BOUNDARY SURVEY FOR

TRATON, LLC

LOCATED IN

LAND LOTS 659, 660, 673 & 674

19TH DISTRICT, 2ND SECTION

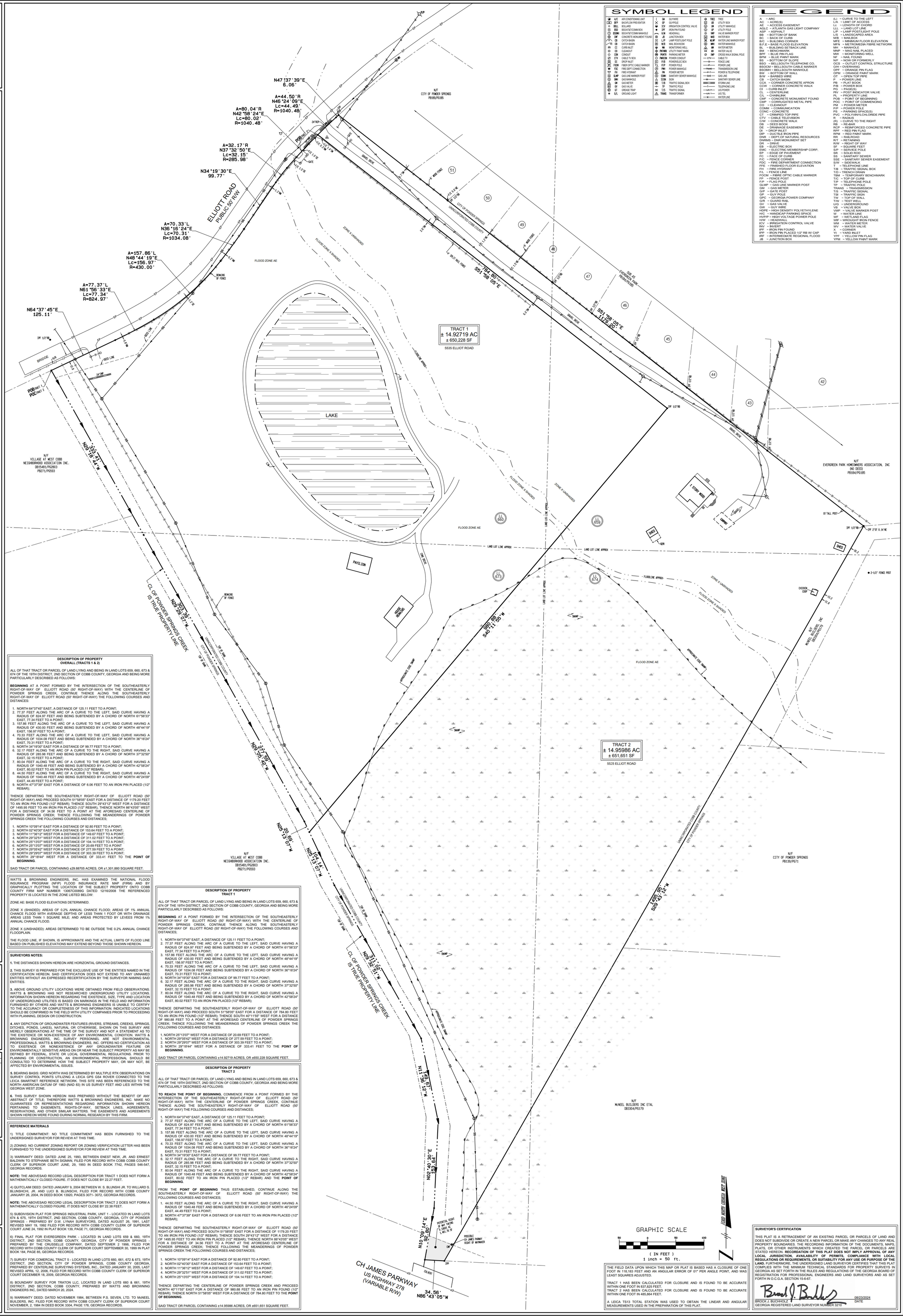
COBB COUNTY, GEORGIA

SYMBOL LEGEND

A/C	AIR CONDITIONING UNIT	GW	GUYWIRE	TREE	TREE
BFP	BACKFLOW PREVENTOR	GP	GUYPOLE	UB	UTILITY BOX
BOLL	BOLLARD	ICV	IRRIGATION CONTROL VALVE	UM	UTILITY MANHOLE
BSO	BSO/AT&T/COMM BOX	IPF	IRON PIN FOUND	UP	UTILITY POLE
BSOMH	BSO/AT&T/COMM MANHOLE	H/W	HEADWALL	VMP	VALVE MARKER POST
CMF	CONCRETE MONUMENT FOUND	JB	JUNCTION BOX	WB	WATER BOX
CB	CATCH BASIN	L/P	LAMP POST/LIGHT POLE	WLMP	WATER LINE MARKER POST
CB	CATCH BASIN	M/B	MAIL BOX/KIOSK	WM	WATER MANHOLE
CI	CURB INLET	MW	MONITORING WELL	WM	WATER METER
CO	CLEANOUT	PM/MK	UTILITY PAINT MARK	WV	WATER VALVE
CON	CONDUIT	PKMTR	PARKING METER	XMP	CROSS WALK SIGNAL POLE
CTV	CABLE TV BOX	PM/CON	POWER CONDUIT	CTV	CABLE TV
DI	DROP INLET	P/B	POWER/ELEC BOX	X	FENCE LINE
FOCM	FIBER OPTIC CABLE MARKER	P/P	POWER POLE	POWER	POWER LINE
FDC	FIRE DEPT CONNECTION	PMH	POWER MANHOLE	TRANS	TRANSMISSION LINE
FH	FIRE HYDRANT	PM	POWER METER	P-T	POWER & TELEPHONE
GLMP	GAS LINE MARKER POST	SSMH	SANITARY SEWER MANHOLE	GAS	GAS LINE
GM	GAS MANHOLE	SIGN	SIGN	SS	SANITARY SEWER LINE
GM	GAS METER	T/B	TRAFFIC SIGNAL BOX	STORM	STORM LINE
GV	GAS VALVE	TP	TRAFFIC POLE	T	TELEPHONE LINE
GT	GREASE TRAP	T/S	TRAFFIC SIGNAL	U/G P	U/G POWER
G/L	GROUND LIGHT	TRANS	TRANSFORMER	U/G T	U/G TEL
				W	WATER LINE

LEGEND

A ~ ARC
AC ~ ACRE(S)
AE ~ ACCESS EASEMENT
AGLC ~ ATLANTA GAS LIGHT COMPANY
ASP ~ ASPHALT
BB ~ BOTTOM OF BANK
BC ~ BACK OF CURB
B/C ~ BUILDING CORNER
B.F.E ~ BASE FLOOD ELEVATION
BL ~ BUILDING SETBACK LINE
BM ~ BENCHMARK
BPF ~ BLUE PIN FLAG
BPM ~ BLUE PAINT MARK
BS ~ BOTTOM OF SLOPE
BSO ~ BELLSOUTH TELEPHONE CO.
BSOCM ~ BELLSOUTH CABLE MARKER
BSOMH ~ BELLSOUTH MANHOLE
BW ~ BOTTOM OF WALL
B/W ~ BARBED WIRE
CB ~ CATCH BASIN
CCA ~ CORNER CONCRETE APRON
CCW ~ CORNER CONCRETE WALK
CI ~ CURB INLET
CL ~ CENTERLINE
C/L ~ CHAINLINK
CMF ~ CONCRETE MONUMENT FOUND
CMP ~ CORRUGATED METAL PIPE
CO ~ CLEANOUT
COMM ~ COMMUNICATION
CONC ~ CONCRETE
CT ~ CRIMPED TOP PIPE
CTV ~ CABLE TELEVISION
CW ~ CONCRETE WALK
DB ~ DEED BOOK
DE ~ DRAINAGE EASEMENT
DI ~ DROP INLET
DIP ~ DUCTILE IRON PIPE
DNR ~ DEPT.OF NATURAL RESOURCES
DNRMS ~ DNR MONUMENT SET
DR ~ DRIVE
EB ~ ELECTRIC BOX
EMC ~ ELECTRIC MEMBERSHIP CORP.
EP ~ EDGE OF PAVEMENT
FC ~ FACE OF CURB
F/C ~ FENCE CORNER
FDC ~ FIRE DEPARTMENT CONNECTION
FFE ~ FINISHED FLOOR ELEVATION
FH ~ FIRE HYDRANT
F/L ~ FENCE LINE
FOCM ~ FIBRE OPTIC CABLE MARKER
FP ~ FENCE POST
F/P ~ FLAG POLE
GLMP ~ GAS LINE MARKER POST
GM ~ GAS METER
G/P ~ GATE POST
GP ~ GUY POLE
GPC ~ GEORGIA POWER COMPANY
G/R ~ GUARD RAIL
GV ~ GAS VALVE
GW ~ GUY WIRE
HDPE ~ HIGH DENSITY POLYETHYLENE
H/C ~ HANDICAP PARKING SPACE
HVP/P ~ HIGH VOLTAGE POWER POLE
H/W ~ HEADWALL
ICV ~ IRRIGATION CONTROL VALVE
INV ~ INVERT
IPF ~ IRON PIN FOUND
IPP ~ IRON PIN PLACED 1/2" RB W/ CAP
IRF ~ INTERMEDIATE REGIONAL FLOOD
JB ~ JUNCTION BOX
(L) ~ CURVE TO THE LEFT
L/A ~ LIMIT OF ACCESS
Lc ~ LENGTH OF CHORD
LLL ~ LAND LOT LINE
L/P ~ LAMP POST/LIGHT POLE
L/S ~ LANDSCAPED AREA
M/B ~ MAILBOX
MFE ~ MINIMUM FLOOR ELEVATION
MFN ~ METROMEDIA FIBRE NETWORK
MH ~ MANHOLE
MNP ~ MAG NAIL PLACED
MW ~ MONITORING WELL
NF ~ NAIL FOUND
N/F ~ NOW OR FORMERLY
OCS ~ OUTLET CONTROL STRUCTURE
O/H ~ OVERHANG
OPF ~ ORANGE PIN FLAG
OPM ~ ORANGE PAINT MARK
OT ~ OPEN TOP PIPE
P ~ POWER LINE
PB ~ PLAT BOOK
P/B ~ POWER BOX
PG ~ PAGE(S)
PIV ~ POST INDICATOR VALVE
PL ~ PROPERTY LINE
POB ~ POINT OF BEGINNING
POC ~ POINT OF COMMENCING
PM ~ POWER METER
P/P ~ POWER POLE
PS ~ PARKING SPACE(S)
PVC ~ POLYVINYLCHLORIDE PIPE
R ~ RADIUS
(R) ~ CURVE TO THE RIGHT
RB ~ RE-BAR
RCP ~ REINFORCED CONCRETE PIPE
RPF ~ RED PIN FLAG
RPM ~ RED PAINT MARK
RR ~ RAILROAD
R/T ~ RETAINING
R/W ~ RIGHT OF WAY
SF ~ SQUARE FEET
S/P ~ SERVICE POLE
SR ~ SOLID ROD
SS ~ SANITARY SEWER
SSE ~ SANITARY SEWER EASEMENT
S/W ~ SIDEWALK
T ~ TELEPHONE LINE
T/B ~ TRAFFIC SIGNAL BOX
T/D ~ TRENCH DRAIN
TBM ~ TEMPORARY BENCHMARK
T/C ~ TOP OF CURB
T/P ~ TELEPHONE POLE
TP ~ TRAFFIC POLE
TRANS ~ TRANSMISSION
T/S ~ TRAFFIC SIGNAL
TSI ~ TRAFFIC SIGN
T/W ~ TOP OF WALL
T/W ~ TEST WELL
U/G ~ UNDERGROUND
VB ~ VALVE BOX
VMP ~ VALVE MARKER POST
W ~ WATER LINE
WF ~ WETLAND FLAG
WIF ~ WROUGHT IRON FENCE
WM ~ WATER METER
WV ~ WATER VALVE
X ~ CORNER
YI ~ YARD INLET
YPF ~ YELLOW PIN FLAG
YPM ~ YELLOW PAINT MARK



DESCRIPTION OF PROPERTY
OVERALL (TRACTS 1 & 2)

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 & 674 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 64°37'45" EAST, A DISTANCE OF 125.11 FEET TO A POINT;
2. 77.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 824.97 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°56'33" EAST, 77.34 FEET TO A POINT;
3. 157.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 48°44'19" EAST, 156.97 FEET TO A POINT;
4. 70.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1034.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°16'24" EAST, 70.31 FEET TO A POINT;
5. NORTH 34°19'30" EAST FOR A DISTANCE OF 99.77 FEET TO A POINT;
6. 32.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 285.98 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 37°32'50" EAST, 32.15 FEET TO A POINT;
7. 80.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 42°58'24" EAST, 80.02 FEET TO AN IRON PIN PLACED (1/2" REBAR);
8. 44.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, 44.49 FEET TO A POINT;
9. NORTH 47°37'39" EAST FOR A DISTANCE OF 6.06 FEET TO AN IRON PIN PLACED (1/2" REBAR);

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) AND PROCEED SOUTH 51°58'05" EAST FOR A DISTANCE OF 1179.20 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°43'12" WEST FOR A DISTANCE OF 1495.95 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE NORTH 86°43'05" WEST FOR A DISTANCE OF 34.56 FEET TO A POINT AT THE AFORESAID CENTERLINE OF POWDER SPRINGS CREEK; THENCE FOLLOWING THE MEANDERINGS OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 10°09'14" EAST FOR A DISTANCE OF 92.80 FEET TO A POINT;
2. NORTH 02°40'30" EAST FOR A DISTANCE OF 153.64 FEET TO A POINT;
3. NORTH 11°36'12" WEST FOR A DISTANCE OF 149.67 FEET TO A POINT;
4. NORTH 29°32'51" WEST FOR A DISTANCE OF 311.02 FEET TO A POINT;
5. NORTH 25°13'07" WEST FOR A DISTANCE OF 104.14 FEET TO A POINT;
6. NORTH 29°05'42" WEST FOR A DISTANCE OF 277.59 FEET TO A POINT;
7. NORTH 29°29'07" WEST FOR A DISTANCE OF 303.39 FEET TO A POINT;
8. NORTH 29°16'44" WEST FOR A DISTANCE OF 333.41 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING ±29.88705 ACRES, OR ±1,301,880 SQUARE FEET.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO COBB COUNTY FIRM MAP NUMBER 13067C0089G DATED 12/16/2008 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NONEXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

5. BEARING BASIS: GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS GS4 ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK. THIS SITE HAS BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IN US SURVEY FEET AND LIES WITHIN THE GEORGIA WEST ZONE.

6. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE; THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.

REFERENCE MATERIALS

1) TITLE COMMITMENT: NO TITLE COMMITMENT HAS BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

2) ZONING: NO CURRENT ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

3) WARRANTY DEED: DATED JUNE 25, 1993, BETWEEN ENEST NEW, JR. AND ERNEST BALDWIN TO STEPHANIE BETH SIGMAN, FILED FOR RECORD WITH COBB COBB COUNTY CLERK OF SUPERIOR COURT JUNE, 29, 1993 IN DEED BOOK 7742, PAGES 546-547, GEORGIA RECORDS.

NOTE: THE ABOVESAID RECORD LEGAL DESCRIPTION FOR TRACT 1 DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. IT DOES NOT CLOSE BY 22.27 FEET.

4) QUITCLAIM DEED: DATED JANUARY 9, 2004 BETWEEN W. S. BLUNSHI JR. TO WILLARD S. BLUNSHCHI, JR. AND LUCI B. BLUNSCHI, FILED FOR RECORD WITH COBB COUNTY JANUARY 26, 2004, IN DEED BOOK 13920, PAGES 3071- 3072, GEORGIA RECORDS.

NOTE: THE ABOVESAID RECORD LEGAL DESCRIPTION FOR TRACT 2 DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. IT DOES NOT CLOSE BY 22.38 FEET.

5) SUBDIVISION PLAT FOR SPRINGS INDUSTRIAL PARK, UNIT 1 - LOCATED IN LAND LOTS 674 & 675, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF POWDER SPRINGS - PREPARED BY D.W. LYNAH SURVEYORS, DATED AUGUST 26, 1991, LAST REVISED MAY 19, 1992 FILED FOR RECORD WITH COBB COUNTY CLERK OF SUPERIOR COURT JUNE 24, 1992 IN PLAT BOOK 139, PAGE 71, GEORGIA RECORDS.

6) FINAL PLAT FOR EVEREGREEN PARK - LOCATED IN LAND LOTS 659 & 660, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF POWDER SPRINGS - PREPARED BY THE CRUSSELLE COMPANY, DATED SEPTEMER 2 1998, FILED FOR RECORD WITH COBB COUNTY CLERK OF SUPERIOR COURT SEPTEMBER 30, 1999 IN PLAT BOOK 184, PAGE 85, GEORGIA RECORDS.

7) SURVEY FOR COMERCIAL TRACT 5 - LOCATED IN LAND LOTS 660, 661, 672 & 673, 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY GEORGIA, PREPARED BY CENTERLINE SURVEYING SYSTEMS, INC., DATED JANUARY 30, 2005, LAST REVISED APRIL 12, 2006, FILED FOR RECORD WITH COBB COUNTY CLERK OF SUPERIOR COURT DECEMBER 18, 2009, GEORGIA RECORDS.

8) BOUNDARY SURVEY FOR TRATON LLC, LOCATED IN LAND LOTS 660 & 661, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, PREPARED BY WATTS AND BROWNING ENGINEERS INC, DATED MARCH 20, 2024.

9) WARRANTY DEED: DATED NOVEMBER 1984, BETWEEN P.S. SEVEN, LTD. TO McNEEL BUILDERS, INC. FILED FOR RECORD WITH COBB COUNTY CLERK OF SUPERIOR COURT NOVEMBER, 2, 1984 IN DEED BOOK 3304, PAGE 178, GEORGIA RECORDS.

DESCRIPTION OF PROPERTY
TRACT 1

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 & 674 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 64°37'45" EAST, A DISTANCE OF 125.11 FEET TO A POINT;
2. 77.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 824.97 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°56'33" EAST, 77.34 FEET TO A POINT;
3. 157.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 48°44'19" EAST, 156.97 FEET TO A POINT;
4. 70.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1034.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°16'24" EAST, 70.31 FEET TO A POINT;
5. NORTH 34°19'30" EAST FOR A DISTANCE OF 99.77 FEET TO A POINT;
6. 32.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 285.98 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 37°32'50" EAST, 32.15 FEET TO A POINT;
7. 80.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 42°58'24" EAST, 80.02 FEET TO AN IRON PIN PLACED (1/2" REBAR);

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) AND PROCEED SOUTH 51°58'05" EAST FOR A DISTANCE OF 784.80 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 40°11'55" WEST FOR A DISTANCE OF 980.88 FEET TO A POINT AT THE AFORESAID CENTERLINE OF POWDER SPRINGS CREEK; THENCE FOLLOWING THE MEANDERINGS OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 25°13'07" WEST FOR A DISTANCE OF 20.69 FEET TO A POINT;
2. NORTH 29°05'42" WEST FOR A DISTANCE OF 277.59 FEET TO A POINT;
3. NORTH 29°29'07" WEST FOR A DISTANCE OF 303.39 FEET TO A POINT;
4. NORTH 29°18'44" WEST FOR A DISTANCE OF 333.41 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING ±14.92719 ACRES, OR ±650,228 SQUARE FEET.

DESCRIPTION OF PROPERTY
TRACT 2

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 & 674 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, COMMENCE FROM A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 64°37'45" EAST, A DISTANCE OF 125.11 FEET TO A POINT;
2. 77.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 824.97 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°56'33" EAST, 77.34 FEET TO A POINT;
3. 157.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 48°44'19" EAST, 156.97 FEET TO A POINT;
4. 70.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1034.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°16'24" EAST, 70.31 FEET TO A POINT;
5. NORTH 34°19'30" EAST FOR A DISTANCE OF 99.77 FEET TO A POINT;
6. 32.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 285.98 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 37°32'50" EAST, 32.15 FEET TO A POINT;
7. 80.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 42°58'24" EAST, 80.02 FEET TO AN IRON PIN PLACED (1/2" REBAR) AND THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, CONTINUE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. 44.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, 44.49 FEET TO A POINT;
2. NORTH 47°37'39" EAST FOR A DISTANCE OF 6.06 FEET TO AN IRON PIN PLACED (1/2" REBAR);

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) AND PROCEED SOUTH 51°58'05" EAST FOR A DISTANCE OF 1179.20 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°43'12" WEST FOR A DISTANCE OF 1495.95 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE NORTH 86°43'05" WEST FOR A DISTANCE OF 34.56 FEET TO A POINT AT THE AFORESAID CENTERLINE OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 10°09'14" EAST FOR A DISTANCE OF 92.80 FEET TO A POINT;
2. NORTH 02°40'30" EAST FOR A DISTANCE OF 153.64 FEET TO A POINT;
3. NORTH 11°36'12" WEST FOR A DISTANCE OF 149.67 FEET TO A POINT;
4. NORTH 29°32'51" WEST FOR A DISTANCE OF 311.02 FEET TO A POINT;
5. NORTH 25°13'07" WEST FOR A DISTANCE OF 104.14 FEET TO A POINT;

THENCE DEPARTING THE CENTERLINE OF POWDER SPRINGS CREEK AND PROCEED NORTH 40°11'55" EAST FOR A DISTANCE OF 980.88 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 51°58'05" WEST FOR A DISTANCE OF 784.80 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING ±14.95986 ACRES, OR ±651,651 SQUARE FEET.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 118,183 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 837,825 FEET.
TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 485,864 FEET.

A LEICA TS13 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

BROCK J. BUCHHOLZ — 08/23/2024
BROCK J. BUCHHOLZ — DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: [redacted]
FAX:
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	08/23/2024
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	09/10/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	BJB
FIELD BOOK #:	2910
JOB NUMBER:	240814
FOLDER NUMBER:	240814
COGO FILE:	N/A
DISC FILE:	240814
COUNTY/LL/D/S:	COBB/659/19/2
PLAT FILE:	D
SHEET:	1 OF 1