE PARKING SPACES ARE PROVIDED IN THE DRIVEWAYS OF THE RESIDENTIAL UNITS.

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

ZONING PID# 19095300070

THE SUBJECT PROPERTY IS ZONED MXU PER CITY OF POWDER SPRINGS ZONING MAP ACCESSED ON 08/23/2024.

THE SETBACKS FOR ZONE MXU (MIXED USE) PER CITY OF POWDER SPRINGS MUNICODER MAP ACCESSED ON 08/23/2024 ARE AS FOLLOWS:

PERIMETER BUILDING SETBACK: 30 FEET, AND 35 FEET ALONG US HWY 278. BETWEEN BUILDINGS: 10 FEET.

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LANDSCAPE STRIP AT ROAD FRONTAGE: 10 FEET AT HILL ROAD, 25 FEET AT US HWY 278

PARKING SHALL CONSIST OF 405 SURFACE PARKING SPACES AND 122 GARAGE PARKING SPACES. 122 OF THE 405 SURFACE PARKING SPACES ARE PROVIDED IN THE DRIVEWAYS OF THE RESIDENTIAL UNITS.

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,909.86'	664.15'	660.81'	S 74°05' E	19°55'28"
C2	1,068.92'	572.81'	570.67'	S 35°15'56" E	17°11'08"
C3	5,068.90'	231.40'	231.38'	N 7°38'31" E	2°36'56"
C4	2,463.63'	29.34'	29.34'	N 70°04'52" E	0°40'56"

LINE	BEARING	DISTANCE
L1	S 20°52'33" W	68.24'
L2	S 35°44'12" E	66.16'
L3	S 28°24'04" W	25.93'
L4	S 22°38'13" W	31.93'
L5	S 48°18'58" W	40.05'
L6	S 83°56'13" E	102.38'
L7	S 18°55'05" E	53.49'
L8	S 59°04'30" E	40.15'
L9	N 50°22'49" W	53.67'
L10	N 0°20'51" W	4.27'
L11	N 7°17'30" E	91.29'
L12	S 16°58'29" E	27.88'
L13	S 19°37'19" E	16.40'
L14	N 70°04'52" E	14.85'
L15	S 67°59'48" E	9.66'

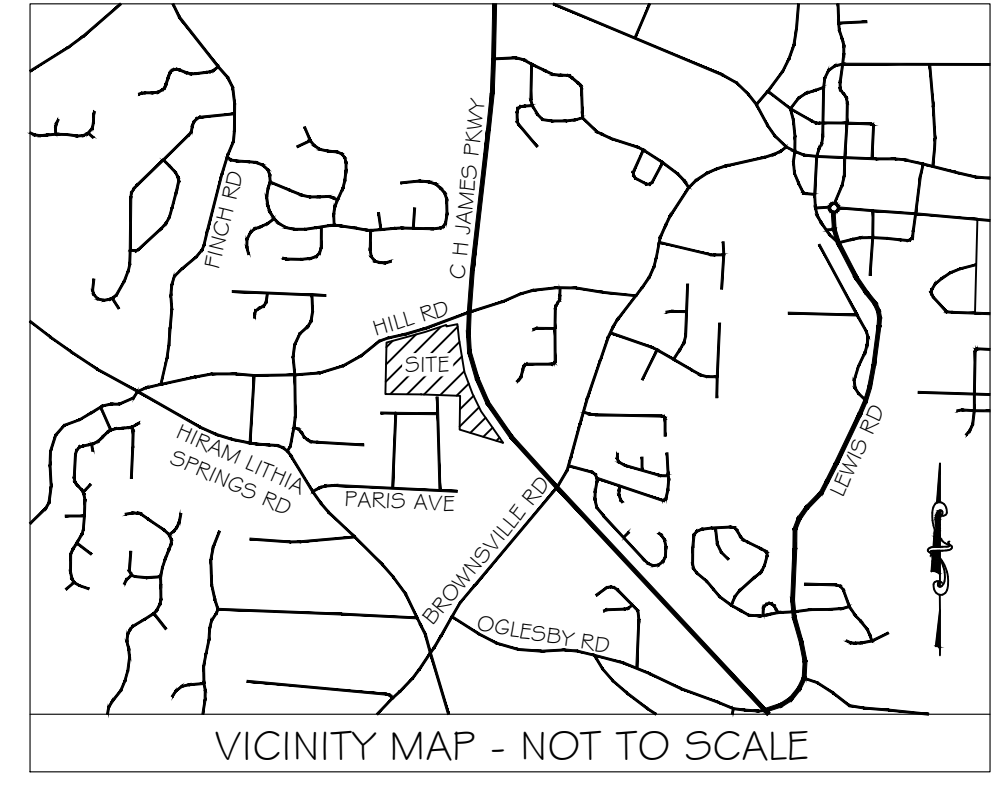
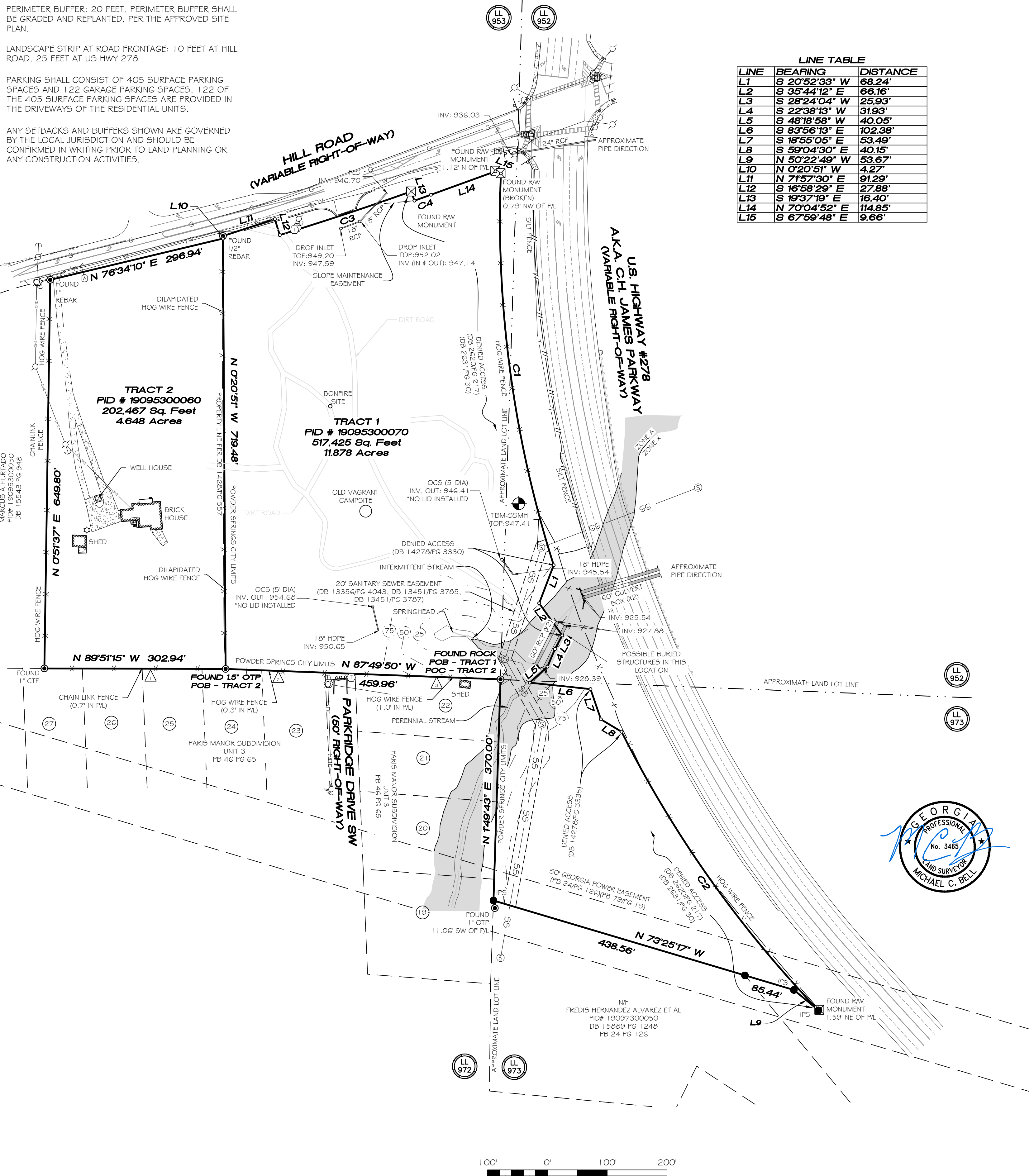
POSSIBLE ENCROACHMENTS

- 1 CHAIN LINK FENCE 0.7' IN PROPERTY
- 2 HOG WIRE FENCE 0.3' IN PROPERTY
- 3 HOG WIRE FENCE 1.0' IN PROPERTY

LEGEND

- SIGN
- GROUND LIGHT
- LIGHT POLE
- SPOT ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER MARKER/MONUMENT
- WATER VAULT
- GRATE INLET
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- DUCTILE IRON PIPE
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS VALVE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE BOX
- OVERHEAD ELECTRIC
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIBER OPTIC BOX
- TRAFFIC SIGNAL POLE
- PARKING COUNT
- HANDICAP PARKING COUNT
- HARDWOOD TREE
- ORNAMENTAL TREE
- MAILBOX
- BENCHMARK
- IRON PIN FOUND
- COMPUTED POINT
- IRON PIN SET
- R/W MARKER

- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- CRIMP TOP PIPE
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- DUCTILE IRON PIPE
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- OUTLET CONTROL STRUCTURE
- HEADWALL
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- STORM SEWER LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- 25' STREAM BUFFER
- 50' STREAM BUFFER
- 75' STREAM BUFFER
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- LAND LOT



SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Cobb County, Georgia, (Community-panel number 13067C0177G, dated December 16, 2008), a portion of the subject property lies within Zone X and Zone A.
- The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Groundhawk Subterranean Intelligence and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Groundhawk's report can be provided upon request.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 1/28/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 46,672 feet and an angular error on 02 seconds per angle point and was not adjusted.
- This plat has been calculated for closure and is found to be accurate within one foot in 364,611 feet.
- Equipment used for measurement:  
Angular: Leica TS16 Robotic Total Station  
Linear: Leica TS16 Robotic Total Station  
GPS: Leica GS18 GPS Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
- Current Property Owners:  
PID# 19095300060 - HILL ROAD HOLDINGS LLC  
PID# 19095300070 - HILL ROAD HOLDINGS LLC
- Current Site Addresses:  
PID# 19095300060 - 5001 Hill Rd SW, Powder Springs, GA, 30127  
PID# 19095300070 - 4975 Hill Rd SW, Powder Springs, GA, 30127
- Right-of-way plans for Hill Road were found during the course of our research but were not included in title.
- Subject property has direct access to Hill Road.
- Survey depicts the same property as current title commitment shown in Chicago Title Insurance Company's Title Commitment #241510GA.
- There was no evidence that the subject property was used as a landfill.
- Any possible encroachments were labeled and described in 'possible encroachments' note on survey.
- There is a proposed change of right-of-way on Hill Road based upon the Concept Plan for 'Villas on Powder Springs Creek' done by Bowman Consulting Group Ltd



SURVEYOR CERTIFICATION

TO: LOT HV V LLC C/O HARVEST CAPITAL LLC, ITS SUCCESSORS AND/OR ASSIGNS, BR HILL ROAD LOT BANK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, # CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAGPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF AUGUST OF 2024.

DRAFTED BY: TCS  
CHECKED BY: MCB  
Michael C. Bell, GA P.L.S. #3465  
Date: 08/23/2024

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Michael C. Bell, GA P.L.S. #3465  
Date: 08/23/2024

**LJA SURVEYING INC.**  
14525 SOUTH LEE STREET  
DUFORCE, GA 30516  
Phone: 404-303-1930  
Fax: 404-303-1930

LOCATED IN:  
LAND LOTS 952, 953, & 973  
19TH DISTRICT, 2ND SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY  
FOR  
LOT HV V LLC C/O HARVEST CAPITAL LLC, ITS SUCCESSORS  
AND/OR ASSIGNS, BR HILL ROAD LOT BANK, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE  
INSURANCE COMPANY, # CHICAGO TITLE INSURANCE  
COMPANY

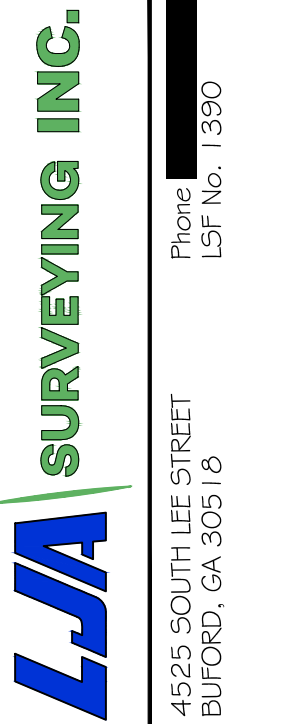
ISSUE DATE	DATE	DESCRIPTION
INITIAL	08/23/2024	ADDED ATTORNEY COMMENTS
REV. 1	08/23/2024	ADDED ATTORNEY COMMENTS
REV. 2	08/23/2024	ADDED ATTORNEY COMMENTS
REV. 3	08/23/2024	ADDED ATTORNEY COMMENTS
REV. 4	08/23/2024	ADDED ATTORNEY COMMENTS
REV. 5	08/23/2024	ADDED ATTORNEY COMMENTS
REV. 6	08/23/2024	ADDED ATTORNEY COMMENTS
REV. 7	08/23/2024	ADDED ATTORNEY COMMENTS

DRAFTED BY: TCS  
CHECKED BY: MCB  
PROJECT #:  
LIA54520-21263

**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.  
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SHEET NO:  
1 OF 2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

E F G H I J K L M N O P Q



14525 SOUTH LEE STREET  
DUNWOODY, GA 30016  
Phone: 404.305.1600  
Fax: 404.305.1600

LOCATED IN:  
LAND LOTS 952, 953, & 973  
19TH DISTRICT, 2ND SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY  
FOR  
LOT HV V LLC CO HARVEST CAPITAL LLC, ITS SUCCESSORS  
AND/OR ASSIGNS, BR HILL ROAD LOT BANK, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE  
INSURANCE COMPANY, # CHICAGO TITLE INSURANCE  
COMPANY

ICAGO TITLE INSURANCE COMPANY, HAVING A

time in the Public Records or is created, attaches, B, Part I--Requirements are met.

ire not disclosed by the Public Records.

the Title that would be disclosed by an accurate

lected with taxes to be levied for the fiscal year

tax years by virtue of adjustment, re-appraisal, nch the subject property is located.

title to any filled-in lands.

966, filed October 31, 1966, recorded in Deed AND MAY OR MAY NOT INCLUDE THE SUBJECT

, 1973, recorded June 4, 1973, in Deed Book

. Moore and James T. Moore to Department of Book 2620, Page 217, aforesaid records. LEGAL IGHTRWAY #6 AND DENIED ACCESS IS SHOWN

nes W. Pans, Mary Willene Pans Harley and Neil C., 1982, recorded in Deed Book 2631, Page 30, TY. RIGHT-OF-WAY OF HIGHWAY #6 AND DENIED

ings, dated May 17, 2000, filed April 26, 2001, EASEMENT IS SHOWN HEREON.

James T. Moore, Deceased, to City of Powder sok 13451, Page 3785, aforesaid records. 20

James T. Moore, Deceased, to City of Powder sok 13451, Page 3787, aforesaid records. 20

to Department of Transportation, dated January 1, esaid records. LEGAL DESCRIPTION DOES NOT

r to Department of Transportation, dated January resaid records. LEGAL DESCRIPTION DOES NOT

Stone Power Corporation, an Electric Membership 14510, Page 2948, aforesaid records. LEGAL T BE DETERMINED.

loses Drain Field. PLAT INCLUDES THE SUBJECT HOWN ON SAID PLAT MAY OR MAY NOT EXIST.

TITLE LEGAL DESCRIPTION - TRACT I

The Land referred to in this Commitment is described as follows:

TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS NOS. 952, 953, AND 973, OF THE 19TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, IN THE CITY OF POWDER SPRINGS, BEING 11.981 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN ALTA/NSCM LAND TITLE SURVEY PREPARED FOR DAVID REGISTER AND LAWYERS TITLE INSURANCE CORPORATION, BY DEAN OLSON LAND SURVEYING, PC, DATED NOVEMBER 15, 2004, AS LAST REVISED MARCH 2, 2005, AND SIGNED ON MARCH 2, 2005, BY DEAN C. OLSON, GRLS NO. 2806, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK FOUND AT THE COMMON CORNER OF LAND LOTS NOS. 952, 953, 972, AND 973, SAID DISTRICT, SECTION, COUNTY, AND CITY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECOND WEST FOR A DISTANCE OF 459.96 FEET ALONG THE SOUTH LAND LOT LINE OF SAID LAND LOT NO. 953 TO AN IRON PIN FOUND, 1-INCH OPEN TOP PIPE; THENCE NORTH 02 DEGREES 57 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 723.50 FEET TO AN IRON PIN SET, 1/2-INCH REBAR ON THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD, HAVING A VARIABLE RIGHT-OF-WAY; THENCE NORTH 69 DEGREES 20 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 91.29 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 19 DEGREES 35 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 27.88 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,066.47 FEET AND AN ARC LENGTH OF 231.80 FEET, BEING SUBTENDED BY A CHORD OF NORTH 69 DEGREES 04 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 231.78 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD TO A POINT; THENCE SOUTH 22 DEGREES 14 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 16.40 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,082.86 FEET AND AN ARC LENGTH OF 29.33 FEET, BEING SUBTENDED BY A CHORD OF NORTH 67 DEGREES 35 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 29.33 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD TO AN IRON PIN SET, 1/2-INCH REBAR; THENCE NORTH 67 DEGREES 25 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 114.86 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD TO A POINT; THENCE SOUTH 71 DEGREES 20 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 9.14 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF HILL ROAD TO A CONCRETE MONUMENT FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF U. S. HIGHWAY 278, HAVING A VARIABLE RIGHT-OF-WAY; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,909.86 FEET AND AN ARC LENGTH OF 757.12 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 11 DEGREES 41 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 752.17 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF U. S. HIGHWAY 278 TO A POINT IN THE CENTER OF A CREEK; THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF U. S. HIGHWAY 278 SOUTH 25 DEGREES 47 MINUTES 00 SECOND WEST FOR A DISTANCE OF 59.57 FEET ALONG THE CENTER OF SAID CREEK; THENCE SOUTH 20 DEGREES 01 MINUTE 09 SECONDS WEST FOR A DISTANCE OF 31.93 FEET ALONG THE CENTER OF SAID CREEK; THENCE SOUTH 45 DEGREES 41 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 40.05 FEET ALONG THE CENTER OF SAID CREEK TO A POINT ON THE NORTH LAND LOT LINE OF SAID LAND LOT 973; THENCE SOUTH 86 DEGREES 33 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 121.21 FEET ALONG THE NORTH LAND LOT LINE OF SAID LAND LOT 973 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF U. S. HIGHWAY 278; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,909.86 FEET AND AN ARC LENGTH OF 649.54 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 36 DEGREES 43 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 646.41 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN TO U.S. HIGHWAY 278 TO A CONCRETE MONUMENT FOUND; THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF U. S. HIGHWAY 278 NORTH 53 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 53.49 FEET TO AN IRON PIN SET, 1/2-INCH REBAR; THENCE NORTH 76 DEGREES 02 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 524.00 FEET TO AN IRON PIN SETS ON THE WEST LAND LOT LINE OF SAID LAND LOT NO. 973; THENCE NORTH 00 DEGREE 47 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 370.00 FEET ALONG THE WEST LAND LOT LINE OF SAID LAND LOT NO. 973 TO A ROCK FOUND AT THE COMMON CORNER OF SAID LAND LOTS NOS. 952, 953, 972, AND 973, AND THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION OF CAPTIONED PROPERTY CONVEYED BY RIGHT-OF-WAY DEED DATED JANUARY 10, 2006, FROM DAVE REGISTER AND ROB REGISTER, TO THE DEPARTMENT OF TRANSPORTATION, AS RECORDED JANUARY 18, 2006, IN DEED BOOK 14278, PAGE 3330; COBB COUNTY, GEORGIA RECORDS.

LESS AND EXCEPT: THAT PORTION OF CAPTIONED PROPERTY CONVEYED BY RIGHT-OF-WAY DEED DATED JANUARY 10, 2006, FROM DAVE REGISTER AND ROB REGISTER, TO THE DEPARTMENT OF TRANSPORTATION, AS RECORDED JANUARY 18, 2006, AT DEED BOOK 14278, PAGE 3335, COBB COUNTY, GEORGIA RECORDS.

TOGETHER WITH:

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING ON BEING IN LAND LOT NO. 953, OF THE 19TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, BEING 4.645 ACRES, AD PER PLAT OF SURVEY MADE BY ROBERT G. VANSANT, GRLS, DATED APRIL 13, 1973, MORE OR LESS, SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 5001 HILL RD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED ON THE SOUTH LAND LOT LINE OF LAND LOT NO. 953 SAID DISTRICT, SECTION AND COUNTY, WHICH IRON PIN IS LOCATED 582.44 FEET EAST OF THE SOUTHWESTERN CORNER OF SAID LAND LOT 953 AS MEASURED ALONG THE SOUTH LAND LOT LINE OF SAID LAND LOT 953; RUNNING THENCE NORTH 0 DEGREES 05 MINUTES AND 09 SECONDS EAST A DISTANCE OF 650.03 FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF THE RIGHT-OF-WAY OF HILL ROAD; RUNNING THENCE NORTH 75 DEGREES 47 MINUTES 42 SECONDS EAST ALONG THE SOUTHEASTERLY SIDE OF THE RIGHT-OF-WAY OF HILL ROAD A DISTANCE OF 292.12 FEET TO A METAL POST; RUNNING THENCE SOUTH 1 DEGREE 10 MINUTES 54 SECONDS EAST A DISTANCE OF 719.6 FEET TO AND IRON PIN OF THE SOUTH LAND LOT LINE OF SAID LAND LOT NO. 953; WHICH IRON PIN ON THE SOUTH LAND LOT OF SAID LAND LOT NO. 953 IS LOCATED 460.4 FEET WEST OF THE OF SOUTHEAST CORNER OF LAND LOT 953 AS MEASURED ALONG THE SOUTH LINE OF SAID LAND LOT LINE OF SAID LAND LOT NO. 953; RUNNING THENCE SOUTH 89 DEGREES 22 MINUTES 34 SECONDS WEST ALONG THE SOUTH LAND LOT LINE OF SAID LAND LOT NO. 953 A DISTANCE OF 303.09 FEET TO AND IRON PIN LOCATED AT THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION - TRACT I

A parcel of land lying in Land Lots 952, 953 and 973 of the 19th district, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Begin at a found rock being the corner common to Land Lots 952, 953, 972 and 973; thence leaving said common corner, run North 87 Degrees 49 Minutes 50 Seconds West along the line common to Land Lots 953 and 972 for a distance of 459.96 feet to a found 1.5" open top pipe; thence leaving said Land Lot Line, run North 00 Degrees 20 Minutes 51 Seconds West for a distance of 719.48 feet to a point lying on the southerly right-of-way of the Hill Road (variable right-of-way); thence run North 00 Degrees 20 Minutes 51 Seconds West along said right-of-way for a distance of 4.27 feet to a found 1/2" rebar; thence run North 71 Degrees 57 Minutes 30 Seconds East along said right-of-way for a distance of 91.29 feet to a point; thence run South 16 Degrees 58 Minutes 29 Seconds East along said right-of-way for a distance of 27.88 feet to a point, said point lying on a curve to the left, having a radius of 5,068.90 feet, a central angle of 02 Degrees 36 Minutes 56 Seconds, a chord bearing of North 71 Degrees 38 Minutes 31 Seconds East and a chord length of 231.38 feet; thence run along the arc of said curve and said right-of-way for a distance of 231.40 feet to a found concrete monument; thence run South 19 Degrees 37 Minutes 19 Seconds East along said right-of-way for a distance of 16.40 feet to a point, said point lying on a curve to the left, having a radius of 2,463.63 feet, a central angle of 00 Degrees 40 Minutes 56 Seconds, a chord bearing of North 70 Degrees 04 Minutes 52 Seconds East and a chord length of 29.34 feet; thence run along the arc of said curve and said right-of-way for a distance of 29.34 feet to a point; thence run North 70 Degrees 04 Minutes 52 Seconds East along said right-of-way for a distance of 114.85 feet to a point being the northerly mitered corner between said southerly right-of-way of Hill Road and westerly right-of-way of U.S. Hwy #278 (variable right-of-way); thence run South 67 Degrees 59 Minutes 48 Seconds East along said mitered right-of-way for a distance of 9.66 feet to a point being the southerly mitered corner between said southerly right-of-way of Hill Road and the said westerly right-of-way of U.S. Hwy #6, said point lying on a curve to the left, having a radius of 1,909.86 feet, a central angle of 19 degrees 55 minutes 28 seconds, a chord bearing of South 07 Degrees 40 Minutes 57 Seconds East and a chord length of 660.81 feet; thence run along the arc of said curve and said right-of-way for a distance of 664.15 feet to a point; thence run South 20 Degrees 52 Minutes 33 Seconds West along said right-of-way for a distance of 68.24 feet to a point; thence run South 35 Degrees 44 Minutes 12 Seconds East along said right-of-way for a distance of 66.16 feet to a point; thence run South 28 Degrees 24 Minutes 04 Seconds West along said right-of-way for a distance of 25.93 feet to a point; thence run South 22 Degrees 38 Minutes 13 Seconds West along said right-of-way for a distance of 31.93 feet to a point; thence run South 48 Degrees 18 Minutes 58 Seconds West along said right-of-way for a distance of 40.05 feet to a point; thence run South 83 Degrees 56 Minutes 13 Seconds East along said right-of-way for a distance of 102.38 feet to a point; thence run South 18 Degrees 55 Minutes 05 Seconds East along said right-of-way for a distance of 53.49 feet to a point; thence run South 59 Degrees 04 Minutes 30 Seconds East along said right-of-way for a distance of 40.15 feet to a point, said point lying on a curve to the left, having a radius of 1,909.72 feet, a central angle of 17 Degrees 11 Minutes 08 Seconds, a chord bearing of South 35 Degrees 15 Minutes 56 Seconds East and a chord length of 570.67 feet; thence run along the arc of said curve and said right-of-way for a distance of 572.81 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 50 Degrees 22 Minutes 49 Seconds West along said right-of-way for a distance of 53.67 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 73 Degrees 25 Minutes 17 Seconds West along said right-of-way for a distance of 85.44 feet to a set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run North 73 Degrees 25 Minutes 17 Seconds West for a distance of 438.56 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the line common Land Lots 972 and 973; thence run North 01 Degrees 49 Minutes 43 Seconds East along said Land Lot Line for a distance of 370.00 feet the POINT OF BEGINNING.

Said parcel being 517,425 square feet, or 11.878 acres.

SURVEY LEGAL DESCRIPTION - TRACT 2

A parcel of land lying in Land Lots 953 of the 19th district, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Commence at a found rock being the corner common to Land Lots 952, 953, 972 and 973; thence leaving said common corner, run North 87 Degrees 49 Minutes 50 Seconds West along the line common to Land Lots 953 and 972 for a distance of 459.96 feet to a found 1.5" open top pipe, said point being the POINT OF BEGINNING of the parcel herein described; thence run North 89 Degrees 51 Minutes 15 Seconds West along said Land Lot Line for a distance of 302.94 feet to a found 1" cmmped top pipe; thence run North 00 Degrees 51 Minutes 37 Seconds East for a distance of 649.80 feet 1" rebar lying on the southerly right-of-way of Hill Road (variable right-of-way); thence run North 76 Degrees 34 Minutes 10 Seconds East along said right-of-way for a distance of 296.94 feet to a point, said point being witnessed by a found 1/2" rebar being 4.27' northwest and on line with the following call; thence leaving said right-of-way, run South 00 Degrees 20 Minutes 51 Seconds East for a distance of 719.48 feet to the POINT OF BEGINNING.

Said parcel being 202,467 square feet, or 4.648 acres.

ISSUE	DATE	DESCRIPTION
INITIAL	10/03/2024	
REV. 1	10/03/2024	ADRESSED ATTORNEY COMMENTS
REV. 2	10/03/2024	ADRESSED ATTORNEY COMMENTS
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: TCS

CHECKED BY: MCB

PROJECT #:  
LIA54520-21263



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. COPYRIGHT ©2024 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

File Locations:\electrical\survey\project\54520 (rte)\021263 (hill road w/ tract)\06 survey\_cad\hill road tract - dta