



# Rezoning Request Application Packet

## Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

**Newspaper:** The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

## Sign Posting, Public Hearing Notice & Affidavit

**Sign Posting:** The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

**Public Hearing Notice:** At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

**Affidavit:** Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

## City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

## Contact Information

### The Community Development Dept.

4181 Atlanta Street

Powder Springs GA 30127.

[commdev@cityofpowdersprings.org](mailto:commdev@cityofpowdersprings.org)

770-943-1666

### Zoning Administrator

Shaun Myers

Planning and Zoning Manager

[smyers@cityofpowdersprings.org](mailto:smyers@cityofpowdersprings.org)

770-943-1666



# Rezoning Request Application Checklist

## Applicant Information

Name	Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.	Phone	[REDACTED]
Mailing Address	3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339	Email	[REDACTED]

## Application Checklist

The following information will be required:

- Application
- Notice of Intent
- Applicant's Written Analysis
- Campaign Contribution Disclosure
- Owner's Authorization, if applicable.
- Legal Description and Survey Plat of the property
- Application Fee (summary of fees attached)
- Copy of the Deed that reflects the current owners name
- Vicinity Map outlining the parcel/s in relation to the surrounding area
- Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:  
 Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
- Sketch Plan/ Architectural Rendering, if applicable
- Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.

List additional attachments:

## Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



**city of  
powder springs**

# Rezoning Request

## Application Form

### Applicant Information

Name <i>Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.</i>	Phone [REDACTED]
Mailing Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339	Email [REDACTED]

### Rezoning Request Property Information

Address 3200 Powder Springs Rd, Powder Springs, GA 30127	Parcel ID / Lot# <i>19086701210</i> 19086700050, 19086701210	Acreage 7.406
Present Zoning PUD-R	Proposed Zoning Change in conditions #2 and #8	
Source of Water Supply Cobb County Water System	Source of Sewage Disposal Cobb County Water System	
Proposed Use Peak Hour Trips Generated 28 am/ 43 pm	Source ITE Trip Generation Manual, 11th Edition	

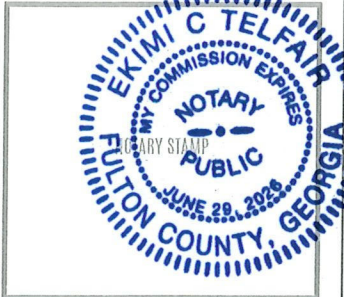
### Additional Information, If Applicable

Elementary School and School's Capacity Compton; 800; 79%	Middle School and School's Capacity Tapp; 1,137; 78%
High School and School's Capacity MEachern; 2,450; 94%	

### Notary Attestation

Executed in Atlanta (City), GA (State).

<i>Renato Ghizoni</i> Signature of Applicant	<u>Renato Ghizoni</u> Printed Name	<u>3/24/2026</u> Date
Subscribed and sworn before me this <u>24</u> day of <u>March</u> , 20 <u>26</u>		
<i>EKimi Telfair</i> Signature of Notary Public	<u>EKimi Telfair</u> Name of Notary Public	<u>6/29/26</u> My Commission Expires



### For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



**city of  
powder springs**

# Rezoning Request

## Notice of Intent

### Applicant Information

Name Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.

Phone [REDACTED]

Mailing Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Email [REDACTED]

### Notice of Intent

**PART I. Please indicate the purpose of this application :**

The purpose of this application is to revise Conditions #2 and #8 of the rezoning to PUD-R, approved on 7/21/2025.

**PART II. Please list all requested variances:**

Revise Condition #2 in its entirety to state "The development site plan shall be consistent with the site plan enclosed, titled Conceptual Site Plan for 3200 Powder Springs and dated 3/24/2026." Revise the first sentence of Condition #8 in its entirety to state "The development shall include useable common area amenities that enhance the living experience for the residents such as community lawns, a fire pit, and a dog park."

**Part III. Existing use of subject property:**

Vacant and undeveloped. Entitled for residential use of townhouses with amenities.

**Part IV. Proposed use of subject property:**

Residential community with 54 rear-loaded 20-foot wide townhouses, open space, mail kiosk, guest parking, and amenities such as community lawns, a fire pit, and a dog park.

**Part V. Other Pertinent Information (List or attach additional information if needed):**

### Applicant Signature

      Renato Ghizoni      3/24/2026  
 Signature of Applicant      Printed Name      Date



# Rezoning Request

## Applicant's Written Analysis

### Applicant Information

Name <i>Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.</i>	Phone [REDACTED]
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Mailing Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339	Email [REDACTED]
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### Written Analysis

In details please address these Rezoning Criteria:

a. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.  
 The site's location within 3 miles of multiple shopping centers and the proposed townhouses are consistent with the City's Comprehensive Plan goal for "...residential density... near commercial zones" and with the City's plan for providing "missing middle housing".

b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.  
 The proposed change in conditions is suitable for the site's surrounding townhouses, commercial developments, and green spaces (Section 3.4 - Redevelopment E in Comprehensive Plan).

c. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.  
 The change in conditions proposed will not cause an adverse effect on the adjacent and nearby properties.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;  
 The existing utilities crossing the site, the narrow and irregular shape of the site, the site's vehicular network, and limited space for adequate stormwater management hinder the development of the site per the Development Site Plan and Amenities referenced in Conditions #2 and #8.

e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.  
 Yes, these public facilities will continue operating at adequate levels of service to serve the proposed development.

f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed townhouses are suitable and supportive of surrounding properties and future development along Powder Springs Road and its surroundings.

g. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

Yes, the PUD-R zoning district and the proposed change in conditions promote public health, safety, morality, and general welfare by providing needed housing, open space, amenities, and additional residents to support commercial developments.

### Applicant Signature

<i>Renato Ghizoni</i>	<i>Renato Ghizoni</i>	3/24/2026
Signature of Applicant	Printed Name	Date



# Rezoning Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name *Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.*

Applicant's Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Applicant's Attorney **TBD**

Attorney's Address **TBD**

### Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s)
- Corporation
- Partnership
- Limited Partnership
- Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

Leto Ventures, LLC

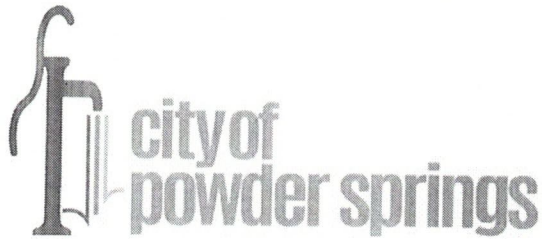
Development Authority of Powder Springs, Georgia

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift



city of powder springs

# Rezoning Request Owner's Authorization Form

## Owner's Authorization

Applicant Name Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.

Applicant's Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Property Address 3200 Powder Springs Rd, Powder Springs, GA 30127

Property PIN 19086700050, 19086701210

This is to certify that I am  or We are  or I am  the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

## Signature of Property Owner(s)

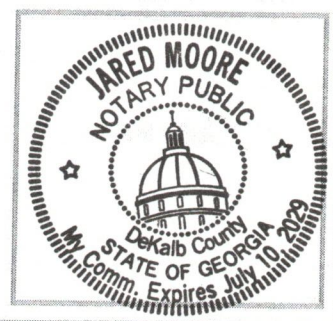
[Signature] Signature of Owner      Oluwatoyin Lere-Alli Printed Name      03/24/2026 Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 24<sup>th</sup> day of March month.

2026, by Oluwatoyin Lere-Alli Identification Presented: Driver's License

[Signature] Signature of Notary Public      Jared Moore Name of Notary Public      07/10/2029 My Commission Expires



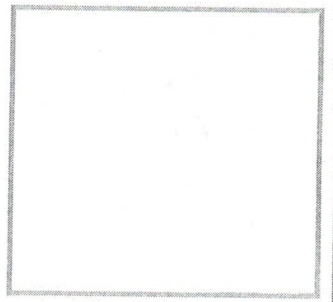
\_\_\_\_ Signature of Owner      \_\_\_\_\_ Printed Name      \_\_\_\_\_ Date

State of \_\_\_\_\_, County of \_\_\_\_\_.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20 \_\_\_\_\_, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_

\_\_\_\_ Signature of Notary Public      \_\_\_\_\_ Name of Notary Public      \_\_\_\_\_ My Commission Expires





# city of powder springs

## Rezoning Request

### Owner's Authorization Form

### Owner's Authorization

Applicant Name <u>Renato Ghironi, Director of Buildings &amp; Forestry (USA) Real Estate Group, Inc.</u>	Applicant's Address <u>3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339</u>
Property Address <u>3200 Powder Springs Rd, Powder Springs, GA 30127</u>	Property PIN <u>19086700050, 19086701210</u>

This is to certify that I am  or We are  or I am  the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

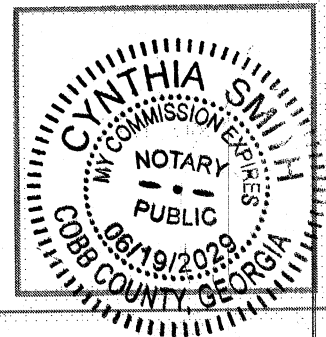
Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

### Signature of Property Owner(s)

<u>Loretta A. Smith</u> Signature of Owner	<u>Loretta A. Smith as Chair of DAPS</u> Printed Name	<u>3/24/2020</u> Date
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State of GA, County of Cobb  
 This instrument was acknowledged before me this 24th day of March month.

20 20, by Loretta A. Smith Identification Presented: GA DL



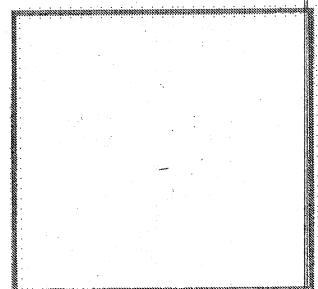
<u>[Signature]</u> Signature of Notary Public	<u>Cynthia Smith</u> Name of Notary Public	<u>6/19/29</u> My Commission Expires
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_____ Signature of Owner	_____ Printed Name	_____ Date
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State of \_\_\_\_\_, County of \_\_\_\_\_  
 This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ months.

20 \_\_\_\_\_, by \_\_\_\_\_ name of signer Identification Presented: \_\_\_\_\_

_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires
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## Affidavit of Public Notification

### Public Notification Requirements

Per Article 13 and 14 of the City of [Powder Springs Unified Development Code](#), I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3200 Powder Springs Rd, Powder Springs, GA 30127

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on 3/24/2026. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on 5/4/2026. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

### Notary Attestation

Executed in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ month, 20\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public

\_\_\_\_\_  
My Commission Expires

NOTARY STAMP



## Fee Schedule

### FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$	250.00
Variance, commercial	\$	450.00
Special Use	\$	250.00
Rezoning Application, single family, 0-5 acres	\$	250.00
Rezoning Application, single family, 6-10 acres	\$	700.00
Rezoning Application, single family, 11-20 acres	\$	1,000.00
Rezoning Application, single family, 21-100 acres	\$	1,500.00
Rezoning Application, single family, $\geq$ 101 acres	\$	1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$	700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$	1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$	1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$	2,000.00
Rezoning Application, undeveloped med/high density residential, $\geq$ 101 acres	\$	2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$	900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$	1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$	1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$	2,200.00
Rezoning Application, undeveloped non-residential, $\geq$ 101 acres	\$	2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$	700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$	1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$	1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$	2,000.00
Rezoning Application, developed med/high density residential, $\geq$ 500,001 SF	\$	2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$	900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$	1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$	1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$	2,200.00
Rezoning Application, developed non-residential, $\geq$ 500,001 SF	\$	2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$	25.00
Public Hearing signs - Deposit	\$	10.00

Ⓜ Leto Ventures LLC  
2655 South Cobb Dr  
Smyrna, GA 30080

Deed Book 15633 Pg 501  
Filed and Recorded Jun-03-2019 12:07pm  
2019-0060642  
Real Estate Transfer Tax \$0.00  
0332019012610

*Rebecca Keaton*  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

# Quitclaim Deed

RECORDING REQUESTED BY OLUWATOYIN • B • ALLI

AND WHEN RECORDED MAIL TO:


LETO VENTURES LLC, Grantee(s)  
2655 SOUTH COBB DRIVE  
SMYRNA, GA 30080

Consideration: \$ — NO CONSIDERATION

Property Transfer Tax: \$ —

Assessor's Parcel No.: 19086700050 ~~and~~ 19086600150

PREPARED BY: OLUWATOYIN ALLI certifies herein that he or she has prepared this Deed.

  
Signature of Preparer

06/03/19  
Date of Preparation

OLUWATOYIN ALLI  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 06/03/19 in the County of COBB, State of GEORGIA.

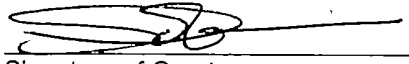
by Grantor(s), OLUWATOYIN • B • ALLI,  
whose post office address is 2655 SOUTH COBB DRIVE SMYRNA GA 30080  
to Grantee(s), LETO VENTURES LLC,  
whose post office address is 2655 SOUTH COBB DRIVE SMYRNA GA 30080

WITNESSETH, that the said Grantor(s), OLUWATOYIN ALLI,  
for good consideration and for the sum of —  
(\$ —) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of COBB, State of GEORGIA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

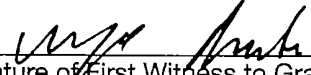
**GRANTOR(S):**

  
\_\_\_\_\_  
Signature of Grantor

OLUWATOYIN ALLI  
\_\_\_\_\_  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

  
\_\_\_\_\_  
Signature of First Witness to Grantor(s)

Moyo Amadi  
\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

  
\_\_\_\_\_  
Signature of Grantee OLUWATOYIN B. ALLI

OLUWA LETD VENTURES LLC  
\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

  
\_\_\_\_\_  
Signature of First Witness to Grantee(s)

Moyo Amadi  
\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Georgia

County of Cobb

On 6/3/19, before me, Craigian Hogeland, a notary public in and for said state, personally appeared, Oluseteyin Alli

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Craigian Hogeland  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID

Type of ID Driver's license

(Seal)

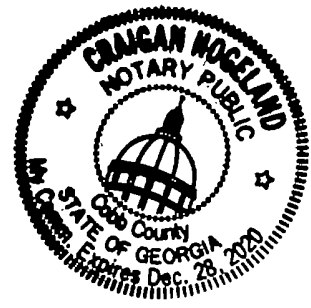


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 866 and 867, 19th District, 2nd Section, Cobb County, Georgia, being more fully and particularly described as follows:

Begin at the TRUE POINT OF BEGINNING which is a corner marked by a concrete monument at the Southerly end of a miter at the intersection of the Northwesterly right of way line of Powder Springs Road (100-foot right of way) with the Southeasterly right of way line of Pine Grove Drive (varying right of way width); thence North 55 degrees 17 minutes 19 seconds West along said miter a distance of 62.91 feet to a corner at the base of a concrete monument found; thence Northeasterly along the Southeasterly right of way line of Pine Grove Drive along a curve to the right an arc distance of 143.64 feet (said arc subtended by a chord of North 29 degrees 54 minutes 03 seconds East with a length of 142.53 feet) to an unmarked point; thence North 42 degrees 14 minutes 39 seconds East continuing along said right of way line a distance of 35.64 feet to the base of a concrete monument found; thence North 49 degrees 36 minutes 21 seconds West continuing along said right of way line a distance of 3.60 feet to the base of a concrete monument found; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 417.02 feet (said arc subtended by a chord of North 42 degrees 01 minutes 54 seconds East with a length of 416.91 feet) to a ½ inch re-rod set at the intersection of the said right of way line with the Land Lot Line common to Land Lots 866 and 867; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 173.47 feet (said arc subtended by a chord of North 43 degrees 55 minutes 47 seconds East with a length of 173.44 feet) to an unmarked point; thence North 45 degrees 33 minutes 47 seconds East continuing along said right of way line a distance of 87.83 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 57.20 feet (said arc subtended by a chord of North 51 degrees 37 minutes 52 seconds East with a length of 57.10 feet) to an unmarked point; thence North 56 degrees 06 minutes 38 seconds East continuing along said right of way line a distance of 72.69 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 100.37 feet (said arc subtended by a chord of North 57 degrees 49 minutes 01 seconds East with a length of 100.35 feet) to an unmarked point; thence continuing along said right of way line along a curve to the left an arc distance of 142.48 feet (said arc subtended by a chord of North 58 degrees 25 minutes 04 seconds East with a length of 142.47 feet) to a corner found marked by a ¼ inch open top pipe; thence leaving said right of way line of Pine Grove Drive South 39 degrees 10 minutes 53 seconds East a distance of 289.55 feet to a corner at the aforesaid Northwesterly right of way line of Powder Springs Road, said corner marked by a ½ inch re-rod set; thence South 56 degrees 19 minutes 51 seconds West along said right of way line a distance of 1168.48 feet to a point on said right of way line marked by a concrete monument; thence South 57 degrees 01 minutes 04 seconds West continuing along said right of way line a distance of 29.33 feet to a concrete monument found and the TRUE POINT OF BEGINNING. Said tract contains 6.270 acres, and is delineated on a plat of survey prepared for NINALEX, LLC, by Benjamin W. Crusselle, RLS #2841, dated September 26, 2005. Said plat, by reference, is incorporated herein.

Dead Book 15633 Pg 504  
Rebecca Keaton  
Clerk of Superior Court Cobb Co. Ga.

Return to:  
**THE WACHTER LAW FIRM**  
A Professional Corporation  
106 Hammond Drive NE  
Atlanta, Georgia 30328

Parcel ID No. 19086700050

CROSS REFERENCE: Deed Book 15633, Page 501

**CORRECTIVE QUITCLAIM DEED  
TO ADD PROPER NOTARY**

THIS INDENTURE, made the 24<sup>th</sup> day of February, in the year 2023, between

OLUWATOYIN ALLI

as party or parties of the first part, hereinafter called Grantor, and

LETO VENTURES LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

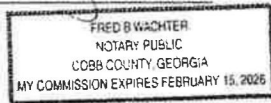
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

Notary Public

P: RRC Dunns LLC:corrective quitclaim deed.wpd



OLUWATOYIN ALLI

(SEAL)

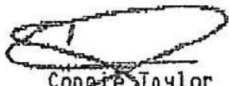
Exhibit "A"


ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 866 and 867, 19th District, 2nd Section, Cobb County, Georgia, being more fully and particularly described as follows:

Begin at the TRUE POINT OF BEGINNING which is a corner marked by a concrete monument at the Southerly end of a miter at the intersection of the Northwesterly right of way line of Powder Springs Road (100-foot right of way) with the Southeasterly right of way line of Pine Grove Drive (varying right of way width); thence North 55 degrees 17 minutes 19 seconds West along said miter a distance of 62.91 feet to a corner at the base of a concrete monument found; thence Northeasterly along the Southeasterly right of way line of Pine Grove Drive along a curve to the right an arc distance of 143.64 feet (said arc subtended by a chord of North 29 degrees 54 minutes 03 seconds East with a length of 142.53 feet) to an unmarked point; thence North 42 degrees 14 minutes 39 seconds East continuing along said right of way line a distance of 35.64 feet to the base of a concrete monument found; thence North 49 degrees 36 minutes 21 seconds West continuing along said right of way line a distance said right of way line a distance of 3.60 feet to the base of a concrete monument found; thence continuing Northeasterly along said right of way along a curve to the right an arc distance of 417.02 feet (said arc subtended by a chord of North 42 degrees 01 minutes 54 seconds East with a length of 416.91 feet) to a ½ inch re-rod set at the intersection of the said right of way line with the Land Lot Line common to Land Lots 866 and 867; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 173.47 feet (said arc subtended by a chord of North 43 degrees 55 minutes 47 seconds East with a length of 173.44 feet) to an unmarked point; thence North 45 degrees 33 minutes 47 seconds East continuing along said right of way line a distance of 87.83 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 57.20 feet (said arc subtended by a chord of North 51 degrees 37 minutes 52 seconds East with a length of 57.10 feet) to an unmarked point; thence North 56 degrees 06 minutes 38 seconds East continuing along said right of way line a distance of 72.69 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of ~~100.35 feet~~ to an unmarked point; thence continuing along said right of way line along a curve to the left an arc distance of 142.48 feet (said arc subtended by a chord of North 58 degrees 25 minutes 04 seconds East with a length of 142.47 feet) to a corner found marked by a ¼ inch open top pipe; thence leaving said right of way line of Pine Grove Drive South 39 degrees 10 minutes 53 seconds East a distance of 289.55 feet to a corner at the aforesaid Northwesterly right of way line of Powder Springs Road, said corner marked by a ½ inch re-rod set; thence South 56 degrees 19 minutes 51 seconds West along said right of way line a distance of 1168.48 feet to a point on said right of way line marked by a concrete monument; thence South 57 degrees 01 minutes 04 seconds West continuing along said right of way line a distance of 29.33 feet to a concrete monument found and the TRUE POINT OF BEGINNING. Said tract contains 6.270 acres, and is delineated on a plat of survey prepared for NINALEX, LLC, by Benjamin W. Crusselle, RLS #2841, dated September 26, 2005. Said plat, by reference, is incorporated herein.

100.37 feet (said arc subtended by a chord of North 57 degrees, 49 minutes, 01 seconds East with a length of 100.35 feet)

Deed Book 15960 Pg 1224  
Filed and Recorded Aug-27-2021 03:34pm  
2021-0124938  
Real Estate Transfer Tax \$0.00  
0332021025410

  
Conare Taylor  
Clerk of Superior Court Cobb Cty. Ga.

 After recording return to:  
David L. Hammock, Esq.  
Gregory Doyle Calhoun & Rogers, LLC  
49 Atlanta Street  
Marietta, GA 30060

FOR QCD SEE  
DE Book 16004 Page 1152

STATE OF GEORGIA  
COUNTY OF COBB

**QUITCLAIMDEED**

THIS INDENTURE is made as of this 24th day of August, 2021, by and between the CITY OF POWDER SPRINGS, GEORGIA, a Georgia municipal corporation (hereinafter called "Grantor"), and DEVELOPMENT AUTHORITY OF POWDER SPRINGS, GEORGIA, a public body corporate and politic created and existing under the laws of the State of Georgia (hereinafter referred to as a "Grantee"). The words "Grantor" and "Grantee" to include their respective successors, heirs, legal representatives and assigns where the context requires or permits.

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained, sold, remised, released, conveyed and forever quitclaimed, and by these presents does bargain, sell, remise, release, convey and forever quitclaim unto Grantee, and the heirs, legal representatives and assigns of Grantee, all rights, title and interest in and to the following property IN FEE SIMPLE:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867 of the 19<sup>th</sup> District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto.**

**This quitclaim deed is made with the express condition that the property be used for the public purposes of the Grantee.**

15960/1224

TO HAVE AND TO HOLD said tract or parcel of land, together with said rights, members, easements and appurtenances, so that neither Grantor nor any person claiming under Grantor shall at any time by any means or ways have, claim or demand any right, title or interest in or to said land or any of the rights, members, easements and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed as of the day and year first above written.

Signed, sealed and delivered in presence of:

Pamela Blomner  
Unofficial Witness

THE CITY OF POWDER SPRINGS, GEORGIA  
By: Al Thurman  
Al Thurman, Mayor

Tamara L. Newkirt  
Notary Public [SEAL]  
Commission Expiration

Attest: Kelly Axt  
Kelly Axt, City Clerk



EXHIBIT "A"


ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD AND THE EASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE HAVING THE NAD83 GA WEST ZONE COORDINATES OF N1404124.35', E2150899.62';

THENCE, ALONG SAID RIGHT OF WAY OF POWDER SPRINGS ROAD, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1260.87', AN ARC LENGTH OF 264.45' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S63°53'06"W AND A DISTANCE OF 263.96' TO A CONCRETE MONUMENT;  
THENCE, N44°16'39"W, A DISTANCE OF 94.88' TO A POINT;  
THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 203.00', AN ARC LENGTH OF 226.09' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N41°20'19"E AND A DISTANCE OF 214.59' TO A POINT;  
THENCE, N73°14'41"E, A DISTANCE OF 93.30' TO A POINT;  
THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 322.00', AN ARC LENGTH OF 119.82' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N62°35'03"E AND THE DISTANCE OF 119.13' TO A POINT;  
THENCE, S49°37'38"E, A DISTANCE OF 9.74' TO A POINT;  
THENCE, S49°37'38"E, A DISTANCE OF 3.60' TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE;  
THENCE, ALONG SAID RIGHT OF WAY, S42°25'46"W, A DISTANCE OF 35.64' TO A 1/2" REBAR;  
THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 332.50', AN ARC LENGTH OF 143.64' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S30°05'10"W AND A DISTANCE OF 142.53' TO A CONCRETE MONUMENT;  
THENCE, S54°56'15"E, A DISTANCE OF 63.24' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.12 ACRES, MORE OR LESS.

Deed Book 16004 Pg 1152  
Filed and Recorded Dec-13-2021 11:05am  
2021-0174455  
Real Estate Transfer Tax \$0.00  
0332021035829

  
Connie Taylor  
Clerk of Superior Court Cobb Cty. Ge.

*MD*  
**After recording return to:**  
David L. Hammock, Esq.  
Gregory Doyle Calhoun & Rogers, LLC  
49 Atlanta Street  
Marietta, GA 30060

**CROSS REFERENCE:  
DEED BOOK 15960  
PAGE 1224**

STATE OF GEORGIA  
COUNTY OF COBB

**CORRECTIVE QUITCLAIM DEED**

THIS INDENTURE is made as of this 19<sup>th</sup> day of November, 2021, by and between the **CITY OF POWDER SPRINGS, GEORGIA**, a Georgia municipal corporation (hereinafter called "Grantor"), and **DEVELOPMENT AUTHORITY POWDER SPRINGS, GEORGIA**, a public corporation duly created and existing under the laws of the State of Georgia (hereinafter referred to as a "Grantee"). The words "Grantor" and "Grantee" to include their respective successors, heirs, legal representatives and assigns where the context requires or permits.

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained, sold, remised, released, conveyed and forever quitclaimed, and by these presents does bargain, sell, remise, release, convey and forever quitclaim unto Grantee, and the heirs, legal representatives and assigns of Grantee, all rights, title and interest in and to the following property IN FEE SIMPLE:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867 of the 19<sup>th</sup> District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto.**

16004/1152

The purpose of this Corrective Quitclaim deed is to correct the legal description as contained in that certain Quitclaim Deed recorded at Deed Book 15960, Page 1224, Cobb County, Georgia records.

TO HAVE AND TO HOLD said tract or parcel of land, together with said rights, members, easements and appurtenances, so that neither Grantor nor any person claiming under Grantor shall at any time by any means or ways have, claim or demand any right, title or interest in or to said land or any of the rights, members, easements and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed as of the day and year first above written.

Signed, sealed and delivered in presence of:

THE CITY OF POWDER SPRINGS, GEORGIA

Pamela B. Corne  
Unofficial Witness

By: Al Thurman  
Al Thurman, Mayor

Tamara L. Newkirt  
Notary Public [SEAL]  
Commission Expiration

Attest: Kelly Axt  
Kelly Axt, City Clerk

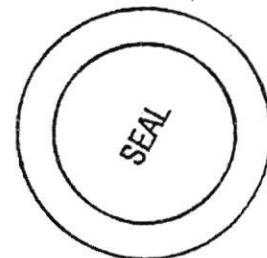


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

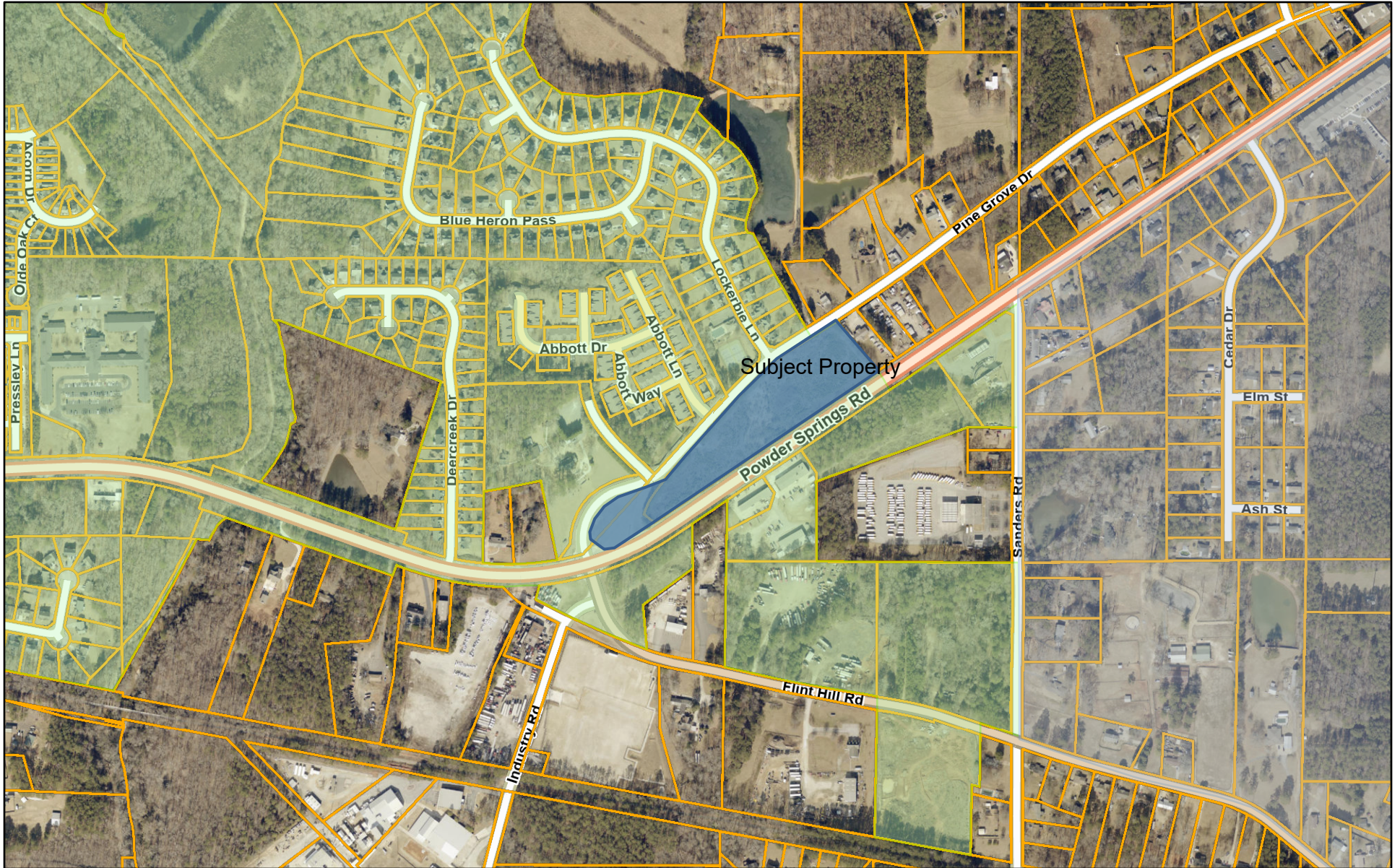
BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD AND THE EASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE;

THENCE, N44°16'30"W, A DISTANCE OF 94.88' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 203.00', AN ARC LENGTH OF 226.10' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N41°20'28"E AND A DISTANCE OF 214.59' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, N73°14'50"E, A DISTANCE OF 93.30' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 322.00', AN ARC LENGTH OF 119.98' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N62°34'21"E AND THE DISTANCE OF 119.29' TO A POINT MARKED BY A #4 REINFORCING BAR SET;

THENCE, S49°38'36"E, A DISTANCE OF 9.72' TO A POINT MARKED BY A #4 REINFORCING BAR SET MARKED BY A #4 REINFORCING BAR SET; THENCE, S49°38'36"E, A DISTANCE OF 3.60' TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE; THENCE, ALONG SAID RIGHT OF WAY, S42°26'18"W, A DISTANCE OF 35.64' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.09', AN ARC LENGTH OF 143.64' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S30°05'42"W AND A DISTANCE OF 142.53' TO A CONCRETE MONUMENT; THENCE, S54°49'04"E, A DISTANCE OF 63.22' TO A CONCRETE MONUMENT; THENCE, ALONG SAID RIGHT OF WAY OF POWDER SPRINGS ROAD, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1260.87', AN ARC LENGTH OF 264.47' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S63°52'51"W AND A DISTANCE OF 263.98' TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING.

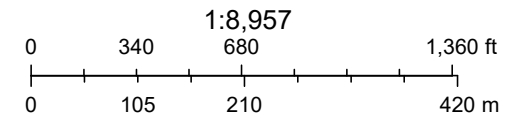
SAID TRACT OR PARCEL OF LAND CONTAINS 1.12 ACRES, MORE OR LESS.

# Vicinity Map for 3200 Powder Springs



3/24/2026, 1:50:39 PM

- |                |              |                  |               |               |
|----------------|--------------|------------------|---------------|---------------|
| <b>Cities</b>  | Cobb Parcels | Minor Collectors | Local-Private | <b>ORTHO</b>  |
| Mableton       | Cobb Roads   | Local            |               | Red: Band_1   |
| Powder Springs | Arterials    |                  |               | Green: Band_2 |
|                |              |                  |               | Blue: Band_3  |

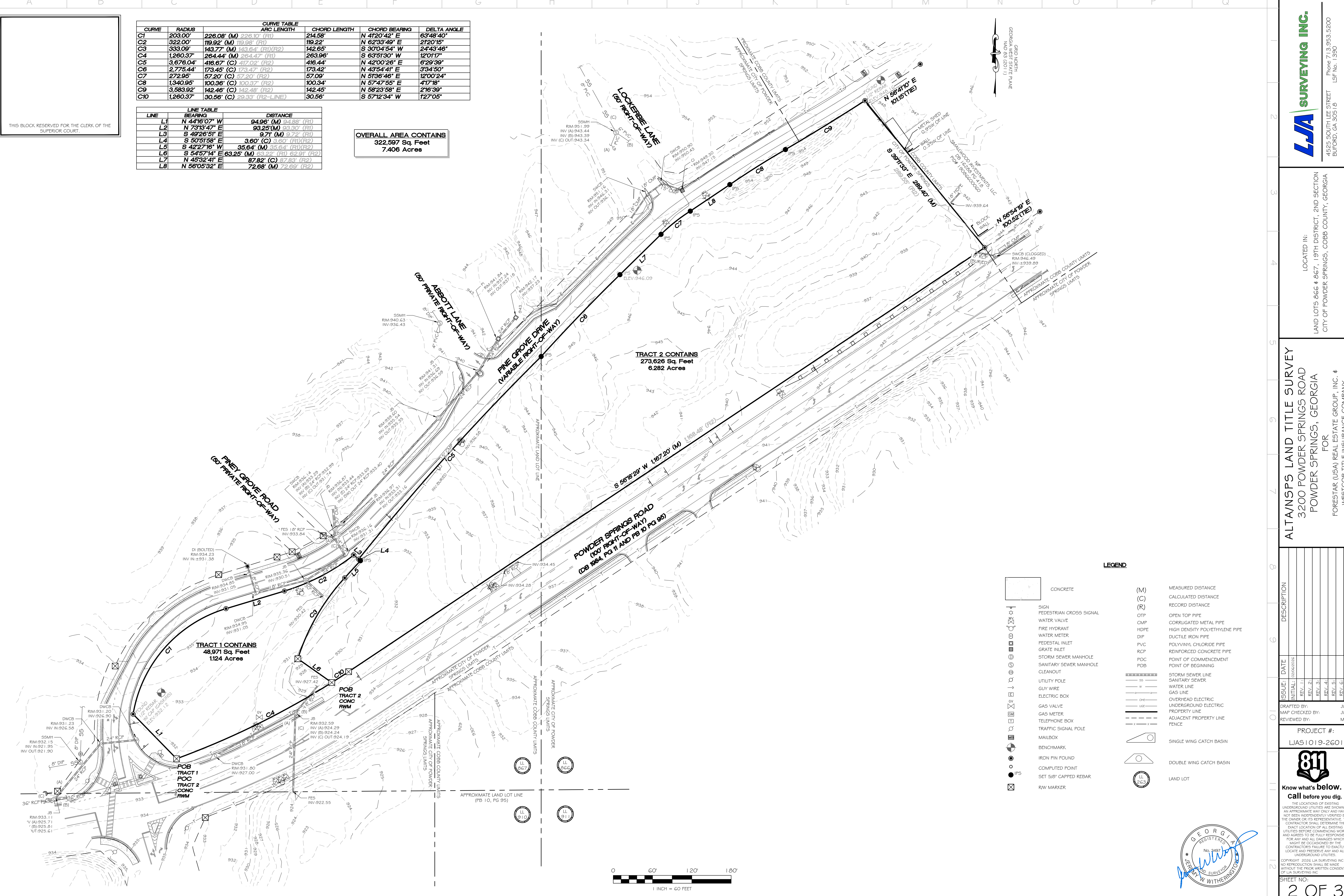


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ArcGIS Web AppBuilder  
Cobb County GIS







CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	203.00'	226.08' (M)	226.10' (R1)	N 41°20'42" E	63°48'40"
C2	322.00'	119.92' (M)	119.98' (R1)	N 62°33'49" E	21°20'15"
C3	333.09'	143.77' (M)	143.64' (R1)(R2)	S 30°04'54" W	24°43'46"
C4	1,260.37'	264.44' (M)	264.47' (R1)	S 63°51'30" W	12°01'17"
C5	3,676.04'	416.67' (C)	417.02' (R2)	N 42°00'26" E	6°29'39"
C6	2,775.44'	173.45' (C)	173.47' (R2)	N 43°54'41" E	3°34'50"
C7	272.95'	57.20' (C)	57.20' (R2)	N 51°36'46" E	12°00'24"
C8	1,340.95'	100.36' (C)	100.37' (R2)	N 57°47'55" E	4°17'18"
C9	3,583.92'	142.46' (C)	142.48' (R2)	N 58°23'58" E	2°16'39"
C10	1,260.37'	30.56' (C)	29.33' (R2-LINE)	S 57°12'34" W	72°7'05"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°16'07" W	94.96' (M) 94.88' (R1)
L2	N 73°13'47" E	93.25' (M) 93.30' (R1)
L3	S 49°26'51" E	9.71' (M) 9.72' (R1)
L4	S 50°51'58" E	3.60' (C) 3.60' (R1)(R2)
L5	S 42°27'16" W	35.64' (M) 35.84' (R1)(R2)
L6	S 54°57'14" E	63.25' (M) 63.27' (R1) 62.31' (R2)
L7	N 45°32'41" E	87.82' (C) 87.83' (R2)
L8	N 56°05'32" E	72.68' (M) 72.69' (R2)

OVERALL AREA CONTAINS  
322,597 Sq. Feet  
7.406 Acres

TRACT 2 CONTAINS  
273,626 Sq. Feet  
6.282 Acres

TRACT 1 CONTAINS  
48,971 Sq. Feet  
1.124 Acres

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND	
	CONCRETE
	SIGN
	PEDESTRIAN CROSS SIGNAL
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	PEDESTAL INLET
	GRATE INLET
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	CLEANOUT
	UTILITY POLE
	GUY WIRE
	ELECTRIC BOX
	GAS VALVE
	GAS METER
	TELEPHONE BOX
	TRAFFIC SIGNAL POLE
	MAILBOX
	BENCHMARK
	IRON PIN FOUND
	COMPUTED POINT
	SET 5/8" CAPPED REBAR
	RW MARKER
(M)	MEASURED DISTANCE
(C)	CALCULATED DISTANCE
(R)	RECORD DISTANCE
OTP	OPEN TOP PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	STORM SEWER LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	LAND LOT



**LJA SURVEYING INC.**  
 41525 SOUTH LEE STREET  
 BUFORD, GA 30516  
 Phone: 770.953.5200  
 LSF No. 1390

LOCATED IN:  
 LAND LOTS 866 & 867, 19TH DISTRICT, 2ND SECTION  
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

ALTAIRNSPS LAND TITLE SURVEY  
 3200 POWDER SPRINGS ROAD  
 POWDER SPRINGS, GEORGIA  
 FOR  
 FORESTAR (USA) REAL ESTATE GROUP, INC. &  
 WESTCOR TITLE INSURANCE COMPANY

ISSUE	DATE	DESCRIPTION
INITIAL		
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

PROJECT #:  
LIA1019-2601



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 OBTAIN 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 © 2006 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TITLE LEGAL DESCRIPTION - TRACT 1 (COMMITMENT NO. 2-45079B)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 867, 19th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument at the interced intersection of the Northerly right of way line of Powder Springs Road and the Easterly right of way line of Pine Grove Drive; Thence, N 44°16'30"W, a distance of 94.88' to a point marked by a #4 reinforcing bar set; thence, along a curve to the right with a radius of 203.00', an arc length of 236.10' and being subtended by a chord with the bearing N41°20'28"E and a distance of 214.59' to a point marked by a #4 reinforcing bar set; thence N73°14'50"E, a distance of 93.30' to a point marked by a #4 reinforcing bar set; thence, along a curve to the left with a radius of 322.00', an arc length of 119.98'; and being subtended by a chord with the bearing N62°34'21"E and the distance of 119.29' to a point marked by a #4 reinforcing bar set;

Thence, S49°38'36"E, a distance of 9.72' to a point marked by a #4 reinforcing bar set marked by a #4 reinforcing bar set; Thence, S49°38'36"E, a distance of 3.60' to a concrete monument on the Southerly right of way line of Pine Grove Drive; thence, along said right of way, S42°26'18"W, a distance of 35.64' to a point marked by a #4 reinforcing bar set; thence, along a curve to the left with a radius of 333.09', an arc length of 143.64' and being subtended by a chord with the bearing S30°05'42"W and a distance of 142.53' to a concrete monument; thence, S54°49'04"E, a distance of 63.22' to a concrete monument; thence, along said right of way of Powder Springs Road, along a curve to the right with a radius of 1260.87', an arc length of 264.47' and being subtended by a chord with the bearing S63°52'51"W and a distance of 263.98' to a concrete monument at the POINT OF BEGINNING.

TITLE LEGAL DESCRIPTION - TRACT 2 (COMMITMENT NO. 2-45079A)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 866 and 867, 19th District, 2nd Section, Cobb County, Georgia being more fully and particularly described as follows:

Begin at the TRUE POINT OF BEGINNING which is a corner monument at the Southerly end of a meter at the intersection of the Northwesterly right of way line of Powder Springs Road (100-foot right of way) with the Southeastery right of way line of Pine Grove Drive (varying right of way width); thence North 55 degrees 17 minutes 19 seconds West along said meter a distance of 62.91 feet to a corner at the base of a concrete monument found; thence Northwesterly along the Southeastery right of way line of Pine Grove Drive along a curve to the right an arc distance of 143.64 feet (said arc subtended by a chord of North 29 degrees 54 minutes 03 seconds East with a length of 142.53 feet) to an unmarked point; thence North 42 degrees 14 minutes 39 seconds East continuing along said right of way line a distance of 35.64 feet to the base of a concrete monument found; thence North 49 degrees 35 minutes 21 seconds West continuing along said right of way line a distance of 3.60 feet to the base of a concrete monument found; thence continuing Northeastely along said right of way line along a curve to the right an arc distance of 417.02 feet (said arc subtended by a chord of North 42 degrees 01 minutes 54 seconds East with a length of 416.91 feet) to a 1/2 inch re-rod set at the intersection of the said right of way line with the Land Lot line common to Land Lots 866 and 867; thence continuing Northeastely along said right of way line along a curve to the right an arc distance of 173.47 feet (said arc subtended by a chord of North 43 degrees 55 minutes 47 seconds East with a length of 173.44 feet) to an unmarked point; thence North 45 degrees 33 minutes 47 seconds East continuing along said right of way line a distance of 87.83 feet to an unmarked point; thence continuing Northeastely along said right of way line along a curve to the right an arc distance of 57.20 feet (said arc subtended by a chord of North 51 degrees 37 minutes 52 seconds East with a length of 57.10 feet) to an unmarked point; thence North 56 degrees 06 minutes 38 seconds East continuing along said right of way line a distance of 72.69 feet to an unmarked point; thence continuing Northeastely along said right of way line along a curve to the right an arc distance of 100.37 feet (said arc subtended by a chord of North 57 degrees 49 minutes 01 seconds East with a length of 100.35 feet) to an unmarked point; thence continuing along said right of way line along a curve to the left an arc distance of 142.48 feet (said arc subtended by a chord of North 58 degrees 23 minutes 04 seconds East with a length of 142.47 feet) to a corner found marked by a 3/4 inch open top pipe; thence leaving said right of way line of Pine Grove Drive South 39 degrees 10 minutes 53 seconds East a distance of 289.55 feet to a corner at the aforesaid Northwesterly right of way line of Powder Springs Road, said corner marked by a 1/2 re-rod set; thence South 56 degrees 19 minutes 51 seconds West along said right of way line a distance of 1168.48 feet to a point on said right of way line marked by a concrete monument; thence South 57 degrees 01 minutes 04 seconds West continuing along said right of way line a distance of 29.33 feet to a concrete monument found and the TRUE POINT OF BEGINNING. Said tract contains 6.270 acres, and is delineated on a plat of survey prepared for NINALEX, LLC, by Benjamin W. Crusselle, RLS #2841, dated September 26, 2005. Said plat, by reference, is incorporated herein.

LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Right-of-Way Deed from Mildred F. Stokely to Cobb County, Georgia, dated January 16, 1995, filed for record January 27, 1995 at 4:23 p.m., recorded in Deed Book 8702, Page 431, Records of Cobb County, Georgia.

FURTHER LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Right-of-Way Deed from Mildred F. Stokely to Cobb County, Georgia, dated January 16, 1995, filed for record January 27, 1995 at 4:23 p.m., recorded in Deed Book 8702, Page 433, aforesaid Records.

AS SURVEYED LEGAL DESCRIPTION - TRACT 1

A parcel of land lying in Land Lot 867 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, and being more particularly described as follows:

BEGIN at a found concrete right of way monument at the interced intersection of the Northwesterly right of way of Powder Springs Road (100 right of way) and the realigned Southeastery right of way of Pine Grove Drive (variable right of way); thence run North 44 degrees 16 minutes 07 seconds West along said meter for a distance of 94.96 feet to a found 1/2 inch capped rebar (S&Ks) said point lying on a curve to the right, said curve having a radius of 203.00 feet, a central angle of 63 degrees 48 seconds 40 minutes, a chord bearing of North 41 degrees 20 minutes 42 seconds East, and a chord length of 214.59 feet; thence leaving said interced intersection run along the arc of said curve and aforesaid Southeastery right of way of Pine Grove Drive for a distance of 226.08 feet to a found 1/2 inch rebar; thence run North 73 degrees 13 minutes 47 seconds East for a distance of 93.25 feet to a found 1/2 inch rebar, said point lying on a curve to the left, said curve having a radius of 322.00 feet, a central angle of 21 degrees 43 minutes 46 seconds, a chord bearing of North 62 degrees 33 minutes 49 seconds East, and a chord length of 119.22 feet; thence run along the arc of said curve and said right of way for a distance of 119.92 feet to a found 1/2 inch rebar; thence run South 49 degrees 26 minutes 51 seconds East along said right of way for a distance of 9.71 feet to a found 1/2 inch rebar; thence leaving said right of way run South 50 degrees 51 minutes 58 seconds East for a distance of 3.60 feet to a set 5/8 inch capped rebar (LSF #1390); thence run South 42 degrees 27 minutes 16 seconds West for a distance of 35.64 feet to a found 5/8 inch rebar said point lying on a curve to the left, said curve having a radius of 333.09 feet, a central angle of 24 degrees 43 minutes 46 seconds, a chord bearing of South 30 degrees 04 minutes 54 seconds West, and a chord length of 142.65 feet; thence run along the arc of said curve for a distance of 143.77 feet to a found concrete right of way monument; thence run South 54 degrees 57 minutes 14 seconds East for a distance of 63.25 feet to a found concrete right of way monument said point lying on a curve to the right, said curve having a radius of 1,260.37 feet, a central angle of 12 degrees 01 minutes 17 seconds, a chord bearing of South 63 degrees 51 minutes 30 seconds West, and a chord length of 263.96 feet; thence run along the arc of said curve for a distance of 264.44 feet to the POINT OF BEGINNING.

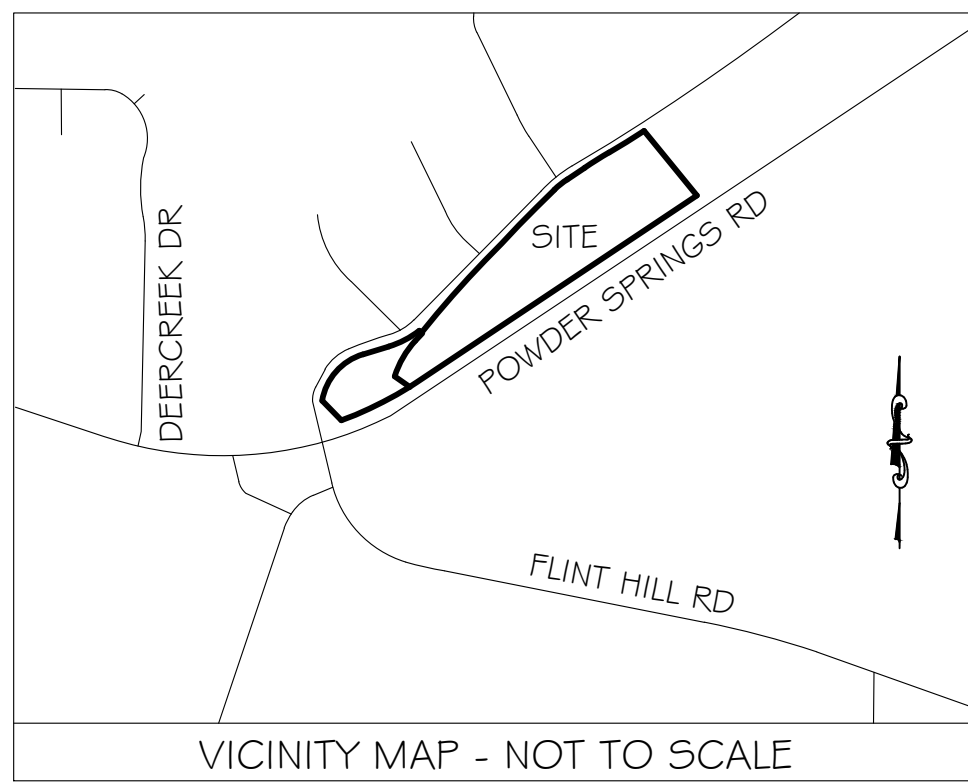
Said parcel contains 48,971 square feet, or 1.124 acres.

AS SURVEYED LEGAL DESCRIPTION - TRACT 2

A parcel of land lying in Land Lot 866 and Land Lot 867 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, and being more particularly described as follows:

COMMENCE at a found concrete right of way monument at the interced intersection of the Northwesterly right of way of Powder Springs Road (100 right of way) and the realigned Southeastery right of way of Pine Grove Drive (variable right of way) said point lying on a curve to the left, said curve having a radius of 1,260.37 feet, a central angle of 12 degrees 01 minutes 17 seconds, a chord bearing of North 63 degrees 51 minutes 30 seconds East, and a chord length of 263.96 feet; thence run along the arc of said curve and the Northwesterly right of way for a distance of 264.44 feet to a found concrete right of way monument said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right of way run North 54 degrees 57 minutes 14 seconds West for a distance of 63.25 feet to a found concrete right of way monument said point lying on a curve to the right, said curve having a radius of 333.09 feet, a central angle of 24 degrees 43 minutes 46 seconds, a chord bearing of North 30 degrees 04 minutes 54 seconds East, and a chord length of 142.65 feet; thence run along the arc of said curve for a distance of 143.77 feet to a found 5/8 inch rebar; thence run North 42 degrees 27 minutes 16 seconds East for a distance of 35.64 feet to a set 5/8 inch capped rebar (LSF #1390); thence run North 50 degrees 51 minutes 58 seconds West for a distance of 3.60 feet to a found 1/2 inch rebar said point lying on aforesaid Southeastery right of way of Pine Grove Drive and a curve to the right, said curve having a radius of 3,676.04 feet, a central angle of 6 degrees 29 minutes 39 seconds, a chord bearing of North 42 degrees 00 minutes 26 seconds East, and a chord length of 416.44 feet; thence running along the arc of said curve and said right of way for a distance of 416.67 feet to a set 5/8 inch capped rebar (LSF #1390) said point lying at the intersection of said Southeastery right of way and the common Land Lot Line of Land Lot 866 and Land Lot 867 and lying on a curve to the right, said curve having a radius of 2,775.44 feet, with a central angle of 3 degrees 34 minutes 50 seconds, a chord bearing of North 43 degrees 54 minutes 41 seconds East, and a chord length of 173.42 feet; thence run along the arc of said curve and said right of way for a distance of 173.45 feet to a set 5/8 inch capped rebar (LSF #1390); thence North 45 degrees 32 minutes 41 seconds East along said right of way for a distance of 87.82 feet to a set 5/8 inch capped rebar (LSF #1390) said point lying on a curve to the right said curve having a radius of 272.95 feet, a central angle of 12 degrees 00 minutes 24 seconds, a chord bearing of North 51 degrees 36 minutes 46 seconds East; and a chord length of 57.09 feet; thence run along the arc of said curve and said Southwesterly right of way for a distance of 57.20 feet to a set 5/8 inch capped rebar (LSF #1390); thence run North 56 degrees 05 minutes 32 seconds East along said right of way for a distance of 72.68 feet to a set 5/8 inch capped rebar (LSF #1390) said point lying on a curve to the right said curve having a radius of 1,340.95 feet, a central angle of 4 degrees 17 minutes 18 seconds, a chord bearing of North 57 degrees 47 minutes 55 seconds East, and a chord length of 100.34 feet; thence run along the arc of said curve and said right of way for a distance of 100.36 feet to a set 5/8 inch capped rebar (LSF #1390) said point lying on a curve to the left said curve having a radius of 3,583.92 feet, a central angle of 2 degrees 16 minutes 39 seconds, a chord bearing of North 58 degrees 23 minutes 50 seconds East, for a chord length of 142.45 feet; thence run along the arc of said curve and said right of way for a distance of 142.46 feet to a found 1/2 inch rebar; thence leaving said right of way run South 39 degrees 11 minutes 33 seconds East for a distance of 289.40 feet to a found 1/2 inch rebar lying along aforesaid Northwesterly right of way of Powder Springs Road; thence run South 56 degrees 18 minutes 29 seconds West along said right of way for a distance of 1,167.20 feet to a found nail at the base of a concrete right of way monument said point lying on a curve to the right said curve having a radius of 1,260.37 feet, a central angle of 12 degrees 01 minutes 05 seconds, a chord bearing of South 57 degrees 12 minutes 34 seconds West, and a chord length of 30.56 feet; thence run along the arc of said curve and along said right of way for a distance of 30.56 feet to the POINT OF BEGINNING.

Said parcel contains 273,626 square feet, or 6.282 acres.



VICINITY MAP - NOT TO SCALE

SURVEYOR'S COMMENTS ON B-1 TITLE EXCEPTIONS AS THEY PERTAIN TO THE PROPERTY PARCEL, AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO: 2-45079A) AND A COMMITMENT DATE OF DECEMBER 9, 2025 AT 5:00 P.M.

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the public records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
- 2. Standard Exceptions: (a) Rights or claims of parties in possession not shown by the public records. (b) Easements, or claims of easements, not shown by the public records. (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (e) Taxes or special assessments which are not shown as existing liens by the public records.
- 3. Special Exceptions: (a) All taxes for the year 2026 and subsequent years. (b) Any and all unpaid water bills associated with subject property. (c) Riparian rights incident to the premises. (d) Rights of tenants in possession under unrecorded leases. (e) Quitclaim Deed (or New Marietta-Powder Springs Road 100 Right-of-Way) from J. A. Griffith aka Dr. James Alfred Griffith to Cobb County, a political subdivision of the County of Cobb and State of Georgia, dated March 27, 1979, filed for record March 28, 1979 at 4:25 p.m., recorded in Deed Book 1984, Page 11, Records of Cobb County, Georgia. ESTABLISHED RIGHT OF WAY OF POWDER SPRINGS ROAD; SHOWN HEREON. (f) Permanent Drainage Easement from Thomas W. Butler and Emory E. Stewart to Cobb County, Georgia, dated October 21, 1994, filed for record January 5, 1995 at 1:35 p.m., recorded in Deed Book 8667, Page 152, aforesaid Records. SHOWN HEREON. (g) Right-of-Way Deed from Mildred F. Stokely to Cobb County, Georgia, dated January 16, 1995, filed for record January 27, 1995 at 4:23 p.m., recorded in Deed Book 8702, Page 431, aforesaid Records. ABANDONED ALIGNMENT OF RIGHT OF WAY SHOWN HEREON. SKETCH IS ILLEGIBLE AND VAGUE; EASEMENTS MAY AFFECT THE SUBJECT PROPERTY. NOTE: The above item may be removed or modified upon further examination and/or survey review.

- (h) Right-of-Way Deed from Mildred F. Stokely to Cobb County, Georgia, dated January 16, 1995, filed for record January 27, 1995 at 4:23 p.m., recorded in Deed Book 8702, Page 433, aforesaid Records. ABANDONED ALIGNMENT OF RIGHT OF WAY SHOWN HEREON. SKETCH IS ILLEGIBLE AND VAGUE; EASEMENTS MAY AFFECT THE SUBJECT PROPERTY. NOTE: The above item may be removed or modified upon further examination and/or survey review.
- (i) All those matters as disclosed by that certain plat recorded in Plat Book 10, Page 95, aforesaid Records. SHOWN HEREON. NOTE: The above item may be removed or modified upon further examination and/or survey review.
- (j) All matters of survey as disclosed on that certain Survey prepared for NINALEX, LLC by Benjamin W. Crusselle, RLS No. 2841, dated September 26, 2005. DOCUMENT NOT PROVIDED.
- (k) Any security interest created at closing.

SURVEYOR'S COMMENTS ON B-1 TITLE EXCEPTIONS AS THEY PERTAIN TO THE PROPERTY PARCEL, AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO: 2-45079B) AND A COMMITMENT DATE OF DECEMBER 9, 2025 AT 5:00P.M.

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the public records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
- 2. Standard Exceptions: (a) Rights or claims of parties in possession not shown by the public records. (b) Easements, or claims of easements, not shown by the public records. (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (e) Taxes or special assessments which are not shown as existing liens by the public records.
- 3. Special Exceptions: (a) All taxes for the year 2026 and subsequent years. (b) Any and all unpaid water bills associated with subject property. (c) Riparian rights incident to the premises. (d) Rights of tenants in possession under unrecorded leases. (e) Rights of others, if any, in and to those portions of Piney Grove Road, Pine Grove Drive and Powder Springs Road that appear to be contained within the legal description of subject property. UNDERGROUND UTILITIES EXIST WITHIN THE ABANDONED RIGHT OF WAY. NO UTILITY EASEMENT DOCUMENTS PROVIDED. PRESCRIPTIVE RIGHTS ARE UNKNOWN. NOTE: The above item may be removed or modified upon further examination and/or survey review.

- (f) Right of Way Deed from Father's Love Estates, LLC to City of Powder Springs, Georgia, dated March 27, 2019, filed for record April 2, 2019 at 9:26 a.m., recorded in Deed Book 15616, Page 5459, Records of Cobb County, Georgia. ESTABLISHED THE RIGHT OF WAY OF THE REALIGNED ROUTE OF PINE GROVE DR; SHOWN HEREON. APPROXIMATE EASEMENT FOR CONSTRUCTION OF SLOPES SHOWN HEREON. NOTE: The above item may be removed or modified upon further examination and/or survey review.
- (g) Temporary Construction Easement from Father's Love Estates LLC to City of Powder Springs, Georgia, dated March 27, 2019, filed for record April 2, 2019 at 9:26 a.m., recorded in Deed Book 15616, Page 5467, aforesaid Records. TEMPORARY CONSTRUCTION EASEMENT IS EXPIRED.
- (h) Temporary Construction Easement from Father's Love Estates LLC, a Georgia limited liability company to City of Powder Springs, dated as of August 18, 2020, filed for record August 24, 2020 at 3:23 p.m., recorded in Deed Book 15787, Page 239, aforesaid Records. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY; LOCATED ACROSS PINE GROVE DR TO THE NORTHWEST. (i) All those matters as disclosed by that certain plat recorded in Plat Book 10, Page 95, aforesaid Records. SHOWN HEREON. (j) Any security interest created at closing.

ALTRANS PS LAND TITLE SURVEY  
3200 POWDER SPRINGS ROAD  
POWDER SPRINGS, GEORGIA  
FOR  
FORESTAR (USA) REAL ESTATE GROUP, INC. &  
WESTCOOR TITLE INSURANCE COMPANY

LOCATED IN:  
LAND LOTS 866 & 867, 19TH DISTRICT, 2ND SECTION  
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA



ISSUE	DATE	DESCRIPTION
INITIAL	ENDORSE	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: JWW  
MAP CHECKED BY: JWW  
REVIEWED BY: ###

PROJECT #:  
LIAS1019-2601



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 OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY DITCHING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DILIGENTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. COPYRIGHT © 2006 LIA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LIA SURVEYING INC.

SHEET NO:  
3 OF 3



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