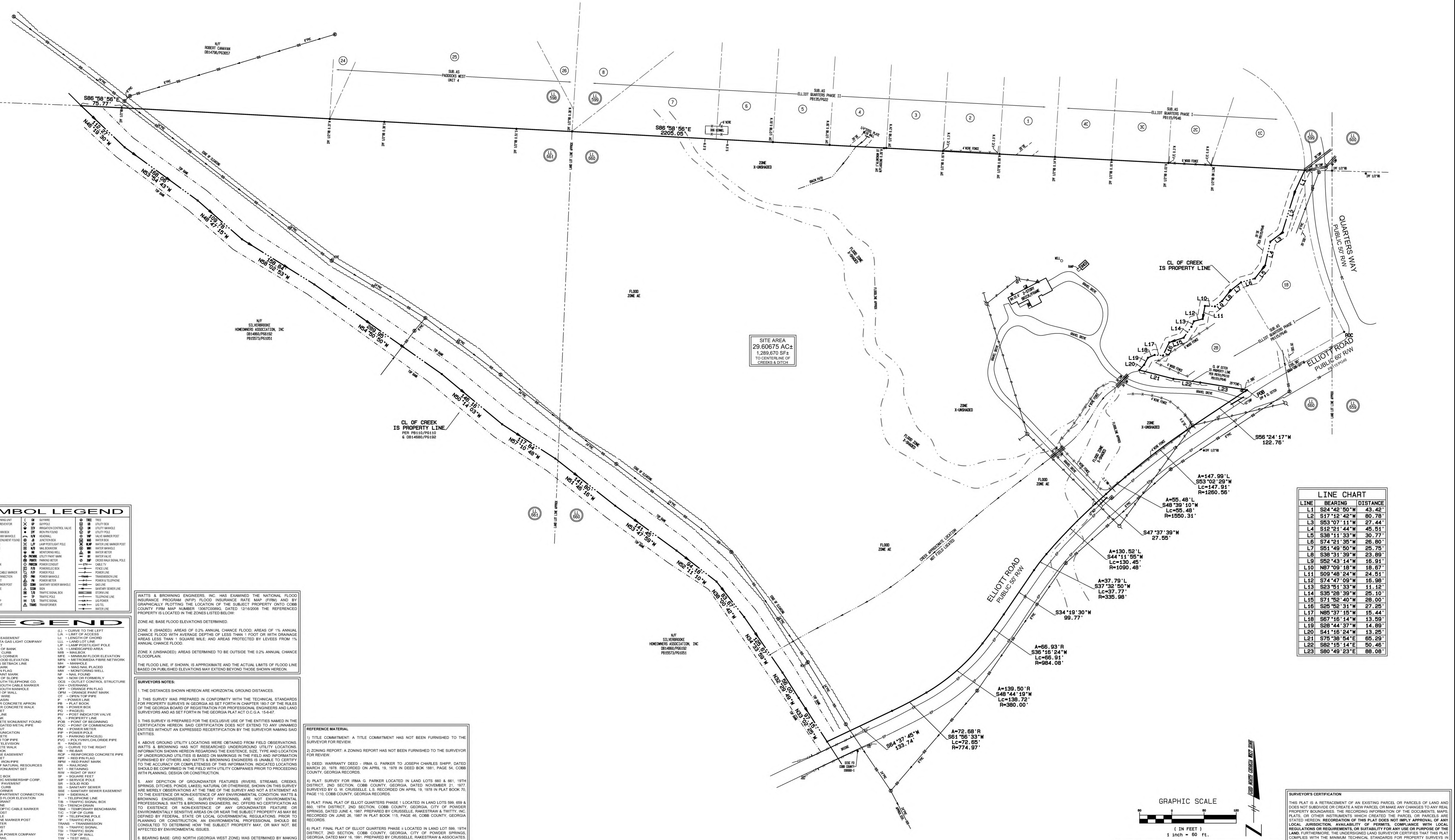

LINE CHART

LINE	BEARING	DISTANCE
L1	S24°42'50"W	43.42'
L2	S17°12'42"W	80.78'
L3	S53°07'11"W	27.44'
L4	S12°21'44"W	45.51'
L5	S38°11'33"W	30.77'
L6	S74°21'35"W	26.80'
L7	S51°49'50"W	25.75'
L8	S38°31'39"W	23.89'
L9	S52°43'14"W	16.91'
L10	N87°09'18"W	18.67'
L11	S09°48'24"W	24.51'
L12	S74°47'09"W	16.98'
L13	S23°51'33"W	11.12'
L14	S35°28'39"W	25.10'
L15	S71°52'40"W	28.00'
L16	S25°52'31"W	27.25'
L17	N85°37'15"W	15.44'
L18	S67°16'14"W	13.59'
L19	S28°44'37"W	14.89'
L20	S41°16'24"W	13.25'
L21	S75°38'54"E	65.29'
L22	S82°15'14"E	50.46'
L23	S80°49'23"E	88.08'

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	WAB	WATER BOX
CB	CATCH BASIN	L/P	LAMP POST/LIGHT POLE	WLMP	WATER LINE MARKER POST
CB	CATCH BASIN	M/B	MAIL BOX/KIOSK	WMH	WATER MANHOLE
CI	CURB INLET	MW	MONITORING WELL	WM	WATER METER
CO	CLEANOUT	PNTMRK	UTILITY PAINT MARK	WV	WATER VALVE
CON	CONDUIT	PKMTR	PARKING METER	XWP	CROSS WALK SIGNAL POLE
CTV	CABLE TV BOX	PWRCON	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	— P —	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
GMH	GAS MANHOLE	SIGN	SIGN	— SS —	SANITARY SEWER LINE
GM	GAS METER	T/B	TRAFFIC SIGNAL BOX		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
C/W ~ 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
TW ~ 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

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 ZONES 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 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.

3. 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.

4. 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.

5. 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 NON-EXISTENCE 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.

6. BEARING BASE: GRID NORTH (GEORGIA WEST ZONE) WAS DETERMINED BY MAKING MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS GS4 ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

7) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, CERTIFICATE OF TITLE OR 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 MATERIAL

1) TITLE COMMITMENT: A TITLE COMMITMENT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

2) ZONING REPORT: A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

3) DEED: WARRANTY DEED - IRMA G. PARKER TO JOSEPH CHARLES SHIPP, DATED MARCH 20, 1978. RECORDED ON APRIL 19, 1978 IN DEED BOK 1881, PAGE 54, COBB COUNTY, GEORGIA RECORDS.

4) PLAT: SURVEY FOR IRMA G. PARKER LOCATED IN LAND LOTS 660 & 661, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, DATED NOVEMBER 21, 1977. SURVEYED BY G. W. CRUSSELLE. L.S. RECORDED ON APRIL 19, 1978 IN PLAT BOOK 70, PAGE 110, COBB COUNTY, GEORGIA RECORDS.

5) PLAT: FINAL PLAT OF ELLIOT QUARTERS PHASE 1 LOCATED IN LAND LOTS 599, 659 & 660, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF POWDER SPRINGS, DATED JUNE 4, 1987. PREPARED BY CRUSSELLE, RAKESTRAW & TWITTY, INC. RECORDED ON JUNE 26, 1987 IN PLAT BOOK 115, PAGE 46, COBB COUNTY, GEORGIA RECORDS.

6) PLAT: FINAL PLAT OF ELLIOT QUARTERS PHASE ii LOCATED IN LAND LOT 599, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF POWDER SPRINGS, GEORGIA, DATED MAY 16, 1991. PREPARED BY CRUSSELLE, RAKESTRAW & ASSOCIATES. RECORDED ON JULY 25, 1991 IN PLAT BOOK 135, PAGE 22, COBB COUNTY, GEORGIA RECORDS.

7) PLAT: FINAL PLAT FOR PADDOCKS WEST UNIT FOUR LOCATED IN LAND LOT 599, 19TH SECTION, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA, DATED JUNE 10, 1996, LAST REVISED AUGUST 7, 1996. PREPARED BY ARMSTRONG LAND SURVEYING, INC. RECORDED ON NOVEMBER 7, 1996 IN PLAT BOOK 164, PAGE 96, COBB COUNTY, GEORGIA RECORDS.

8) PLAT: COBB COUNTY SEWER & WATER DEPARTMENT SEWER MAPS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 61,235 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 187,736 FEET.

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

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.

VIRGIL T. HAMMOND — 03/20/2024 DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554

BOUNDARY SURVEY FOR
TRATON LLC
LOCATED IN
LAND LOTS 660 & 661
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2554 V. T. HAMMOND

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" = 60'
DATE SURVEYED:	03/20/2024
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	04/02/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	VTH
FIELD BOOK #:	2894
JOB NUMBER:	240302
FOLDER NUMBER:	240302
COGO FILE:	N/A
DISC FILE:	240302
COUNTY/LL/D/S:	COBB/660/19/2
PLAT FILE:	D
SHEET:	1 OF 1