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ALTA / NSPS LAND TITLE BOUNDARY SURVEY

for

LEWIS ROAD DEVELOPMENT, LLC;
SWOF TRATON LEWIS ROAD, LLC;
PIEDMONT BANK;
& FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN
LAND LOTS 1024, 1049 & 1050 ~ 19th DISTRICT ~ 2nd SECTION
COBB COUNTY, GEORGIA
COMMITMENT NO. 21R405.1 - EFFECTIVE DATE: April 13, 2023 at 5:00 p.m.
TAX MAP PARCELS: 19104900110, 19104900020, 19104900010, 19104900120 & 19105000010
PREPARED BY:

MITCHELL SURVEYING & CONSULTING, LLC

LEGEND

MEASUREMENT NOTE
DIMENSIONS ENCLOSED BY "( )" ARE RECORD AND NOTED IN THE "RECORD DOCUMENT INDEX." ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE: (135.26') - RECORD DIMENSION

ABBREVIATIONS
AC = ACRE
ASPH = ASPHALT
BSL = BUILDING SETBACK LINE
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ELEV = ELEVATION
ESMT = EASEMENT
FFE = FINISHED FLOOR ELEVATION
INV = INVERT ELEVATION
L = ARC LENGTH
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SPC =STATE PLANE GRID
SSE = SANITARY SEWER EASEMENT
ELEVATIONS: + 608.17 - SPOT ELEVATION

SYMBOL KEY

- CABLE TV PEDESTAL
- CALCULATED POINT
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CENTRAL ANGLE (DELTA)
- CONIFEROUS TREE
- CURB INLET
- DECIDUOUS TREE
- DROP INLET
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GUY ANCHOR WIRE
- HANDICAP
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- MAIL BOX
- #4 REBAR SET - MSC CAP
- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- PULL BOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIGN
- SITE BENCHMARK
- STREET ADDRESS
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET

LINETYPES

- CENTERLINE
- EASEMENT / SETBACK
- FENCE - BARBED
- FENCE - CHAIN LINK
- FENCE - WOOD
- FLOOD ZONE BOUNDARY
- LAND LOT LINE
- OVERHEAD UTILITY
- E - ELECTRIC
- T - TELEPHONE
- C - CABLE
- SUBSURFACE UTILITY
- C - CABLE
- E - ELECTRIC
- G - GAS
- S - SANITARY
- T - TELEPHONE
- W - WATER
- RIGHT-OF-WAY
- STORM PIPES
- TREE / BRUSH LINE
- NATURAL DRAINAGE SWALE

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

(Commitment No. 21R405.1 - Effective Date: April 13, 2023 at 5:00 p.m.)
Lewis Road Development, LLC; SWOF Traton Lewis Road, LLC; Piedmont Bank;
& First American Title Insurance Company
SCHEDULE B - SECTION 2 - EXCEPTIONS

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. **(Not a matter of survey)**
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. **(Not a matter of survey)**
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. **(Not a matter of survey)**
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. **(Not a matter of survey)**
5. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. **(Not a matter of survey)**
6. Any minerals or mineral rights leased, granted, or retained by current or prior owners. **(Not a matter of survey)**
7. Taxes and assessments for the year 2022 and subsequent years, not due and payable. **(Not a matter of survey)**

SPECIAL EXCEPTIONS

8. Easement to Southern Natural Gas Company from L.W. Oglesby, W.D. Oglesby, Claudia Mae Hunton, Floy Ann Hunter and Weyman Oglesby filed November 30, 1966 and recorded in Deed Book 948, Page 32, Cobb County, Georgia Records. **(Affects survey as shown)**
9. Easement to Southern Natural Gas Company from L.R. Oglesby dated January 12, 1967, filed January 27, 1967 and recorded in Deed Book 955, Page 204, Cobb County, Georgia Records. **(Affects survey as shown)**
10. Easement to Southern Natural Gas Company from Claudia Mae Hunton, as guardian ad litem of Weyman Oglesby dated January 11, 1967, filed January 27, 1967 and recorded in Deed Book 955, page 205, Cobb County, Georgia Records. **(Affects survey as shown)**
11. Easement to Southern Natural Gas Company from Mary Baker Oglesby dated January 14, 1967, filed January 27, 1967 and recorded in Deed Book 955, Page 206, Cobb County, Georgia Records. **(Affects survey as shown)**
12. Cobb County Right of Way Deed from Mary A. Oglesby Estate dated January 8, 1974, filed January 11, 1974 and recorded in Deed Book 1490, Page 413, Cobb County, Georgia Records. **(Unable to determine affect due to lack of metes and bounds description)**
13. Grading Easement Agreement by and between Oglesby Road Group, LLC and McCar Homes, Inc. dated April 1, 2005, filed April 19, 2005 and recorded in Deed Book 14141, Page 4125, Cobb County, Georgia Records. **(Affects survey as shown)**
14. ~~Drainage Easement Agreement by and between Oglesby Road Group, LLC and McCar Homes, Inc. filed October 31, 2006 and recorded in Deed Book 14407, Page 4983, Cobb County, Georgia Records~~. **(Does not affect property) DELETED**
15. ~~Declaration of Taking Order and Judgement filed by the Department of Transportation contained in Docket No. 07-1-10029-99, filed November 8, 2007 and recorded in Deed Book 14553, Page 3753, Cobb County, Georgia Records~~. **(Does not affect property) DELETED**
16. ~~Declaration of Taking Order and Judgement filed by the Department of Transportation contained in Docket No. 07-1-10019-99, filed for record November 8, 2007 and recorded in Deed Book 14553, Page 3757, Cobb County, Georgia Records~~. **(Does not affect property) DELETED**
17. ~~Declaration of Taking Order and Judgement filed by the Department of Transportation contained in Docket No. 07-1-10015-99, filed for record November 8, 2007 and recorded in Deed Book 14553, Page 3761, Cobb County, Georgia Records~~. **(Does not affect property) DELETED**
18. ~~Right of Way Easement from Oglesby Road Group, LLC to Greystone Power Corporation dated March 12, 2009, filed May 4, 2009 and recorded in Deed Book 14687, Page 5571, Cobb County, Georgia Records~~. **(Does not affect property) DELETED**

AS-SURVEYED LEGAL DESCRIPTION

LEGAL DESCRIPTION
West Tract
Parcel: 19102400010

A tract or parcel of land situated in Land Lot 1024, 19th District, City of Powder Springs, Cobb County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

BEGINNING at a #4 Rebar found at the intersection of the Northeasterly right-of-way of C.H. James Parkway (Variable R/W) and the common line of Land Lots 1024 and 1025 of said District and Section and having State Plane Coordinates of N- 1,399,108.88 and E-2,137,741.84; thence along said common line of Land Lots 1024 and 1025 N 00°24'43" E for a distance of 83.59 feet to a point at the centerline of a creek; thence leaving said common Land Lot Line and along the centerline of said creek the following 50 courses and distances: (S 75°38'06" E for a distance of 13.71 feet to a point; N 57°53'41" E for a distance of 23.05 feet to a point; N 81°49'20" E for a distance of 17.31 feet to a point; S 51°50'37" E for a distance of 15.84 feet to a point; S 85°35'27" E for a distance of 23.13 feet to a point; S 60°36'06" E for a distance of 2.88 feet to a point; N 66°07'19" E for a distance of 16.40 feet to a point; S 78°43'43" E for a distance of 25.39 feet to a point; N 46°14'02" E for a distance of 2.45 feet to a point; N 14°14'04" E for a distance of 29.68 feet to a point; N 79°36'44" E for a distance of 13.79 feet to a point; S 33°18'24" E for a distance of 13.67 feet to a point; S 77°35'31" E for a distance of 31.05 feet to a point; N 70°57'08" E for a distance of 5.47 feet to a point; N 12°59'47" E for a distance of 13.29 feet to a point; N 63°42'03" E for a distance of 17.67 feet to a point; S 68°45'32" E for a distance of 24.74 feet to a point; S 14°19'50" W for a distance of 37.21 feet to a point; S 58°52'11" E for a distance of 24.31 feet to a point; S 20°05'29" E for a distance of 13.27 feet to a point; S 34°22'38" W for a distance of 25.73 feet to a point; S 13°30'54" W for a distance of 21.80 feet to a point; S 27°02'01" E for a distance of 30.64 feet to a point; N 75°02'47" E for a distance of 12.49 feet to a point; S 71°03'12" E for a distance of 10.18 feet to a point; S 60°34'00" E for a distance of 11.50 feet to a point; S 24°51'16" E for a distance of 18.31 feet to a point; S 51°17'40" E for a distance of 38.50 feet to a point; S 36°27'42" E for a distance of 36.97 feet to a point; S 66°41'44" E for a distance of 14.11 feet to a point; N 48°35'42" E for a distance of 23.02 feet to a point; S 56°55'09" E for a distance of 33.06 feet to a point; S 07°25'05" E for a distance of 34.69 feet to a point; N 89°56'32" E for a distance of 15.36 feet to a point; N 49°20'19" E for a distance of 20.41 feet to a point; S 63°05'15" E for a distance of 31.04 feet to a point; S 12°00'30" E for a distance of 37.67 feet to a point; S 36°43'51" E for a distance of 23.18 feet to a point; S 71°44'19" E for a distance of 58.52 feet to a point; N 62°11'39" E for a distance of 18.05 feet to a point; N 42°11'09" W for a distance of 12.01 feet to a point; N 60°55'50" W for a distance of 24.88 feet to a point; N 26°01'40" W for a distance of 6.17 feet to a point; N 22°34'54" E for a distance of 7.53 feet to a point; N 74°15'31" E for a distance of 16.87 feet to a point; N 71°59'48" E for a distance of 12.99 feet to a point; S 44°05'09" E for a distance of 15.53 feet to a point; S 21°33'51" E for a distance of 44.23 feet to a point; S 67°35'17" E for a distance of 34.53 feet to a point; S 65°53'09" E for a distance of 23.02 feet) to a point at the intersection of the centerline of said creek and the common line of Land Lots 1024 and 1049; thence leaving said centerline of creek and along said common Land Lot Line N 89°05'13" W for a distance of 418.36 feet to a #4 Rebar (SW-1.0') at the intersection of said common Land Lot Line and said Northeasterly right-of-way of C.H. James Parkway (Variable R/W); thence leaving said Land Lot Line and along said Northeasterly right-of-way N 42°38'17" W for a distance of 312.09 feet to a #4 Rebar found at the intersection of said Northeasterly right-of-way and said common line of Land Lots 1024 and 1025 and the **POINT OF BEGINNING**.

Containing **2.12 acres or 92,343 square feet** being more specifically shown on an ALTA survey prepared for Traton Homes, by Mitchell Surveying & Consulting, LLC, dated November 1, 2022 (Job No. 22083), unto which reference is hereby made.

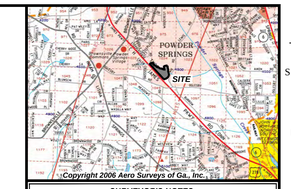
AS-SURVEYED LEGAL DESCRIPTION

LEGAL DESCRIPTION
East Tract
Parcel: 19104900010

A tract or parcel of land situated in Land Lots 1024, 1049 and 1050, 19th District, City of Powder Springs, Cobb County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Commencing at a #4 Rebar found at the intersection of the Northeasterly right-of-way of C.H. James Parkway (Variable R/W) and the common line of Land Lots 1024 and 1025 of said District and Section and having State Plane Coordinates of N- 1,399,108.88 and E-2,137,741.84; thence along said Northeasterly right-of-way S 42°38'17" E for a distance of 312.09 feet to a #4 Rebar (SW-1.0') found at the intersection of said Northeasterly right-of-way of C.H. James Parkway (Variable R/W) and the common line of Land Lots 1024 and 1049 and the **POINT OF BEGINNING**; thence leaving said Northeasterly right-of-way and along said common Land Lot Line S 89°05'13" E for a distance of 418.36 feet to a point at the intersection of the said Land Lot Line and the centerline of a creek; thence leaving said Land Lot Line and along said creek the following 19 courses and distances: (S 65°53'09" E for a distance of 33.63 feet to a point; S 31°12'00" E for a distance of 55.47 feet to a point; S 83°23'23" E for a distance of 16.24 feet to a point; N 48°14'15" E for a distance of 10.17 feet to a point; N 44°53'57" E for a distance of 16.88 feet to a point; N 81°51'30" E for a distance of 9.03 feet to a point; S 07°31'57" E for a distance of 17.14 feet to a point; S 74°24'22" E for a distance of 63.67 feet to a point; S 54°51'17" E for a distance of 37.93 feet to a point; S 88°18'14" E for a distance of 11.28 feet to a point; N 64°53'59" E for a distance of 50.83 feet to a point; S 73°30'16" E for a distance of 24.41 feet to a point; S 14°48'57" E for a distance of 20.35 feet to a point; S 84°55'16" E for a distance of 41.17 feet to a point; S 70°03'34" E for a distance of 46.10 feet to a point; S 55°16'13" E for a distance of 41.17 feet to a point; S 23°40'43" E for a distance of 22.66 feet to a point; S 48°09'53" E for a distance of 15.20 feet to a point; S 37°52'08" E for a distance of 13.06 feet) to a point; thence leaving said centerline of creek N 35°55'57" E for a distance of 17.58 feet to a point to a point; thence N 11°59'46" W for a distance of 281.75 feet to a point on the Southerly right-of-way of Falls Avenue (50' R/W); thence along said Southerly right-of-way the following 3 courses and distances: (N 78°00'25" E for a distance of 163.75 feet to a point; 22.32 feet along the arc of a curve to the right, having a radius of 99.48 feet, a central angle of 12°51'20", and a chord bearing and distance of N 84°24'05" E and 22.27 feet to a point; S 89°12'15" E for a distance of 74.97 feet to a point at the intersection of said Southerly right-of-way of Falls Avenue (50' R/W) and the Westerly right-of-way of Lewis Road (Variable R/W); thence along said Westerly right-of-way the following 10 courses and distances: (35.26 feet along the arc of a curve to the left, having a radius of 840.00 feet, a central angle of 2°24'19"S, and a chord bearing and distance of S 03°54'29" E and 35.26 feet to a R/W Monument; S 24°27'08" E for a distance of 66.74 feet to a R/W Monument; 77.26 feet along the arc of a curve to the left, having a radius of 820.00 feet, a central angle of 5°23'55", and a chord bearing and distance of S 11°15'27" E and 77.24 feet to a point; S 14°37'25" E for a distance of 108.45 feet to a point; S 00°18'29" W for a distance of 155.24 feet to a R/W Monument; S 12°39'07" E for a distance of 54.28 feet to a point; S 12°36'16" E for a distance of 203.97 feet to a R/W Monument; 367.26 feet along the arc of a curve to the right, having a radius of 390.00 feet, a central angle of 53°57'20", and a chord bearing and distance of S 38°08'57" W and 353.84 feet to a point; 105.00 feet along the arc of a curve to the right, having a radius of 390.00 feet, a central angle of 15°25'33", and a chord bearing and distance of S 72°50'23" W and 104.68 feet to a point; S 80°33'08" W for a distance of 65.31 feet) to a point at the intersection of said Westerly right-of-way of Lewis Road (Variable R/W) and the Northeasterly right-of-way of said C.H. James Parkway (Variable R/W); thence along said Northeasterly right-of-way the following 2 courses and distances: (N 42°38'15" W for a distance of 349.66 feet to a point; N 42°38'17" W for a distance of 837.89 feet to said found #4 Rebar at the intersection of said Northeasterly right-of-way of C.H. James Parkway (Variable R/W) and the common line of Land Lots 1024 and 1049 and the **POINT OF BEGINNING**.

Containing **14.21 acres or 619,017 square feet** being more specifically shown on an ALTA survey prepared for Traton Homes, by Mitchell Surveying & Consulting, LLC, dated November 1, 2022 (Job No. 22083), unto which reference is hereby made.



SURVEYOR'S NOTES

EQUIPMENT AND FIELD SURVEY STATEMENT
TYPE OF EQUIPMENT: TOPCON GTS-233W TOTAL STATION & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK. FIELD SURVEY COMPLETED: 11/01/2022

DATUM
HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST)
VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 12A)
ESTABLISHED BY GPS OBSERVATIONS.

PREDICTED POSITIONAL ERROR
+/- (0.03 + 1:10,000) HORIZONTAL
+/- (0.06 + 1:10,000) VERTICAL
BASED ON A COMBINATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.

SITE PROJECTION USED FOR GRID VALUES
METHOD: CENTROID
CENTROID LOCATION:
N: 1,398,612.6
E: 2,138,583.3
ELEV 972.0 (MEAN SITE ELEVATION)
GEOID MODEL: GEOID12A ELLIPSOID: GRS 80
COMBINED SCALE FACTOR: 1.000071423

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF **1:95,926** AND AN ANGULAR ERROR OF **00°00'01"** PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:117,496.

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN FLOOD ZONE "A" (AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13067C0177 G, HAVING AN EFFECTIVE DATE OF 12/16/2008. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ZONING
PROPERTY ZONED CRC (CITY OF POWDER SPRINGS: ZONING SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

TITLE
THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AS REFERENCED HEREON, BY FIRST AMERICAN TITLE INSURANCE COMPANY.

IMPROVEMENTS
ONLY NON-MOBILE AND SUBSTANTIAL "MAN MADE" SURFACE STRUCTURAL IMPROVEMENTS ARE SHOWN HEREON. FEATURES SUCH AS STREAMS, DRAINAGE COURSES, OR VEGETATION ARE NOT SHOWN UNLESS THEY FORM PART OF THE BOUNDARY LIMITS. CAUTION - FEATURES SHOWN INSIDE ROAD RIGHT-OF-WAY LIMITS ARE FOR INFORMATION ONLY AND MAY OR MAY NOT COMPRISE ALL IMPROVEMENTS OR UTILITIES.

UTILITIES
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. DUE TO STATE AND FEDERAL RULES REGULATING CONFINED SPACES, THE INFORMATION SHOWN WITH REGARD TO INVERT ELEVATIONS AND PIPE SIZES WAS OBTAINED FROM MEASUREMENTS MADE AT THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "GEORGIA ONE CALL" UTILITY LOCATION SERVICE (1-800-282-7411) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHAEOLOGICAL & HISTORIC
UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOW TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.

REFERENCE INFORMATION
DB 15575, PG 3669
DB 14234, PG 6221
GA DOT PROJECT PI #0004446

CERTIFICATION
THIS SURVEY IS INVALID WITHOUT ORIGINAL SIGNATURE OR IF ANY ALTERATIONS HAVE BEEN MADE BY OTHER THAN THE SURVEYOR. IN ADDITION, THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AS AMENDED BY HB 1004 (2018). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL. .

AREA

WEST PARCEL	2.12 AC (92,343 FT²)
EAST PARCEL	14.21 AC (619,017 FT²)
OVERALL	16.33 AC (711,357 FT²)

STATEMENT OF ENCROACHMENTS & SIGNIFICANT OBSERVATIONS

The statements below contain opinions based on field observations and may or may not coincide with facts relative to matters of public records, actual use of the property, use of improvements to the property, or actual property access.

A. EXISTING 20' SANITARY SEWER EASEMENT - NO DEED REFERENCE FOUND
B. OLD LEWIS ROAD R/W ABANDONED PER GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT NO. STP-0004-00 (446) (PI: 0004446). NO DEED FOUND AS TO THE TRANSFER OF TITLE.
C. PROPERTY ZONING CHANGES AT LAND LOT LINE.
D. NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY WAS APPARENT AT TIME OF SURVEY
E. SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

To: Lewis Road Development, LLC; SWOF Traton Lewis Road, LLC; Piedmont Bank; & First American 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 ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6,9,11(b),13,16,17 and 19 of Table A thereof. The field work was completed on November 01, 2022.

11/01/2022
Date of Plat or Map:

Surveyor's Signature:

Charles Mitchell, PLS
Surveyor's Printed Name:

GEORGIA REGISTERED NO. 3240 LAND SURVEYOR CHARLES R. MITCHELL

Seal with Registration / License No.

MITCHELL SURVEYING & CONSULTING, LLC
Surveying ● Construction Layout ● Consult
3201 South Cherokee Lane ● Suite 310
Woodstock, GA 30188
Tel. 770-924-2955 Fax: 770-485-9073
Email: cmitchell@msc-survey.com

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STATE PLANE GRID
GA WEST
NORTH ARROW

PREPARED FOR

LEWIS ROAD DEVELOPMENT, LLC; SWOF TRATON LEWIS ROAD, LLC; PIEDMONT BANK; & FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA SURVEY
SITUATED IN
LAND LOTS 1024, 1049 & 1050
19TH DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA

GEORGIA REGISTERED NO. 3240 LAND SURVEYOR CHARLES R. MITCHELL

11/01/2022

GRAPHIC SCALE
50 0 25 50 1

1 inch = 50 ft.

BAR BELOW IS 1"LONG FOR SCALE SHOWN ON THIS SHEET
IF NOT 1"LONG ON THIS SHEET, ADJUST SCALE ACCORDINGLY

SHEET RECORD

DATE	DESCRIPTION
4/20/2023	ISSUED
4/25/2023	CLIENT COMMENTS

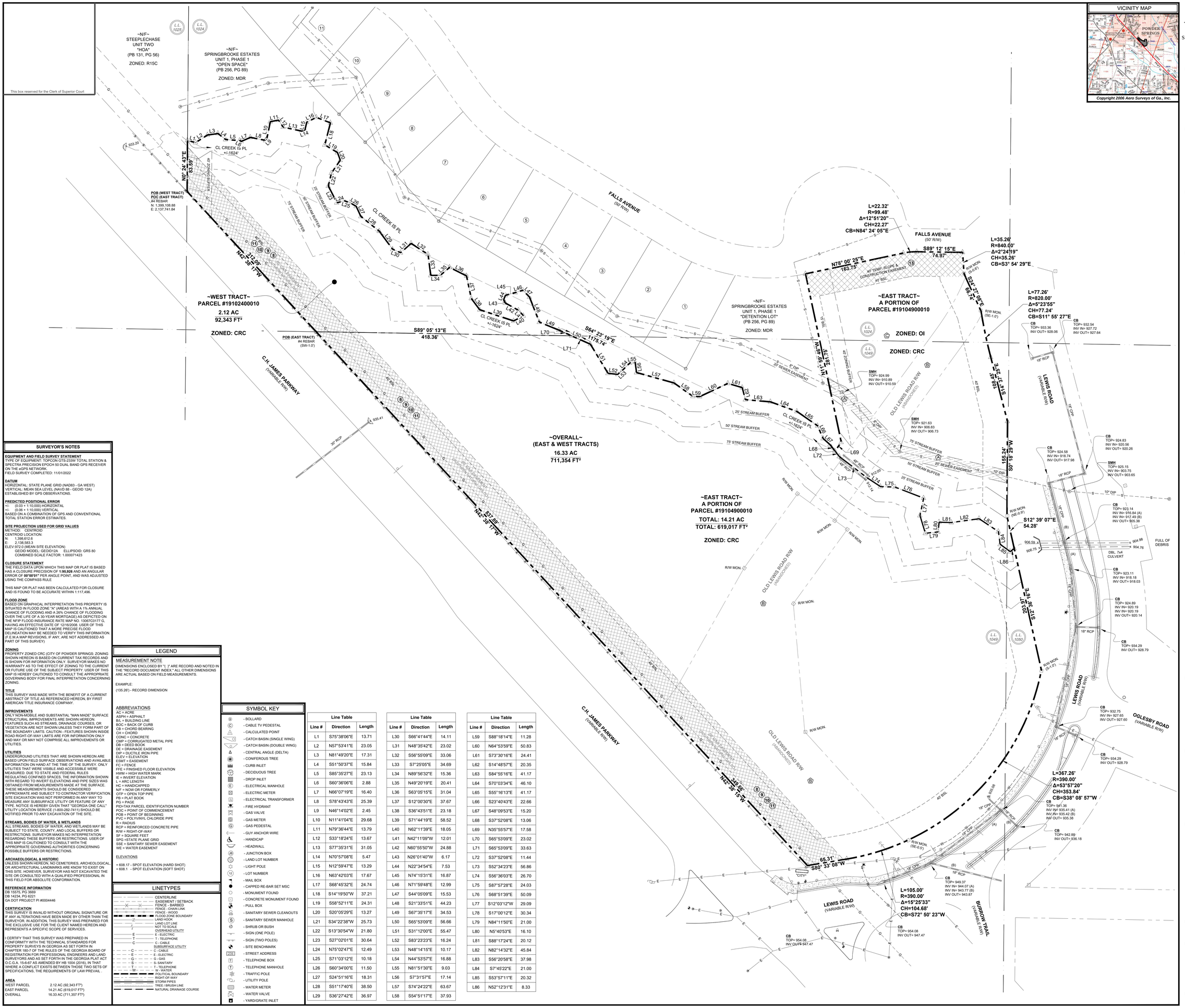
DRAWING INFORMATION
CAD FILE: 22083-ALTA-1.DWG
DRAWN BY: CRM CHECKED BY: CRM

SHEET NAME:

ALTA SURVEY

PROJECT: 22083.00 SHEET 1 OF 2

This box reserved for the Clerk of Superior Court



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STATE PLANE GRID

GA WEST
NORTH ARROW

PREPARED FOR

LEWIS ROAD DEVELOPMENT, LLC; SWOF TRATON LEWIS ROAD, LLC; PIEDMONT BANK; & FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA SURVEY

SITUATED IN
LAND LOTS 1024, 1049 & 1050
19TH DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR No. 3240 CHARLES R. MITCHELL

11/01/2022

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

BAR BELOW IS 1" LONG FOR SCALE SHOWN ON THIS SHEET
IF NOT 1" LONG ON THIS SHEET, ADJUST SCALE ACCORDINGLY

SHEET RECORD

DATE	DESCRIPTION
4/20/2023	ISSUED
4/25/2023	CLIENT COMMENTS

DRAWING INFORMATION
CAD FILE: 22083-BNDY-1.DWG
DRAWN BY: CRM CHECKED BY: CRM

SHEET NAME:

ALTA SURVEY

SURVEYOR'S NOTES

EQUIPMENT AND FIELD SURVEY STATEMENT
TYPE OF EQUIPMENT: TOPCON GTS-233W TOTAL STATION & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK.
FIELD SURVEY COMPLETED: 11/01/2022

DATUM
HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST)
VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 12A)
ESTABLISHED BY GPS OBSERVATIONS:

PREDICTED POSITIONAL ERROR
+/- (0.03 + 1:10,000) HORIZONTAL
+/- (0.06 + 1:10,000) VERTICAL
BASED ON A COMBINATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.

SITE PROJECTION USED FOR GRID VALUES
METHOD: CENTROID
CENTROID LOCATION:
N: 1,398,612.6
E: 2,138,583.3
ELEV:972.0 (MEAN SITE ELEVATION)
GEOID MODEL: GEOID12A ELLIPSOID: GRS 80
COMBINED SCALE FACTOR: 1.000071423

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF **1:95,926** AND AN ANGULAR ERROR OF **00"00'01"** PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:117,496.

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN FLOOD ZONE "A" (AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13067C0177 G, HAVING AN EFFECTIVE DATE OF 12/16/2008. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ZONING
PROPERTY ZONED CRC (CITY OF POWDER SPRINGS: ZONING SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

TITLE
THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AS REFERENCED HEREON, BY FIRST AMERICAN TITLE INSURANCE COMPANY.

IMPROVEMENTS
ONLY NON-MOBILE AND SUBSTANTIAL "MAN MADE" SURFACE STRUCTURAL IMPROVEMENTS ARE SHOWN HEREON. FEATURES SUCH AS STREAMS, DRAINAGE COURSES, OR VEGETATION ARE NOT SHOWN UNLESS THEY FORM PART OF THE BOUNDARY LIMITS. CAUTION - FEATURES SHOWN INSIDE ROAD RIGHT-OF-WAY LIMITS ARE FOR INFORMATION ONLY AND MAY OR MAY NOT COMPRISE ALL IMPROVEMENTS OR UTILITIES.

UTILITIES
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. DUE TO STATE AND FEDERAL RULES REGULATING CONFINED SPACES, THE INFORMATION SHOWN WITH REGARD TO INVERT ELEVATIONS AND PIPE SIZES WAS OBTAINED FROM MEASUREMENTS MADE AT THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "GEORGIA ONE CALL" UTILITY LOCATION SERVICE (1-800-282-7411) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHAEOLOGICAL & HISTORIC
UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOW TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.

REFERENCE INFORMATION
DB 15575, PG 3669
DB 14234, PG 6221
GA DOT PROJECT PI #0004446

CERTIFICATION
THIS SURVEY IS INVALID WITHOUT ORIGINAL SIGNATURE OR IF ANY ALTERATIONS HAVE BEEN MADE BY OTHER THAN THE SURVEYOR. IN ADDITION, THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL .

AREA

WEST PARCEL	2.12 AC (92,343 FT²)
EAST PARCEL	14.21 AC (619,017 FT²)
OVERALL	16.33 AC (711,357 FT²)

LEGEND

MEASUREMENT NOTE
DIMENSIONS ENCLOSED BY "( )" ARE RECORD AND NOTED IN THE "RECORD DOCUMENT INDEX." ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.

EXAMPLE:
(135.26') - RECORD DIMENSION

ABBREVIATIONS
AC = ACRE
ASPH = ASPHALT
B/L = BUILDING LINE
BOC = BACK OF CURB
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ELEV = ELEVATION
ESMT = EASEMENT
FC = FENCE
FFE = FINISHED FLOOR ELEVATION
HWM = HIGH WATER MARK
IE = INVERT ELEVATION
L = ARC LENGTH
HC = HANDICAPPED
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
PID=TAX PARCEL IDENTIFICATION NUMBER
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SPG =STATE PLANE GRID
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT

ELEVATIONS
+ 608.17 - SPOT ELEVATION (HARD SHOT)
+ 608.1 - SPOT ELEVATION (SOFT SHOT)

SYMBOL KEY

- BOLLARD
- CABLE TV PEDESTAL
- CALCULATED POINT
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CENTRAL ANGLE (DELTA)
- CONIFEROUS TREE
- CURB INLET
- DECIDUOUS TREE
- DROP INLET
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS PEDESTAL
- GUY ANCHOR WIRE
- HANDICAP
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- LOT NUMBER
- MAIL BOX
- CAPPED RE-BAR SET MSC
- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- PULL BOX
- SANITARY SEWER CLEANOUTS
- SANITARY SEWER MANHOLE
- SHRUB OR BUSH
- SIGN (ONE POLE)
- SIGN (TWO POLES)
- SITE BENCHMARK
- STREET ADDRESS
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD/GRATE INLET

LINETYPES

- CENTERLINE
- EASEMENT / SETBACK
- FENCE - BARBED
- FENCE - CHAIN LINK
- FENCE - WOOD
- FLOOD ZONE BOUNDARY
- LAND HOOK
- LAND LOT LINE
- NOT TO SCALE
- OVERHEAD UTILITY
- E - ELECTRIC
- T - TELEPHONE
- C - CABLE
- SUBSURFACE UTILITY
- C - CABLE
- E - ELECTRIC
- G - GAS
- S - SANITARY
- T - TELEPHONE
- W - WATER
- POLITICAL BOUNDARY
- RIGHT-OF-WAY
- STORM PIPES
- TREE / BRUSH LINE
- NATURAL DRAINAGE COURSE

Line Table		
Line #	Direction	Length
L1	S75°38'06"E	13.71
L2	N57°53'41"E	23.05
L3	N81°49'20"E	17.31
L4	S51°50'37"E	15.84
L5	S85°35'27"E	23.13
L6	S60°36'06"E	2.88
L7	N66°07'19"E	16.40
L8	S78°43'43"E	25.39
L9	N46°14'02"E	2.45
L10	N11°41'04"E	29.68
L11	N79°36'44"E	13.79
L12	S33°18'24"E	13.67
L13	S77°35'31"E	31.05
L14	N70°57'08"E	5.47
L15	N12°59'47"E	13.29
L16	N63°42'03"E	17.67
L17	S68°45'32"E	24.74
L18	S14°19'50"W	37.21
L19	S58°52'11"E	24.31
L20	S20°05'29"E	13.27
L21	S34°22'38"W	25.73
L22	S13°30'54"W	21.80
L23	S27°02'01"E	30.64
L24	N75°02'47"E	12.49
L25	S71°03'12"E	10.18
L26	S60°34'00"E	11.50
L27	S24°51'16"E	18.31
L28	S51°17'40"E	38.50
L29	S36°27'42"E	36.97

Line Table		
Line #	Direction	Length
L30	S66°41'44"E	14.11
L31	N48°35'42"E	23.02
L32	S56°55'09"E	33.06
L33	S7°25'05"E	34.69
L34	N89°56'32"E	15.36
L35	N49°20'19"E	20.41
L36	S63°05'15"E	31.04
L37	S12°00'30"E	37.67
L38	S36°43'51"E	23.18
L39	S71°44'19"E	58.52
L40	N62°11'39"E	18.05
L41	N42°11'09"W	12.01
L42	N60°55'50"W	24.88
L43	N26°01'40"W	6.17
L44	N22°34'54"E	7.53
L45	N74°15'31"E	16.87
L46	N71°59'48"E	12.99
L47	S44°05'09"E	15.53
L48	S21°33'51"E	44.23
L49	S67°35'17"E	34.53
L50	S65°53'09"E	56.66
L51	S31°12'00"E	55.47
L52	S83°23'23"E	16.24
L53	N48°14'15"E	10.17
L54	N44°53'57"E	16.88
L55	N81°51'30"E	9.03
L56	S7°31'57"E	17.14
L57	S74°24'22"E	63.67
L58	S54°51'17"E	37.93

Line Table		
Line #	Direction	Length
L59	S88°18'14"E	11.28
L60	N64°53'59"E	50.83
L61	S73°30'16"E	24.41
L62	S14°48'57"E	20.35
L63	S84°55'16"E	41.17
L64	S70°03'34"E	46.10
L65	S55°16'13"E	41.17
L66	S23°40'43"E	22.66
L67	S48°09'53"E	15.20
L68	S37°52'08"E	13.06
L69	N35°55'57"E	17.58
L70	S65°53'09"E	23.02
L71	S65°53'09"E	33.63
L72	S37°52'08"E	11.44
L73	S52°34'23"E	56.86
L74	S56°36'03"E	26.70
L75	S87°57'28"E	24.03
L76	S68°51'39"E	50.09
L77	S12°03'12"W	29.09
L78	S17°00'12"E	30.34
L79	N84°11'50"E	21.00
L80	N5°40'53"E	16.10
L81	S88°17'24"E	20.12
L82	N82°14'32"E	45.84
L83	S56°20'58"E	37.98
L84	S7°45'22"E	21.00
L85	S53°57'11"E	20.32
L86	N52°12'31"E	8.33

PROJECT: 22083.00 SHEET 2 OF 2