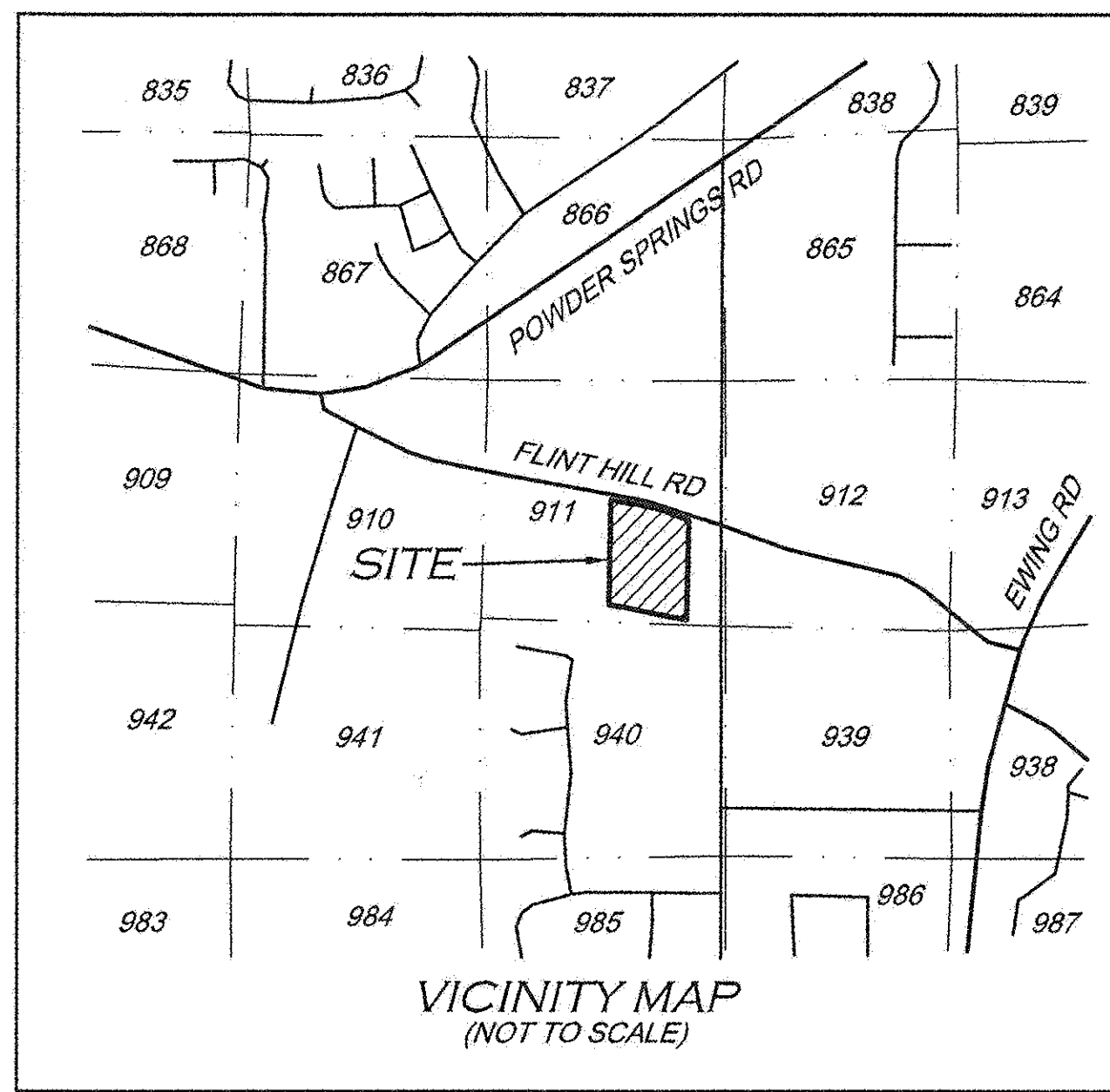
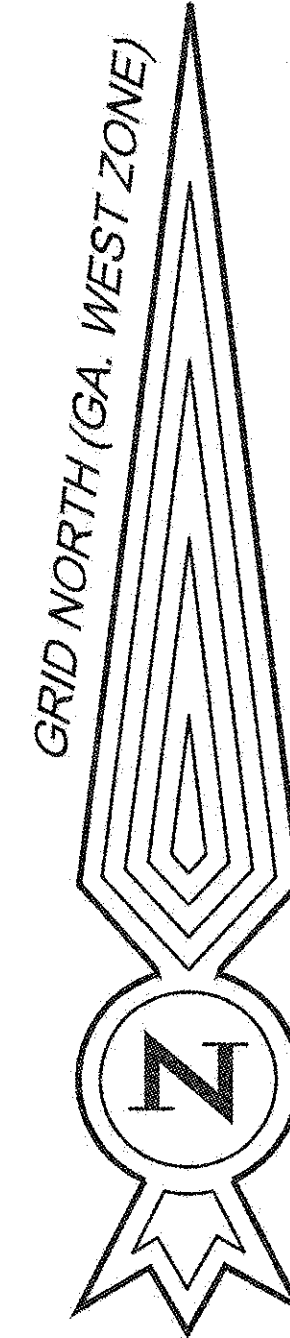


Plat Book 281 Page 281  
Filed and Recorded 08/29/22 3:47:00 PM  
2022-009829  
Connie Taylor  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 6458750647



LINE	BEARING	DISTANCE
L1	N16°33'37"E	10.00'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	111.85'	1522.60'	S79°44'37"E	111.82'
C2	147.37'	1520.12'	S76°13'15"E	147.51'
C3	68.41'	1520.12'	S72°09'32"E	68.41'

LOT SPLIT PLAT FOR

# AIM FREIGHT TRAIL LOGISTICS, LLC

LOCATED IN LAND LOT 911, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

TOTAL AREA = 6.861 ACRES  
298,859 SQ. FT.

SPR-2022-00398

**COBB COUNTY DEVELOPMENT CERTIFICATION**  
THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

*[Signature]* 7/28/22  
DATE

COBB COUNTY WATER SYSTEM

*[Signature]* 8-21-22  
DATE

ZONING DIVISION

*[Signature]* 8/24/22  
DATE

DEVELOPMENT & INSPECTIONS DIVISION

**NOTES:**  
SUBMITTAL OF AN INDIVIDUAL EROSION/SEDIMENT CONTROL PLAN IS NOT REQUIRED FOR THIS DIVISION OF PROPERTY. HOWEVER, IT IS THE OWNER'S/DEVELOPER'S/BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMPs) UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE.

**SURVEY NOTES:**  
THERE IS A 25' NON-DISTURBANCE BUFFER (WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (COLD WATER STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

IF THE BUILDING SETBACKS ARE SHOWN HEREON THEY ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE RELIED UPON ONLY AFTER AFFIRMATION BY THE COBB COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

### LEGEND

- CORNER MONUMENTATION:
- = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
  - = CORNER FOUND
  - △ = UNMONUMENTED CORNER
  - ⊕ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
  - x - x - = FENCE LINE
  - RR = STEEL REINFORCING ROD
  - OTP = OPEN TOP WATER PIPE
  - CTP = CRIMPED TOP WATER PIPE
  - PP = POWER POLE
  - CL = CENTERLINE =
  - BL = BUILDINGLINE =
  - WL = WATER MAINS =
  - OL = OVERHEAD POWER LINES =
  - GL = GAS MAINS =
  - SS = SANITARY SEWER MAIN =
  - NF = NOW OR FORMERLY OWNED BY
  - NSAB = NAIL SET AT BASE
  - NFAB = NAIL FOUND AT BASE
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - R/W MON. = CONCRETE RIGHT OF WAY MONUMENT

**NOTES:**  
IF THE CUMULATIVE DISTURBED AREA ON THIS LOT EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.

IT IS THE OWNER'S/DEVELOPER'S/BUILDER'S RESPONSIBILITY TO ESTABLISH RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL ISSUING AUTHORITY (COBB COUNTY).

AN ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT WILL BE ISSUED BY COBB COUNTY BOARD OF HEALTH UPON COMPLIANCE WITH THE RULES AND REGULATIONS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

### CERTIFICATION OF THE COBB COUNTY PUBLIC HEALTH

THIS PLAT OR SURVEY HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED EXCAVATION OR FILLING OF LOTS MAY RENDER THEIR APPROVAL VOID.

ENVIRONMENTAL HEALTH DISTRICT DIRECTOR  
FOR THE COBB COUNTY PUBLIC OF HEALTH

### NOTE ON INDIVIDUAL SEPTIC SYSTEMS

- OUT: CURRENTLY UNSUITABLE FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.
- SP: APPROVAL OF INDIVIDUAL SITE PLAN REQUIRED PRIOR TO ISSUANCE OF ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT.
- SPA: APPROVAL OF INDIVIDUAL SITE PLAN UTILIZING AN ALTERNATIVE ON-SITE SEWAGE MANAGEMENT SYSTEM REQUIRED PRIOR TO PERMIT ISSUANCE.
- SEWER: TO BE SERVED BY SANITARY SEWER ONLY.

### CERTIFICATION OF THE COBB COUNTY PUBLIC HEALTH

THIS PLAT OR SURVEY HAS BEEN APPROVED AS PROPOSED FOR A MINOR LOT LINE RECONFIGURATION AND SHOULD NOT ADVERSELY IMPACT ON-SITE SEWAGE MANAGEMENT SYSTEMS.

ENVIRONMENTAL HEALTH DISTRICT DIRECTOR  
FOR THE COBB COUNTY PUBLIC OF HEALTH

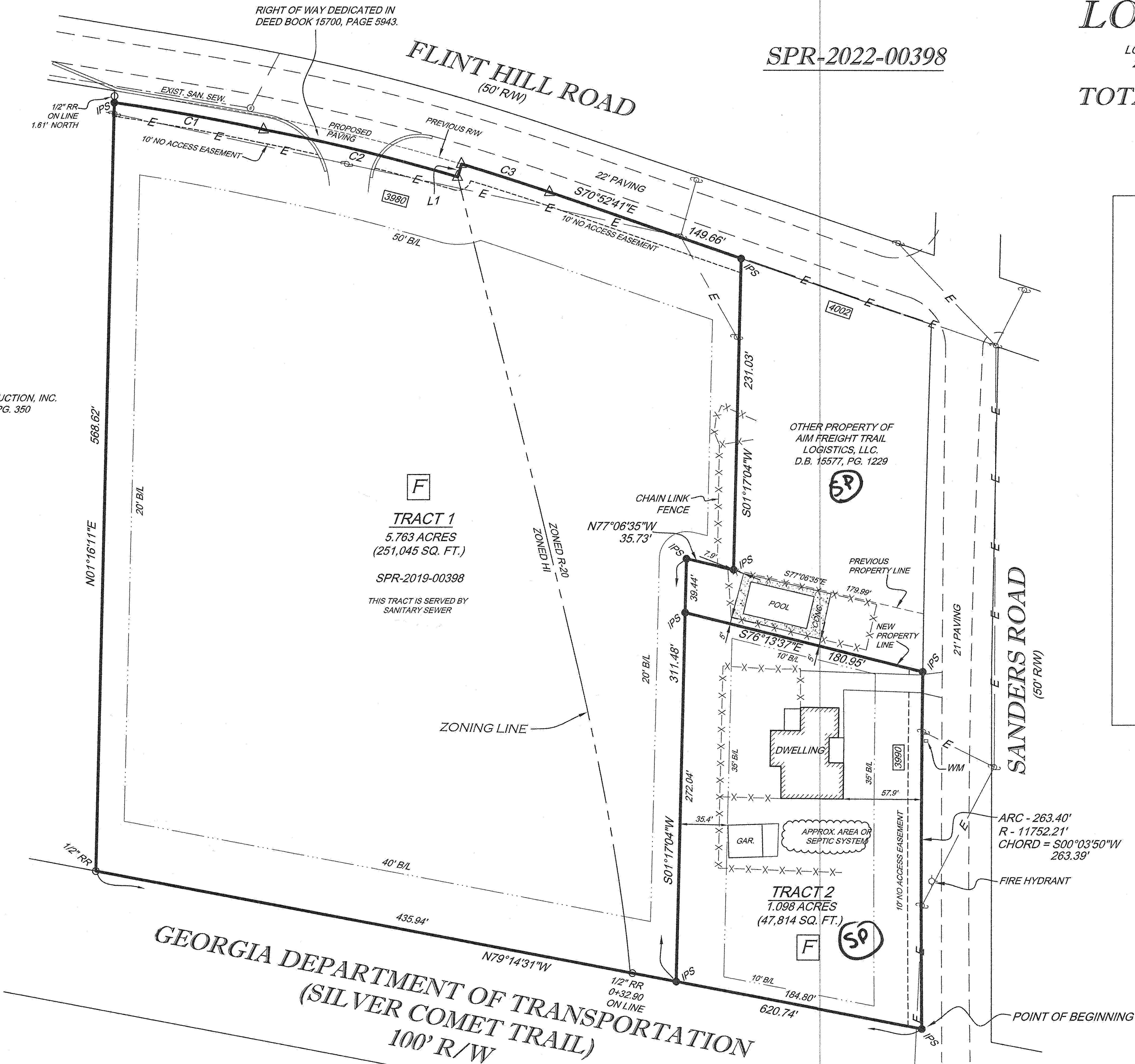
### OWNER'S ACKNOWLEDGMENT:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATIONS OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THE PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

*[Signature]* PETER A. ... 08/15/22  
SIGNATURE PRINTED NAME DATE

NF  
WILLOW CONSTRUCTION, INC.  
D.B. 10693, PG. 350



**TECHNICAL DATA**  
TRAVERSE PRECISION: 1/55,852  
ANGLE ERROR: 1 SEC. PER ANG.  
SURVEY ADJUSTMENT: LEAST SQUARES  
EQUIPMENT: TOPCON GTS-303  
PLAT PRECISION: 1/310,185

### SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*[Signature]* BENJAMIN W. CRUSSELLE 04/06/2021  
SIGNATURE DATE



### SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

*[Signature]* BENJAMIN W. CRUSSELLE 04/06/2021  
SIGNATURE PRINTED NAME DATE

- FIRE APPARATUS ACCESS SHALL MEET THE FOLLOWING:**
- DRIVEWAY MUST HAVE A MINIMUM 12' DRIVING SURFACE WIDTH (CCDS 402.07.01) WITH MINIMUM 25' INSIDE TURNING RADIUS.
  - FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 70' FROM CENTER OF DRIVE (14' CLEAR WIDTH) AND 13' VERTICAL CLEARANCE.
  - MAXIMUM GRADE SHALL NOT EXCEED 18% AND THE ANGLE OF DEPARTURE SHALL NOT EXCEED 8.5%.
  - DRIVEWAY MUST EXCEED TO WITHIN 150' OF THE MOST REMOTE PORTION OF THE STRUCTURE.
  - DRIVEWAY IS LIMITED TO 1000' MAXIMUM FROM ROADWAY UNLESS AN APPROVED TURN-AROUND IS PROVIDED.
- A) RESIDENTIAL CUL-DE-SAC WITH AN ISLAND REVERTS TO THE COMMERCIAL STANDARDS, REFER TO WWW.COBBFIRE.ORG FOR DIMENSIONS.
- B) HAMMERHEAD TURN-AROUND: TOTAL OF 102 FEET NEEDED (45 FT + 12 FT DRIVE + 45 FT) WITH THE TURN-AROUND LEG TO BE A MINIMUM OF 20 FT WIDE.
- DRIVEWAY MUST SUPPORT 25 TONS (50,000 LBS.)
  - PROVIDE EMERGENCY ACCESS THROUGH ALL GATES
  - SECURING FIRE DEPT. ACCESS WITH A MINIMUM 12" CLEAR WIDTH AND APPROVED MEANS OF OPERATION (WWW.KNOXBOX.COM)

- FIRE HYDRANT ACCESS AND FLOW SHALL MEET THE FOLLOWING:**
- HYDRANT LOCATION WITHIN 500' OF THE MOST REMOTE PORTION OF THE STRUCTURE\*
  - FIRE FLOW TEST FROM CLOSEST EXISTING HYDRANT SHALL BE PROVIDED MEETING THE MINIMUM 1000 GPM @ 20 PSI

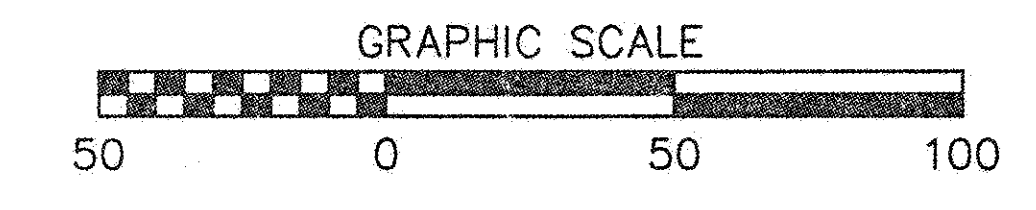
- \* AN ALTERNATE EQUIVALENCY FOR THE ABOVE REQUIREMENTS, SUBJECT TO APPROVAL BY THE COBB COUNTY FIRE MARSHAL'S OFFICE IS ONE OF THE FOLLOWING:
- NFPA 13D SPRINKLER SYSTEM
  - COMPLETE STRUCTURE (FRAMING AND DECKING MATERIALS) TREATED WITH A CLASS A-FIRE RETARDANT SPRAY WITH A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPMENT OF 450 OR LESS.
  - NON-COMBUSTIBLE CONSTRUCTION.

### SURVEY REFERENCES

- DEED IN FAVOR OF AIM FREIGHT TRAIL LOGISTICS, LLC RECORDED IN DEED BOOK 15577, PAGE 824
- PLAT OF SURVEY FOR HARBIN & MILLER LLC PREPARED BY SOLAR LAND SURVEYING COMPANY DATED 08/29/19
- SURVEY FOR STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT NO. MTR-RV1RR-92-001 DATED SEPTEMBER 1993

### FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0182H EFFECTIVE DATE: MARCH 4, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" "X" = AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN



REVISIONS	
DATE	DESCRIPTION
07/27/2022	PER COUNTY COMMENTS

**THE CRUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
(770) 943-5903  
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. CO8805 FILE: CO8805-6-3-20.DWG  
FIELD SURVEY DATE: 05/20/19 & 09/13/19  
PLAT DATE: 04/06/2021 SCALE: 1" = 50'