

TRACT 1 = 1.392 ACRES
TRACT 2 = 2.282 ACRES
TRACT 3 = 0.606 ACRES
TRACT 4 = 5.247 ACRES
TOTAL AREA = 9.527 ACRES

SIGNIFICANT OBSERVATIONS

- 1 GUY WIRE AND GUY ANCHOR PROPERTY LINE
2 OVERHEAD ELECTRIC LINE CROSSES PROPERTY LINE
3 OVERHEAD ELECTRIC LINE CROSSES PROPERTY LINE
4 STORM DRAINAGE PIPE CROSSES PROPERTY LINE

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER 100 FEET POINT AND A PRECISION RATIO OF 1 IN 90,475. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF THE FOLLOWING:
TRACT 1 IN 289,369
TRACT 2 IN 529,048
TRACT 3 IN 289,867
TRACT 4 IN 303,823

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS, THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

CONTOUR INTERVAL: 2' (FIELD RUN)
ALL IRON PINS SET ARE 1/2" REBAR CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS SHOWN TO BE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C00348 DATED MARCH 4, 2013.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
P.O. BOX 813399
SMYRNA, GEORGIA 30081
(404) 874-8585

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES NOT PROVIDED TO SURVEYOR AND CANNOT BE VERIFIED [TABLE A, ITEM 11(C)].

ALL JURISDICTIONAL WATER DELINEATIONS WERE PROVIDED BY CORBELU ECOLOGY GROUP (PROJECT# 02-122024) AND FIELD LOCATED BY THIS FIRM.

DISCLOSURE AND NOTICE
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE UNLESSIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER OR THE CONTENTS OF THIS SURVEY.

THIS DRAWING OR ANY FINDINGS DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AS A UNIQUE GRAPHIC PROFESSIONAL WORK. THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK TO THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

ALTA NOTES
NO EVIDENCE OF CEMETERIES, GRAVESTONES, OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY WHILE CONDUCTING THE FIELDWORK. THERE IS NO BURIAL GROUNDS UNKNOWN TO THE SURVEYOR, MAY EXIST UPON FURTHER INSPECTION OF THE SITE.

THERE WAS NO EVIDENCE OF RECENT SUBSTANTIAL EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED TRACTS IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM 16)

SYMBOL LEGEND table with symbols for 1/2" REBAR FOUND, RIGHT-OF-WAY MONUMENT FOUND, LOT NUMBER, LAND LOT NUMBER, AIR CONDITIONING UNIT, BENCHMARK, etc.

ABBREVIATIONS

ABBREVIATIONS table listing symbols for ACCESS EASEMENT, BENCHMARK, BUILDING SETBACK LINE, etc.

LINE TYPE LEGEND

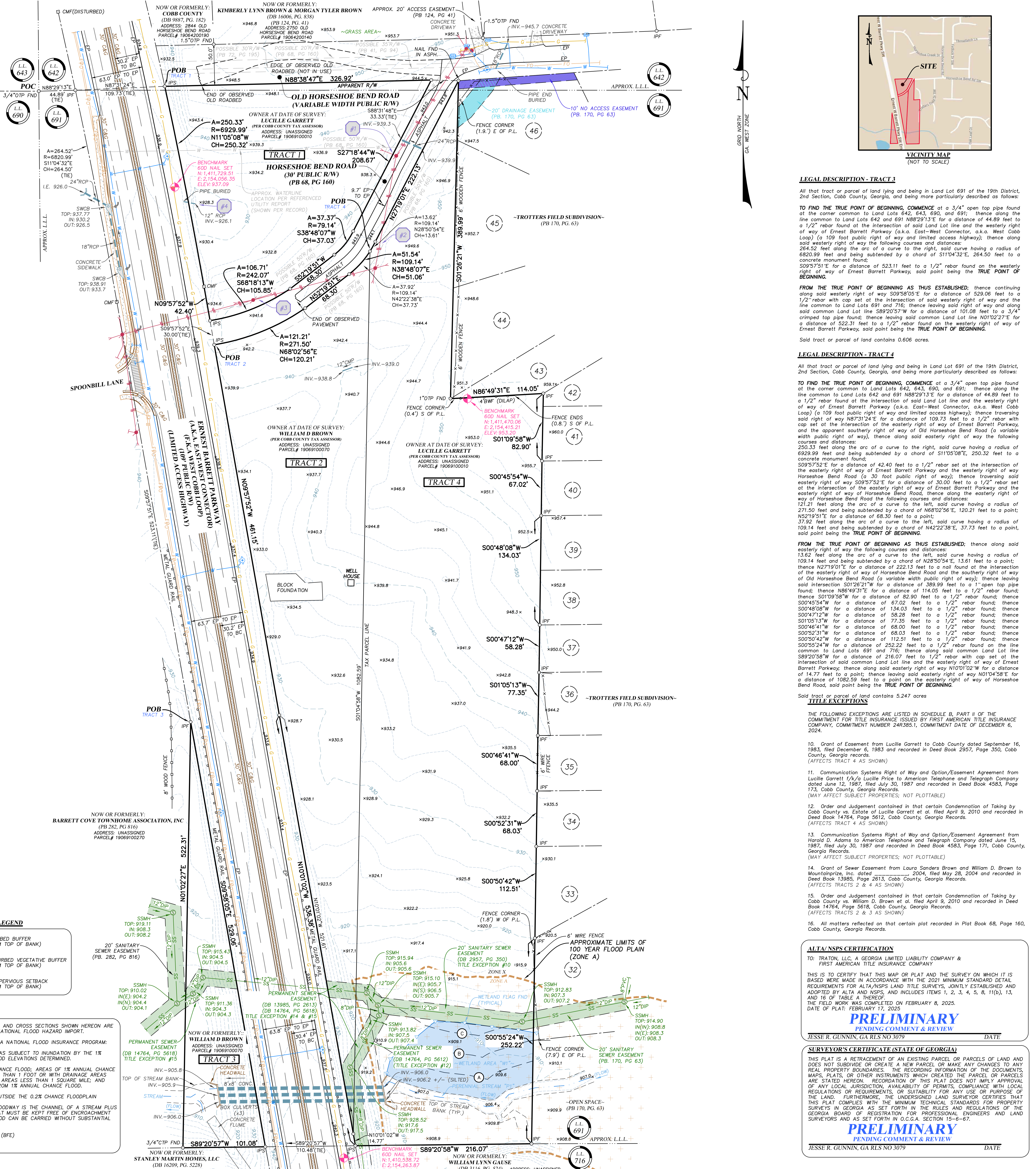
LINE TYPE LEGEND table listing line styles for ADJOINING PROPERTY LINE, RIGHT-OF-WAY CENTERLINE, CREEK CENTERLINE, etc.

BUFFER LEGEND

- A 35' STATE UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)
B 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM TOP OF BANK)
C 75' COUNTY NON-IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF BANK)

FLOOD DELINEATION

FLOOD LINES, BASE FLOOD ELEVATIONS, AND CROSS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SHOWN PER FEMA NATIONAL FLOOD HAZARD MAPS. DEFINITION OF FLOOD AREAS FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM.
ZONE A- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE X- 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 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT INCREASES IN FLOOD HEIGHTS.
~50.0~ BASE FLOOD ELEVATION LINE (BFE)
CROSS SECTION LINE



LEGAL DESCRIPTION - TRACT 3

All that tract or parcel of land lying and being in Land Lot 691 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A 3/4" open top pipe found at the corner common to Land Lots 642, 643, 690, and 691; thence along the line common to Land Lots 642 and 691 N88°29'13"E for a distance of 44.89 feet to a 1/2" rebar found at the intersection of said Land Lot line and the westerly right of way of Ernest Barrett Parkway (a.k.a. East-West Connector, a.k.a. West Cobb Loop) (a 109 foot public right of way and limited access highway); thence along said westerly right of way of Ernest Barrett Parkway, thence leaving said common Land Lot line N07°02'27"E for a distance of 52.31 feet to a 1/2" rebar found on the westerly right of way of Ernest Barrett Parkway, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; thence continuing along said westerly right of way of Ernest Barrett Parkway for a distance of 52.06 feet to a 1/2" rebar with cap set at the intersection of said westerly right of way and the line common to Land Lots 691 and 692 N10°10'08"E for a distance of 101.08 feet to a crimped top pipe found; thence leaving said common Land Lot line N07°02'27"E for a distance of 52.31 feet to a 1/2" rebar found on the westerly right of way of Ernest Barrett Parkway, said point being the TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT 4

All that tract or parcel of land lying and being in Land Lot 691 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A 3/4" open top pipe found at the corner common to Land Lots 642 and 691 N88°29'13"E for a distance of 44.89 feet to a 1/2" rebar found at the intersection of said Land Lot line and the westerly right of way of Ernest Barrett Parkway (a.k.a. East-West Connector, a.k.a. West Cobb Loop) (a 109 foot public right of way and limited access highway); thence traversing said right of way of Ernest Barrett Parkway for a distance of 109.73 feet to a 1/2" rebar with cap set at the intersection of the easterly right of way of Ernest Barrett Parkway and the apparent southerly right of way of Old Horseshoe Bend Road (a variable width public right of way); thence along said easterly right of way the following courses and distances: S09°57'52"W for a distance of 42.40 feet to a concrete monument found; S27°18'44"W for a distance of 208.67 feet to a point; 37.37 feet along the arc of a curve to the right, said curve having a radius of 79.14 feet and being subtended by a chord of S38°48'07"W, 37.03 feet to a point; S27°18'44"W for a distance of 68.30 feet to a point; 106.71 feet along the arc of a curve to the right, said curve having a radius of 242.07 feet and being subtended by a chord of S58°18'13"W, 105.85 feet to a 1/2" rebar with cap set at the intersection of said westerly right of way and the easterly right of way of Ernest Barrett Parkway; thence along said easterly right of way the following courses and distances: N09°57'52"W for a distance of 42.40 feet to a concrete monument found; 250.33 feet along the arc of a curve to the left, said curve having a radius of 6929.99 feet and being subtended by a chord of N11°05'08"W, 250.32 feet to a concrete monument found; S09°57'52"E for a distance of 42.40 feet to a 1/2" rebar set at the intersection of the easterly right of way of Ernest Barrett Parkway and the westerly right of way of Horseshoe Bend Road (a 30 foot public right of way); thence traversing said easterly right of way S09°57'52"E for a distance of 30.00 feet to a 1/2" rebar set at the intersection of the easterly right of way of Ernest Barrett Parkway and the easterly right of way of Horseshoe Bend Road; thence along the easterly right of way of Horseshoe Bend Road the following courses and distances: 121.21 feet along the arc of a curve to the left, said curve having a radius of 271.50 feet and being subtended by a chord of N62°02'56"E, 120.21 feet to a point; N52°19'51"E for a distance of 68.30 feet to a point; 37.92 feet along the arc of a curve to the left, said curve having a radius of 109.14 feet and being subtended by a chord of N42°22'38"E, 37.73 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; thence along said easterly right of way the following courses and distances: 13.62 feet along the arc of a curve to the left, said curve having a radius of 109.14 feet and being subtended by a chord of N28°50'54"E, 13.61 feet to a point; thence N27°19'01"E for a distance of 222.13 feet to a nail found at the intersection of the easterly right of way of Ernest Barrett Parkway and the westerly right of way of Old Horseshoe Bend Road (a variable width public right of way); thence leaving said intersection S01°28'21"W for a distance of 389.89 feet to a 1/2" rebar found; thence N86°49'31"E for a distance of 114.05 feet to a 1/2" rebar found; thence S00°45'54"W for a distance of 67.02 feet to a 1/2" rebar found; thence S04°48'08"W for a distance of 134.03 feet to a 1/2" rebar found; thence S00°47'12"W for a distance of 58.28 feet to a 1/2" rebar found; thence S00°52'31"W for a distance of 68.03 feet to a 1/2" rebar found; thence S00°46'41"W for a distance of 68.00 feet to a 1/2" rebar found; thence S00°55'24"W for a distance of 252.22 feet to a 1/2" rebar found on the line common to Land Lots 691 and 692 N10°10'08"E for a distance of 101.08 feet to the intersection of said common Land Lot line and the easterly right of way of Ernest Barrett Parkway; thence along said easterly right of way N07°02'27"E for a distance of 14.77 feet to a point; thence leaving said easterly right of way N07°02'27"E for a distance of 108.59 feet to a point on the easterly right of way of Horseshoe Bend Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 5.247 acres
TITLE EXCEPTIONS
THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 24R385.1, COMMITMENT DATE OF DECEMBER 6, 2024.

- 10. Grant of Easement from Lucille Garrett to Cobb County dated September 16, 1983, filed December 6, 1983 and recorded in Deed Book 2957, Page 350, Cobb County, Georgia records. (AFFECTS TRACT 4 AS SHOWN)
11. Communication Systems Right of Way and Option/Easement Agreement from Lucille Garrett (A/C) Lucille Price to American Telephone and Telegraph Company dated June 12, 1987, filed July 30, 1987 and recorded in Deed Book 4583, Page 173, Cobb County, Georgia records. (AFFECTS TRACT 4 AS SHOWN)
12. Order and Judgement contained in that certain Condemnation of Taking by Cobb County vs. Estate of Lucille Garrett et al. filed April 9, 2010 and recorded in Deed Book 14764, Page 5612, Cobb County, Georgia records. (AFFECTS TRACT 4 AS SHOWN)
13. Communication Systems Right of Way and Option/Easement Agreement from Harold D. Adams to American Telephone and Telegraph Company dated June 15, 1987, filed July 30, 1987 and recorded in Deed Book 4583, Page 171, Cobb County, Georgia records. (MAY AFFECT SUBJECT PROPERTIES; NOT PLOTTABLE)
14. Grant of Sewer Easement from Laura Sanders Brown and William D. Brown to Mountaintop, Inc. dated May 28, 2004, filed May 28, 2004 and recorded in Deed Book 13985, Page 2613, Cobb County, Georgia records. (AFFECTS TRACTS 2 & 4 AS SHOWN)
15. Order and Judgement contained in that certain Condemnation of Taking by Cobb County vs. William D. Brown et al. filed April 9, 2010 and recorded in Deed Book 14764, Page 5618, Cobb County, Georgia records. (AFFECTS TRACTS 2 & 3 AS SHOWN)
16. All matters reflected on that certain plat recorded in Plat Book 68, Page 160, Cobb County, Georgia records.

ALTA/NSPS CERTIFICATION

TO TRATON, LLC, A GEORGIA LIMITED LIABILITY COMPANY & 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, 8, 11(C), 13, AND 16 OF TABLE A HEREON. THE FIELD WORK WAS COMPLETED ON FEBRUARY 8, 2025. DATE OF PLAT: FEBRUARY 17, 2025

PRELIMINARY PENDING COMMENT & REVIEW

JESSE R. GUNNIN, GA RES NO 3079 DATE

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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 BOUNDARIES. RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECONSTRUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCE, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYING CODE OF GEORGIA THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN REGIONS AND REGIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

PRELIMINARY PENDING COMMENT & REVIEW

JESSE R. GUNNIN, GA RES NO 3079 DATE

Vertical sidebar containing project information: PROJECT NO. 25001, SHEET 1 OF 1, DRAWN BY: RFS, CHECKED BY: JRG, and company logo for ALTA/NSPS CERTIFICATION.