

SURVEYOR CERTIFICATION

This plot 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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OF 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.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

(CLERK OF COURT RECORDING INFORMATION)

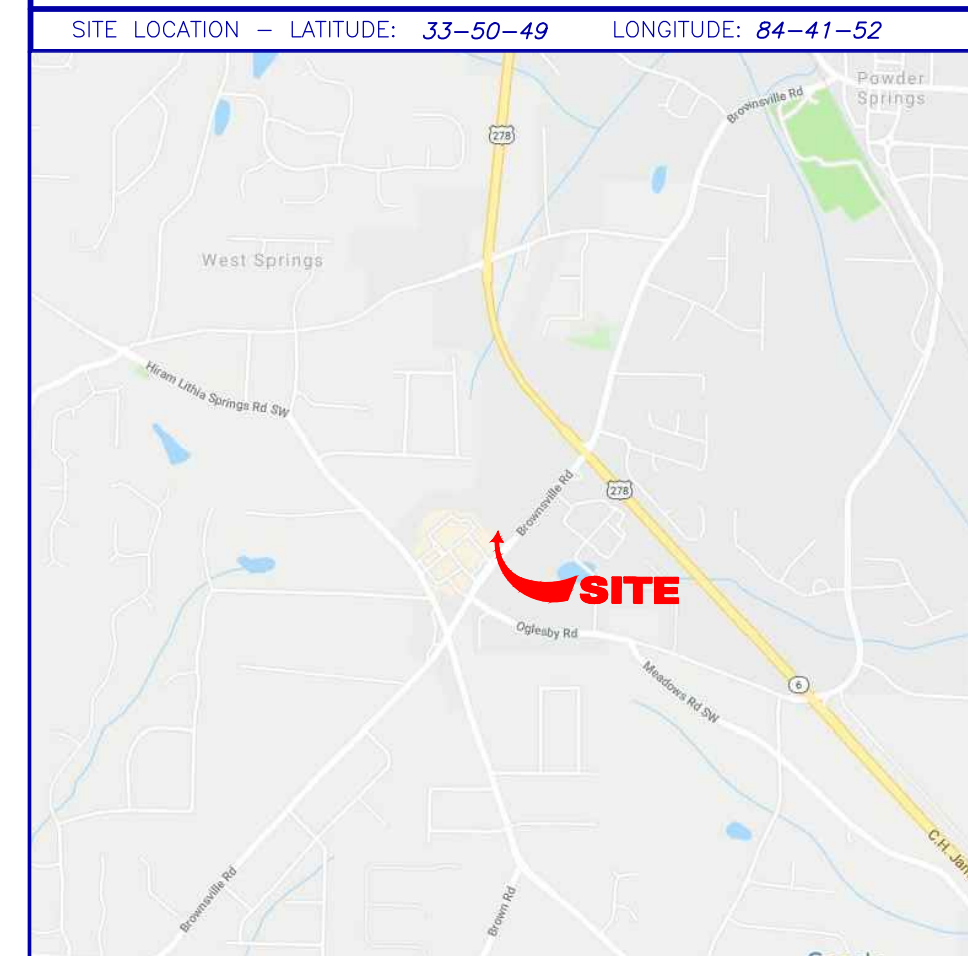
LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	○ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BERE HOLE	⚡ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMP CORRUGATED METAL PIPE	⊠ LIGHT POLE
CMF CONCRETE MONUMENT FND	⊠ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	⊠ WATER VAULT
CPED COMMUNICATION PEDESTAL	⊠ GAS VALVE
CTP CRIMPED TOP PIPE	⊠ GAS METER
DI DROP INLET	⊠ WATER VALVE
DIP DOUBLE IRON PIPE	⊠ GAS METER
DWCB DOUBLE WING CATCH BASIN	⊠ WATER METER
FNC FENCE	⊠ FIRE HYDRANT
FND FOUND	⊠ UNDERGROUND ELECTRIC LINE
GM GAS METER	⊠ UNDERGROUND GAS LINE
INV INVERT	⊠ UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	⊠ UNDERGROUND WATER LINE
MH MANHOLE	⊠ REGULAR POSITION INDICATOR
OC OUTLET CONTROL STRUCTURE	⊠ REGULAR PARKING SPACE COUNT
OTF OPEN TOP PIPE	⊠ HANDICAP PARKING SPACE
PM POWER METER	⊠ TREE POSITION INDICATOR
PK NAIL SET	⊠ SIGN
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RPC REINFORCED CONCRETE PIPE	
RFB IRON REINFORCING BAR	
RSS 5/8" IRON SET CAPPED LSF 621	
SS SANITARY SEWER	
SWB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

SITE PHOTOGRAPHS



VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0773, AND THE DATE OF SAID MAP IS 12/16/2008. THE PROPERTY LIES WITHIN "ZONE X". THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83) - 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.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS CURRENTLY ZONED "R-30" (RESIDENTIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF POWDER SPRINGS. THE MINIMUM YARD SETBACKS ARE: FRONT - 45 FEET; SIDE - 12 FEET; AND REAR - 40 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE PROPERTY DESCRIPTION CONTAINED IN THE TITLE COMMENT DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.

ALL TREES GREATER THAN 20-INCH (DBH) ARE SHOWN WITHIN THE LIMITS OF TOPOGRAPHIC SURVEY. TREES OUTSIDE THE LIMITS ARE NOT SHOWN.

SURVEY REFERENCES
1> SURVEY FOR H.H. CHERRY, PREPARED BY HENSLEY AND ASSOCIATES ENGINEERING, DATED AUGUST 1958, AS RECORDED IN PLAT BOOK 17, PAGE 195. (SURVEY OF PROPERTY TO THE WEST OF SUBJECT)
2> BOUNDARY AND TOPOGRAPHIC SURVEY FOR PARADISE DEVELOPMENT GROUP, PREPARED BY GEOSURVEY, LTD. DATED 11/09/2010. PROJECT 20083570-2.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1/100,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-8 TOTAL STATION AND TRIMBLE RSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1/500,000 FEET. (SEE INT.)

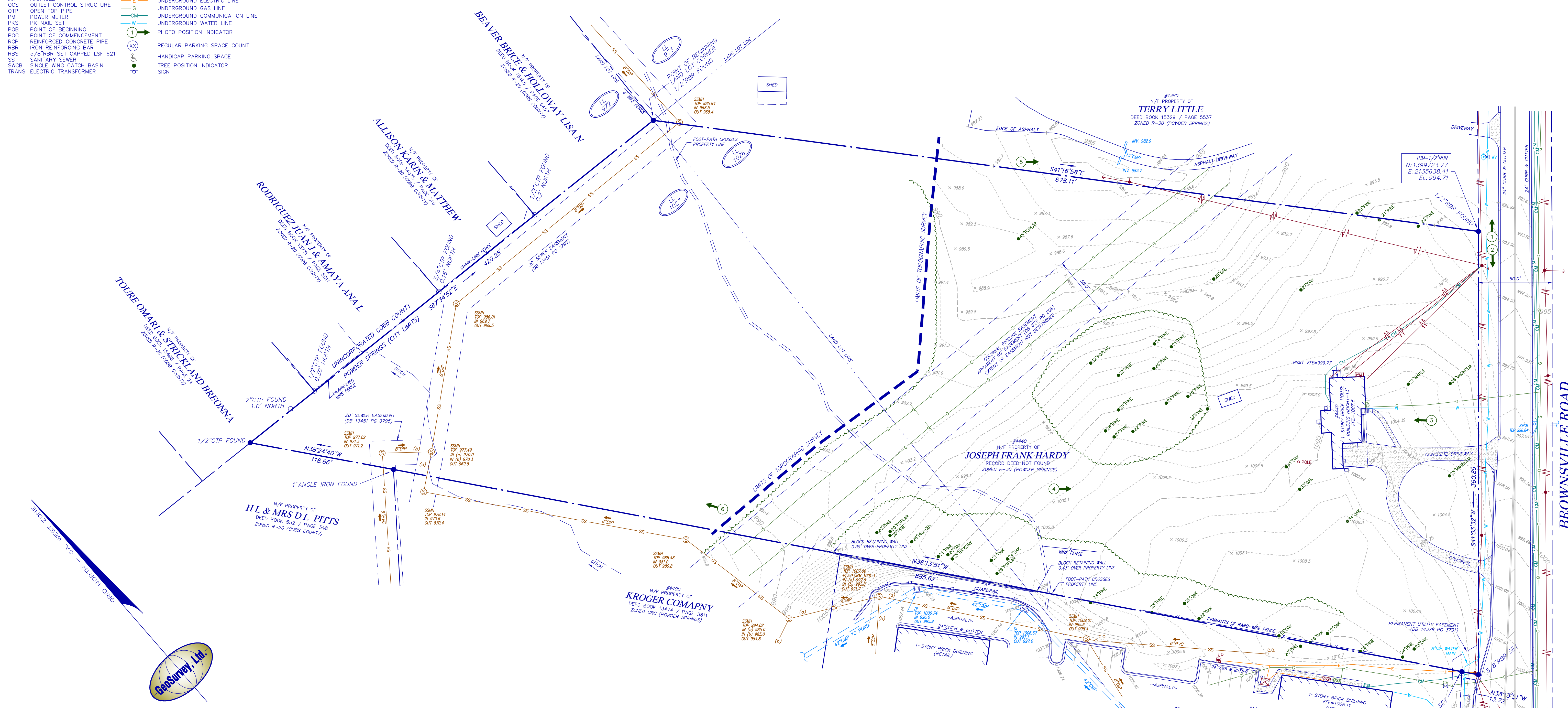
SURVEYOR CERTIFICATION

To: JVA Ventures II, LLC
Fidelity National 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 2016 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 6, 6.1, 7(a), 7(b)-1, 8, 9, 11, & 13 of Table A thereof. The field work was completed on February 18, 2019.

Date: February 18, 2019

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 04930, EFFECTIVE DATE JANUARY 18, 2019.

- Protective Covenants, Conditions, Restrictions, Easements and setbacks recorded in Cobb County, Georgia Records, and as specifically recorded in Plat Book 17, Page 165, assessed records, and as may be amended hereafter, but omitting any covenants or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. This policy insures that a violation thereof will not cause a forfeiture or reversion of title. DOES NOT AFFECT.
- Any outstanding or past due water, sewer or other utility bills applicable to the property. NOT A SURVEY RELATED ITEM.
- Riparian rights of others in and to the uninterrupted flow of waters any creek traversing the subject property. The nature, extent or existence of riparian rights are neither guaranteed nor insured. AFFECTS SITE - AS PLOTTED.
- Right of Way Easement to Douglas County Electric Membership Corporation dated 1/27/86 recorded in Deed Book 3825, Page 80, Cobb County, Georgia Records. AFFECTS SITE - BLANKET EASEMENT.
- Temporary Construction Easement to Cobb County dated 5/8/97 recorded in Deed Book 10463, Page 280, Cobb County, Georgia Records. DOES NOT AFFECT - EASEMENT EXPIRED PER TERMS IN AGREEMENT.
- Easement to Colonial Pipeline Company dated 6/13/62 recorded in Deed Book 675, Page 208, Cobb County, Georgia Records. AFFECTS SITE - AS PLOTTED, WIDTH OF EASEMENT NOT DETERMINED. DOCUMENT NOT FOUND.
- Easement to City of Powder Springs dated 10/22/01 recorded in Deed Book 13451, Page 3795, Cobb County, Georgia Records. AFFECTS SITE - AS PLOTTED.
- Utility Easement to City of Powder Springs dated 6/14/06 recorded in Deed Book 14378, Page 3731, Cobb County, Georgia Records. AFFECTS SITE - AS PLOTTED.
- Sanitary Sewer Easement to City of Powder Springs dated 8/5/11 recorded in Deed Book 15012, Page 547, Cobb County, Georgia Records. AFFECTS SITE - AS PLOTTED.

PROPERTY DESCRIPTION

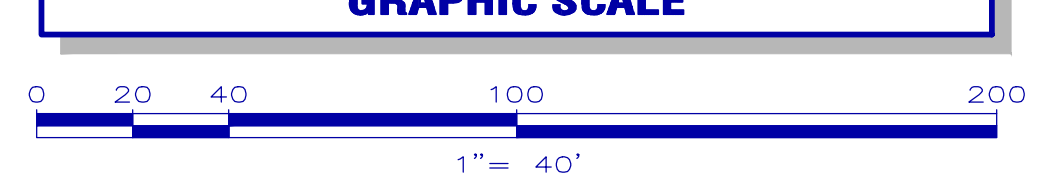
All that tract or parcel of land lying and being in Lots 1026 and 1027 of the 19th District, Cobb County, within The City of Powder Springs, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the Land Lot Corner common to Lots 972, 973, 1026 and 1027, said point being the TRUE POINT OF BEGINNING; thence South 41 degrees 10 minutes 58 seconds East, a distance of 678.11 feet to a 1/2-inch rebar found located on the Northern right-of-way line of Brownsville Road (60-foot right-of-way); thence along said right-of-way line South 41 degrees 03 minutes 32 seconds West, a distance of 360.89 feet to a 5/8-inch rebar set; thence North 38 degrees 13 minutes 51 seconds West, a distance of 13.72 feet to a 5/8-inch rebar set; thence departing said right-of-way line North 38 degrees 13 minutes 51 seconds West, a distance of 885.62 feet to a 1-inch angle iron found; thence North 38 degrees 24 minutes 40 seconds West, a distance of 118.68 feet to a 1/2-inch iron pipe found; thence South 87 degrees 34 minutes 32 seconds East, a distance of 420.28 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 6.505 Acres.

TOTAL SITE AREA
6.505 Acres
283,357 SF
ZONED R-30

GRAPHIC SCALE



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
8908 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES 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 NOT BE 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 INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



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Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NPS LAND TITLE SURVEY OF			
4440 Brownsville Road			
FOR			
JVA Ventures II, LLC			
Fidelity National Title Insurance Company			
CS JOB NO:	20196039	DRAWING SCALE:	1" = 40'
FIELD WORK:	DT	CITY:	POWDER SPRINGS
PROJ MGR:	BDC	COUNTY:	COBB
REVIEWED:	JRC	STATE:	GA
DWG FILE:	20196039.dwg	LAND LOT:	1026 AND 1027
		DISTRICT:	19th
		SURVEY DATE:	02/18/2019
		No. Date	Revisions
		Description	