

ZONING - PID# 19102000040

THE SUBJECT PROPERTY IS ZONED R15 PER CITY OF POWDER SPRINGS ZONING MAP DATED OCTOBER 17, 2011.

THE SETBACKS FOR ZONE R15 PER CITY OF POWDER SPRINGS MUNICODÉ ACCESSED ON 11/17/2021 ARE AS FOLLOWS:

FRONT: 35 FEET
SIDE: 10 FEET
REAR: 30 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET OR 2 STORIES

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

ZONING - PID# 19102000050

THE SUBJECT PROPERTY IS ZONED GC PER COBB COUNTY GIS ACCESSED NOVEMBER 17, 2021.

THE SETBACKS FOR ZONE GC GENERAL COMMERCIAL PER COBB COUNTY MUNICODÉ ACCESSED ON 11/17/2021 ARE AS FOLLOWS:

FRONT: 40 FEET
SIDE: 10 FEET
REAR: 30 FEET
MAXIMUM BUILDING HEIGHT: 4 STORIES

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

ZONING - ALL OTHER PARCELS

THE SUBJECT PROPERTY IS ZONED R-20 PER COBB COUNTY GIS ACCESSED NOVEMBER 17, 2021.

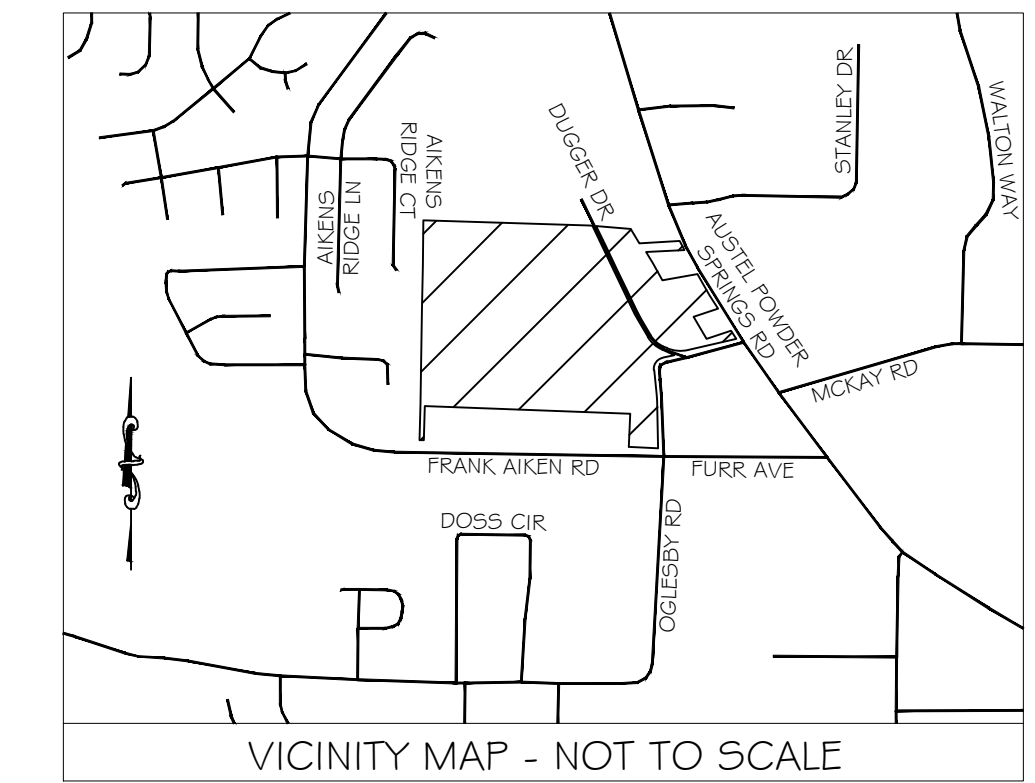
THE SETBACKS FOR ZONE R-20 RESIDENTIAL PER COBB COUNTY MUNICODÉ ACCESSED ON 11/17/2021 ARE AS FOLLOWS:

FRONT: 35 FEET
SIDE: 10 FEET
REAR: 35 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

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

Current Site Addresses:
PID# 19101900290 - 4420 Austell Powder Springs Rd, Powder Springs, GA, 30127
PID# 19101900310 - 4400 Austell Powder Springs Rd, Powder Springs, GA, 30127
PID# 19101900320 - 4380 Austell Powder Springs Rd, Powder Springs, GA, 30127
PID# 19101900350 - 4380 Austell Powder Springs Rd, Powder Springs, GA, 30127
PID# 19102000020 - 4385 Dugger Dr, Powder Springs, GA, 30127
PID# 19102000030 - Dugger Dr, Powder Springs, GA, 30127
PID# 19102000040 - 4370 Dugger Dr, Powder Springs, GA, 30127
PID# 19102000050 - Dugger Dr, Powder Springs, GA, 30127
PID# 19102000060 - 4300 Dugger Dr, Powder Springs, GA, 30127
PID# 19102000070 - 4492 Smith Dr, Powder Springs, GA, 30127
PID# 19102000200 - 4645 Frank Aiken Rd, Powder Springs, GA, 30127

COBB COUNTY
GEORGIA WEST STATE PLANE
NAD 83 (2011)

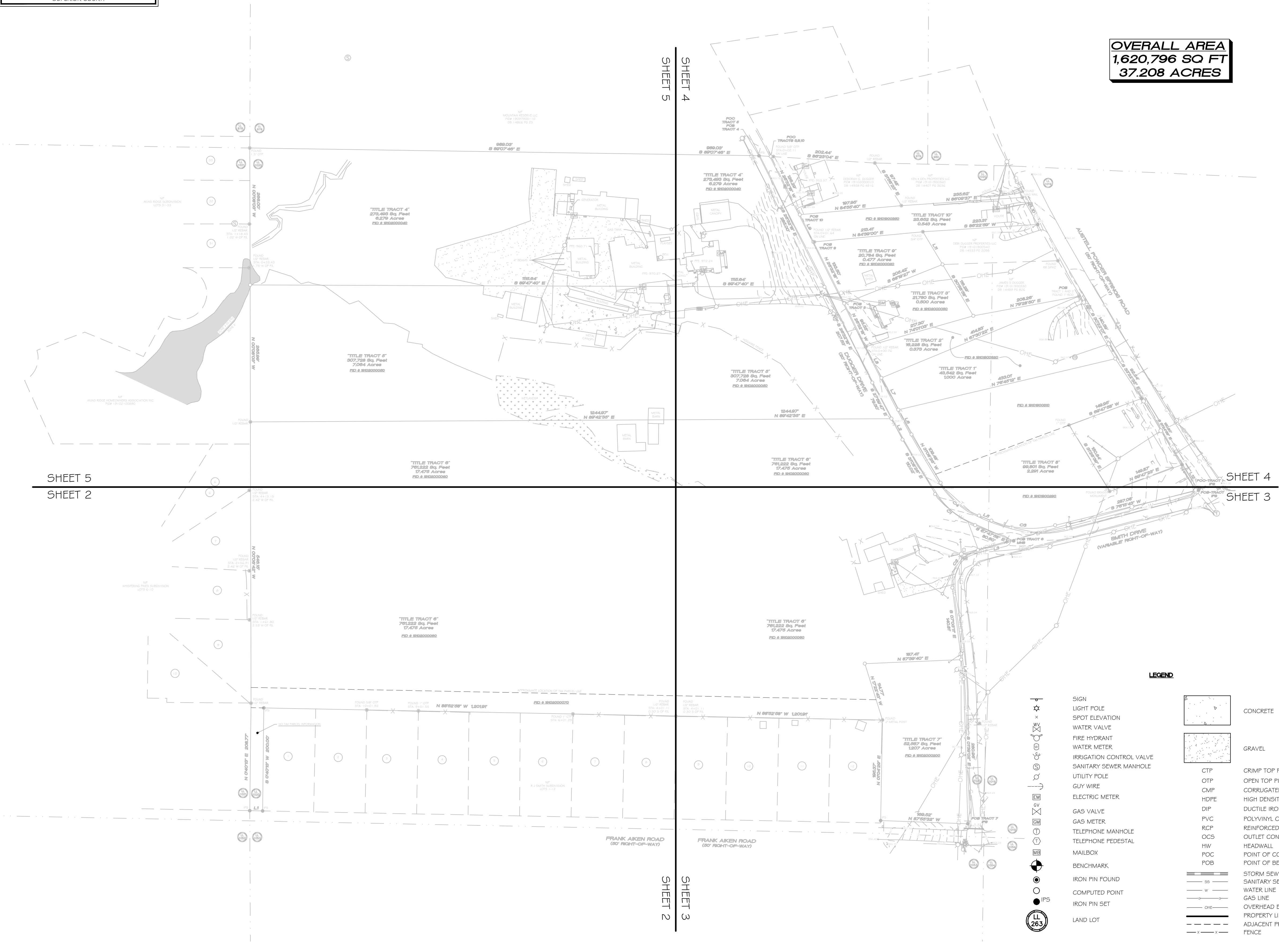


ALLIANCE LAND SURVEYING

L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
678.828.9424 J WWW.AELFAL.COM

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**OVERALL AREA
1,620,796 SQ FT
37.208 ACRES**



- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Cobb County, Georgia, (Community-panel number 1306700181H), dated March 4, 2013, a portion of the subject property lies within Zone X with a 0.2% annual chance floodplain.
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Ryken Utility Detection LLC, and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Ryken's report can be provided upon request.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 10/22/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 36,001 feet and an angular error on O1 seconds per angle point and was adjusted using the compass rule method.
 - This plat has been calculated for closure and is found to be accurate within one foot in 350,214 feet for the tracts east of Dugger Drive. This plat has been calculated for closure and is found to be accurate within one foot in 632,548 feet for Tracts west of Dugger Drive.
 - Equipment used for measurement:
Angular: Leica TS16i Robotic Total Station
Linear: Leica TS16i Robotic Total Station
GPS: Leica GS18 GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
 - Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), site benchmarks are shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
 - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
 - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - Current Property Owners:
James S Dugger Properties LLC - PID# 19101900290, 19101900310, 19102000030, 19102000040, 19102000050, 19102000060, 19102000070, 19102000200
Debi Dugger Enterprises LLC - PID# 19101900320, 19102000020
Debi Dugger Properties LLC - PID# 19101900350

LOCATED IN:
LAND LOTS 1019, # 1020
19TH DISTRICT
COBB COUNTY, GEORGIA

BOUNDARY SURVEY
FOR
DOSSEY, LLC & CHICAGO TITLE
INSURANCE COMPANY

ISSUE:	DATE	DESCRIPTION
INITIAL:	12/17/2021	REMOVAL TRACT 11
REV. 1:	12/17/2021	
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: TCS
CHECKED BY: MCB
PROJECT #: 21299

SURVEYOR CERTIFICATION

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

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465
12/17/2021
Date

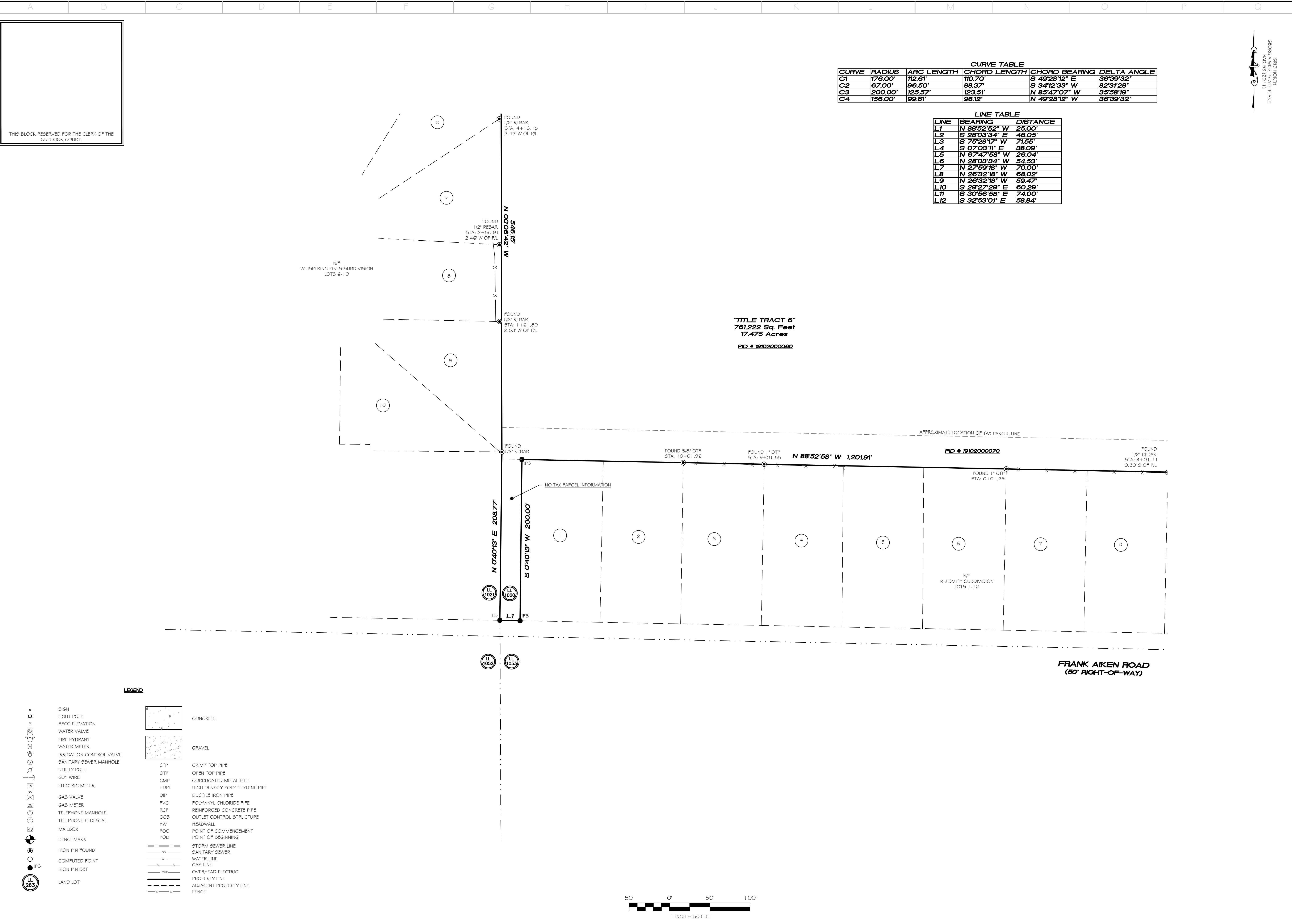
811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE 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.

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SHEET NO:
1 OF 5

File Location: c:\user\mcb\projects\21299 - duggers drive survey\fig21299 - duggers drive



CURVE TABLE

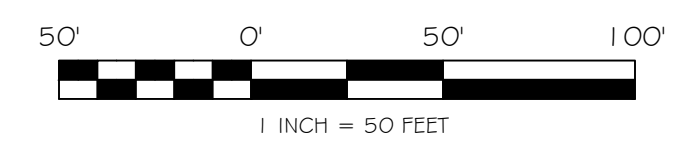
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	178.00'	112.61'	110.70'	S 49°28'12" E	36°39'32"
C2	67.00'	96.50'	88.37'	S 34°12'33" W	82°31'28"
C3	200.00'	125.57'	123.51'	N 85°47'07" W	35°58'19"
C4	156.00'	99.81'	98.12'	N 49°28'12" W	36°39'32"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°52'52" W	25.00'
L2	S 28°03'34" E	46.05'
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L7	N 27°59'18" W	70.00'
L8	N 26°32'18" W	68.02'
L9	N 26°32'18" W	59.47'
L10	S 29°27'29" E	60.29'
L11	S 30°56'58" E	74.00'
L12	S 32°53'01" E	58.84'

LEGEND

	SIGN		CONCRETE
	LIGHT POLE		GRAVEL
	SPOT ELEVATION		CRIMP TOP PIPE
	WATER VALVE		OPEN TOP PIPE
	FIRE HYDRANT		CORRUGATED METAL PIPE
	WATER METER		HIGH DENSITY POLYETHYLENE PIPE
	IRRIGATION CONTROL VALVE		DUCTILE IRON PIPE
	SANITARY SEWER MANHOLE		POLYVINYL CHLORIDE PIPE
	UTILITY POLE		REINFORCED CONCRETE PIPE
	GUY WIRE		OUTLET CONTROL STRUCTURE
	ELECTRIC METER		HEADWALL
	GAS VALVE		POINT OF COMMENCEMENT
	GAS METER		POINT OF BEGINNING
	TELEPHONE MANHOLE		STORM SEWER LINE
	TELEPHONE PEDESTAL		SANITARY SEWER
	MAILBOX		WATER LINE
	BENCHMARK		GAS LINE
	IRON PIN FOUND		OVERHEAD ELECTRIC
	COMPUTED POINT		PROPERTY LINE
	IRON PIN SET		ADJACENT PROPERTY LINE
	LAND LOT		FENCE



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ALLIANCE LAND SURVEYING
L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
678.828.9424 J WWW.AEFATL.COM

LOCATED IN:
LAND LOTS 1019, & 1020
19TH DISTRICT
COBB COUNTY, GEORGIA

BOUNDARY SURVEY
FOR
DOSSEY, LLC & CHICAGO TITLE
INSURANCE COMPANY

ISSUE	DATE	DESCRIPTION
INITIAL	12/17/2021	
REV. 1	12/21/2021	REMOVE TRACT 11
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

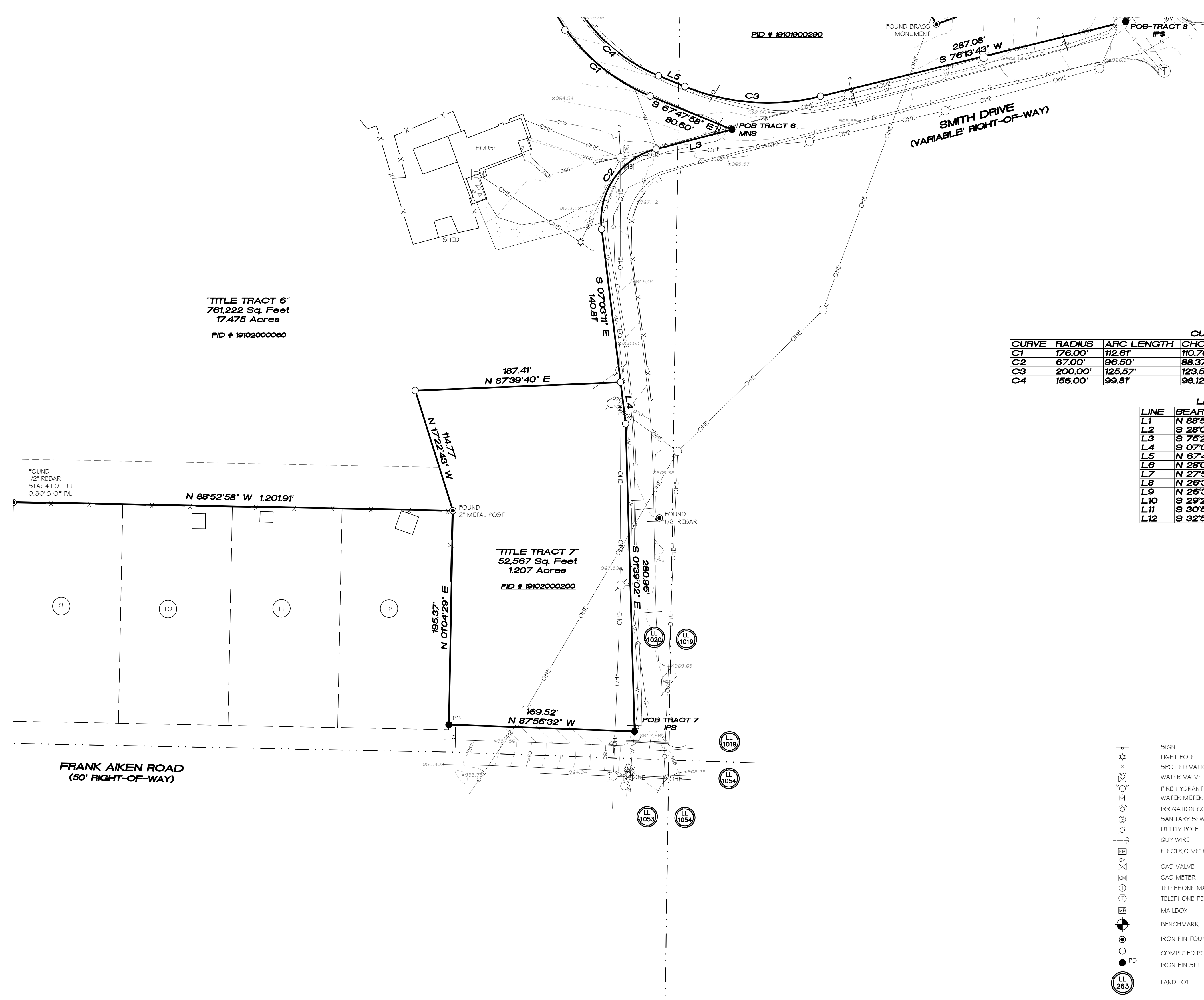
DRAFTED BY: TCS
CHECKED BY: MCB
PROJECT #: 21299

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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GRID NORTH
 GEORGIA STATE PLAT
 1271



CURVE TABLE

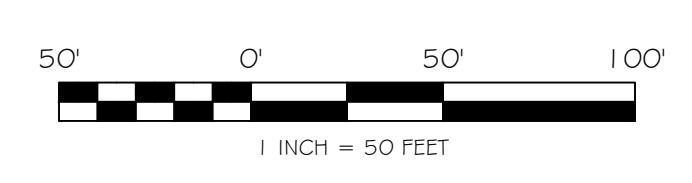
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LEGEND

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	WATER VALVE		OPEN TOP PIPE
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	WATER METER		HIGH DENSITY POLYETHYLENE PIPE
	IRRIGATION CONTROL VALVE		DUCTILE IRON PIPE
	SANITARY SEWER MANHOLE		POLYVINYL CHLORIDE PIPE
	UTILITY POLE		REINFORCED CONCRETE PIPE
	GUY WIRE		OUTLET CONTROL STRUCTURE
	ELECTRIC METER		HEADWALL
	GAS VALVE		POINT OF COMMENCEMENT
	GAS METER		POINT OF BEGINNING
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	IRON PIN SET		ADJACENT PROPERTY LINE
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 678.828.9424 J WWW.AEFATL.COM

LOCATED IN:
 LAND LOTS 1019, # 1020
 19TH DISTRICT
 COBB COUNTY, GEORGIA

BOUNDARY SURVEY
 FOR
 DOSSEY, LLC & CHICAGO TITLE
 INSURANCE COMPANY

ISSUE	DATE	DESCRIPTION
INITIAL	12/17/2021	REMOVE TRACT 11
REV. 1	12/21/2021	
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

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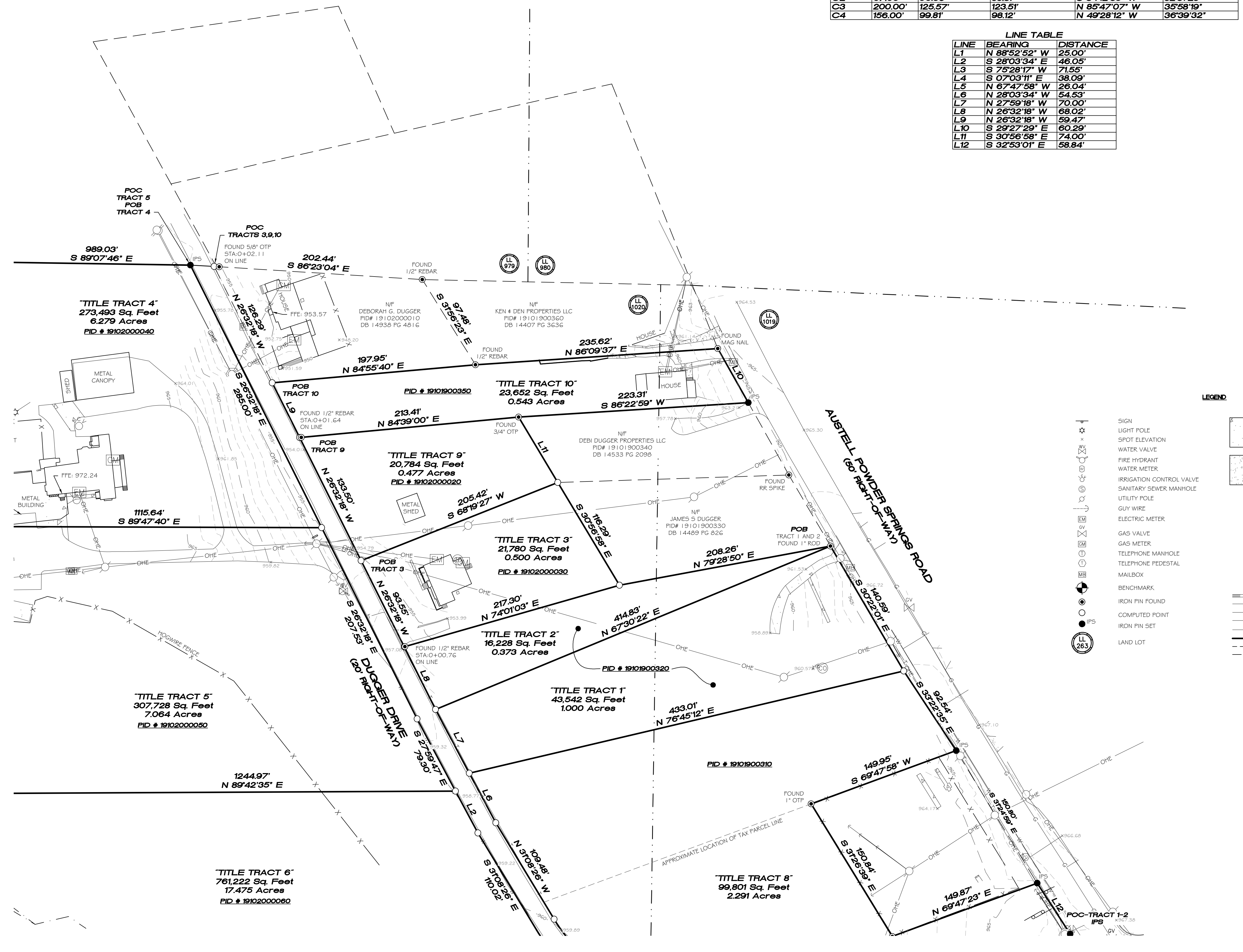
GRID NORTH
GEORGIA STATE PLAT
1:250,000 (2017)

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LEGEND

- SIGN
 - LIGHT POLE
 - SPOT ELEVATION
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - SANITARY SEWER MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC METER
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - MAILBOX
 - BENCHMARK
 - IRON PIN FOUND
 - COMPUTED POINT
 - IRON PIN SET
 - LAND LOT
- CONCRETE
 - GRAVEL
 - CRIMP TOP PIPE
 - OPEN TOP PIPE
 - CORRUGATED METAL PIPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - DUCTILE IRON PIPE
 - PVC
 - REINFORCED CONCRETE PIPE
 - OUTLET CONTROL STRUCTURE
 - HEADWALL
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - STORM SEWER LINE
 - SANITARY SEWER
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRIC
 - PROPERTY LINE
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LOCATED IN:
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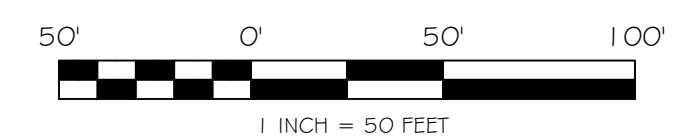
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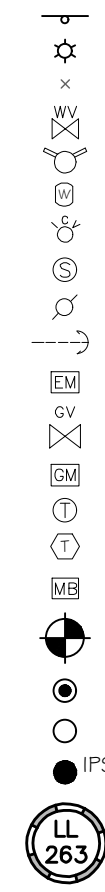
811
Know what's below.
Call before you dig.
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LEGEND

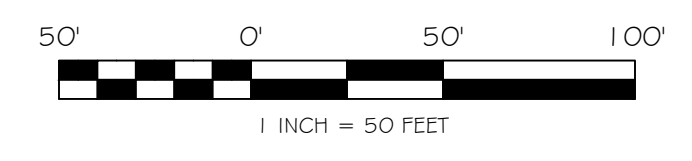
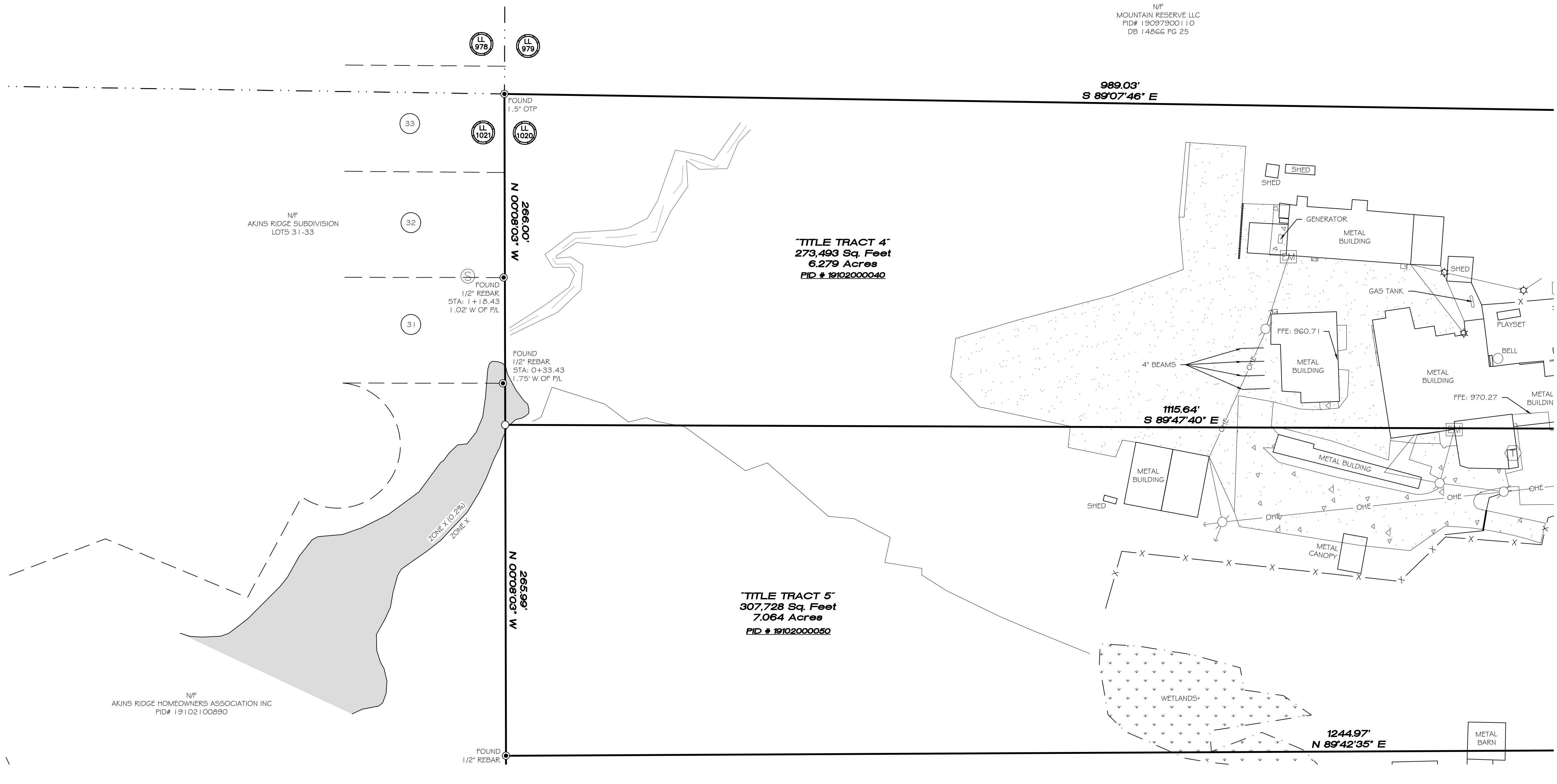
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|--------------------------|--------------------------------|
| SIGN | CONCRETE |
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| WATER METER | HIGH DENSITY POLYETHYLENE PIPE |
| IRRIGATION CONTROL VALVE | DIP |
| SANITARY SEWER MANHOLE | PVC POLYVINYL CHLORIDE PIPE |
| UTILITY POLE | RCF REINFORCED CONCRETE PIPE |
| GUY WIRE | OCS OUTLET CONTROL STRUCTURE |
| ELECTRIC METER | HW HEADWALL |
| GAS VALVE | PCC POINT OF COMMENCEMENT |
| GAS METER | POB POINT OF BEGINNING |
| TELEPHONE MANHOLE | SS STORM SEWER LINE |
| TELEPHONE PEDESTAL | SW SANITARY SEWER |
| MAILBOX | W WATER LINE |
| BENCHMARK | GL GAS LINE |
| IRON PIN FOUND | OHE OVERHEAD ELECTRIC |
| COMPUTED POINT | PL PROPERTY LINE |
| IRON PIN SET | APL ADJACENT PROPERTY LINE |
| LAND LOT | FENCE |

CURVE TABLE

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