



Rezoning Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.

4181 Atlanta Street

Powder Springs GA 30127.

commdev@cityofpowdersprings.org

770-943-1666

Zoning Administrator

Shaun Myers

Planning and Zoning Manager

smyers@cityofpowdersprings.org

770-943-1666



Rezoning Request Application Checklist

Applicant Information

Name *Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.*

Phone [Redacted]

Mailing Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Email [Redacted]

Application Checklist

The following information will be required:

1. Application
 2. Notice of Intent
 3. Applicant's Written Analysis
 4. Campaign Contribution Disclosure
 5. Owner's Authorization, if applicable.
 6. Legal Description and Survey Plat of the property
 7. Application Fee (summary of fees attached)
 8. Copy of the Deed that reflects the current owners name
 9. Vicinity Map outlining the parcel/s in relation to the surrounding area
 10. Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:
 Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
 11. Sketch Plan/ Architectural Rendering, if applicable
 12. Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



Rezoning Request Application Form

Applicant Information

Name Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.

Phone [Redacted]

Mailing Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Email [Redacted]

Rezoning Request Property Information

Address 3200 Powder Springs Rd, Powder Springs, GA 30127

Parcel ID / Lot# 19086700050, 19086700051 Acreage 7.406

Present Zoning PUD-R

Proposed Zoning Change in conditions #2 and #8

Source of Water Supply Cobb County Water System

Source of Sewage Disposal Cobb County Water System

Proposed Use Peak Hour Trips Generated 28 am/ 43 pm

Source ITE Trip Generation Manual, 11th Edition

Additional Information, If Applicable

Elementary School and School's Capacity Compton; 800; 79%

Middle School and School's Capacity Tapp; 1,137; 78%

High School and School's Capacity MEachern; 2,450; 94%

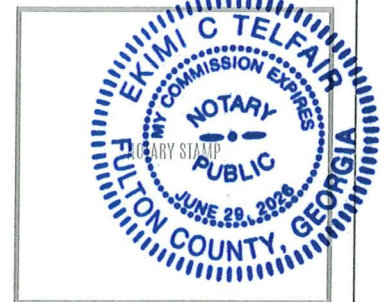
Notary Attestation

Executed in Atlanta (City), GA (State).

Signature of Applicant [Signature] Printed Name Renato Ghizoni Date 3/24/2026

Subscribed and sworn before me this 24 day of March, 2026

Signature of Notary Public [Signature] Name of Notary Public EKimi Telfair My Commission Expires 6/29/26



For Official Use Only

PZ #

Planning Commission Hearing

Withdrawal Date

City Council Hearing

Reason for Withdrawal



**city of
powder springs**
Rezoning Request
Notice of Intent

Applicant Information

Name Renato Ghizoni, Director of Entitlements for
Forestar (USA) Real Estate Group, Inc.

Phone [Redacted]

Mailing Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Email [Redacted]

Notice of Intent

PART I. Please indicate the purpose of this application :

The purpose of this application is to revise Conditions #2 and #8 of the rezoning to PUD-R, approved on 7/21/2025.

PART II. Please list all requested variances:

Revise Condition #2 in its entirety to state "The development site plan shall be consistent with the site plan enclosed, titled Conceptual Site Plan for 3200 Powder Springs and dated ~~01/27/2025~~ 1/27/2026" Revise the first sentence of Condition #8 in its entirety to state "The development shall include useable common area amenities that enhance the living experience for the residents such as ~~community lawns, a fire pit, and a dog park~~ a pavilion and green spaces."

Part III. Existing use of subject property:

Vacant and undeveloped. Entitled for residential use of townhouses with amenities.

Part IV. Proposed use of subject property:

Residential community with 54 rear-loaded 20-foot wide townhouses, open space, mail kiosk, guest parking, and amenities such as community lawns, a fire pit, and a dog park.

Part V. Other Pertinent Information (List or attach additional information if needed):

RG

Applicant Signature

Renato Ghizoni Renato Ghizoni ~~3/24/2026~~ Revised on 4/23/2026
Signature of Applicant Printed Name Date



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name <i>Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.</i>	Phone [REDACTED]
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Mailing Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339	Email [REDACTED]
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Written Analysis

In details please address these Rezoning Criteria:

a. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.
 The site's location within 3 miles of multiple shopping centers and the proposed townhouses are consistent with the City's Comprehensive Plan goal for "...residential density... near commercial zones" and with the City's plan for providing "missing middle housing".

b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.
 The proposed change in conditions is suitable for the site's surrounding townhouses, commercial developments, and green spaces (Section 3.4 - Redevelopment E in Comprehensive Plan).

c. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.
 The change in conditions proposed will not cause an adverse effect on the adjacent and nearby properties.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;
 The existing utilities crossing the site, the narrow and irregular shape of the site, the site's vehicular network, and limited space for adequate stormwater management hinder the development of the site per the Development Site Plan and Amenities referenced in Conditions #2 and #8.

e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.
 Yes, these public facilities will continue operating at adequate levels of service to serve the proposed development.

f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed townhouses are suitable and supportive of surrounding properties and future development along Powder Springs Road and its surroundings.

g. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

Yes, the PUD-R zoning district and the proposed change in conditions promote public health, safety, morality, and general welfare by providing needed housing, open space, amenities, and additional residents to support commercial developments.

Applicant Signature

<i>Renato Ghizoni</i>	<i>Renato Ghizoni</i>	3/24/2026
Signature of Applicant	Printed Name	Date



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name *Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.*

Applicant's Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Applicant's Attorney **TBD**

Attorney's Address **TBD**

Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s)
- Corporation
- Partnership
- Limited Partnership
- Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

Leto Ventures, LLC

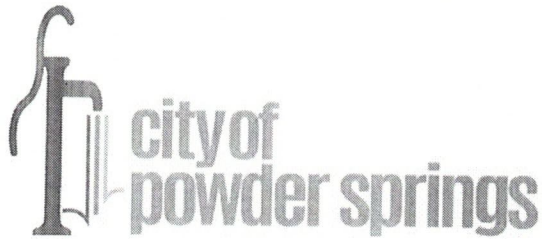
Development Authority of Powder Springs, Georgia

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift



city of powder springs

Rezoning Request Owner's Authorization Form

Owner's Authorization

Applicant Name Renato Ghizoni, Director of Entitlements for Forestar (USA) Real Estate Group, Inc.

Applicant's Address 3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339

Property Address 3200 Powder Springs Rd, Powder Springs, GA 30127

Property PIN 19086700050, 19086701210

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

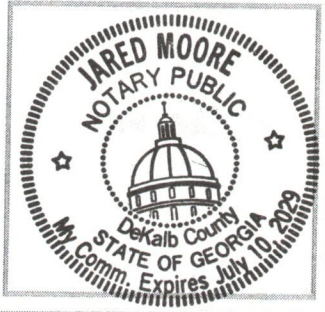
[Signature] Signature of Owner Oluwatoyin Lere-Alli Printed Name 03/24/2026 Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 24th day of March month.

2026, by Oluwatoyin Lere-Alli Identification Presented: Driver's License

[Signature] Signature of Notary Public Jared Moore Name of Notary Public 07/10/2029 My Commission Expires



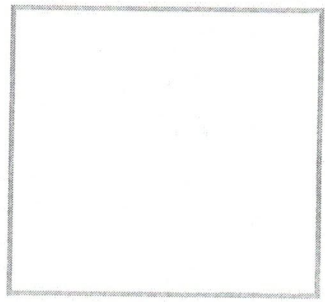
____ Signature of Owner _____ Printed Name _____ Date

State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ name of signer. Identification Presented: _____

____ Signature of Notary Public _____ Name of Notary Public _____ My Commission Expires





city of powder springs

Rezoning Request

Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Renato Ghironi, Director of Buildings & Forestry (USA) Real Estate Group, Inc.</u>	Applicant's Address <u>3330 Cumberland Blvd, Ste 275, Atlanta, GA 30339</u>
Property Address <u>3200 Powder Springs Rd, Powder Springs, GA 30127</u>	Property PIN <u>19086700050, 19086701210</u>

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

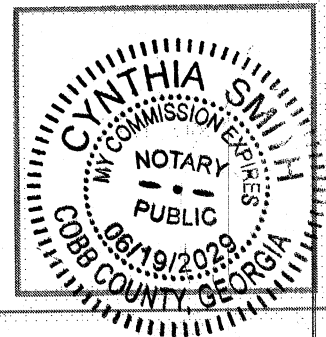
Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

<u>Loretta A. Smith</u> Signature of Owner	<u>Loretta A. Smith as Chair of DAPS</u> Printed Name	<u>3/24/2020</u> Date
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State of GA, County of Cobb
 This instrument was acknowledged before me this 24th day of March month.

20 20 by Loretta A. Smith Identification Presented: GA DL



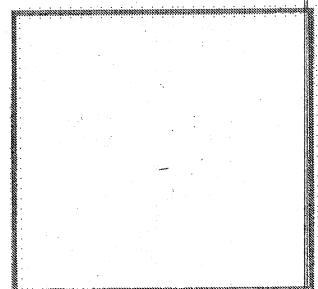
<u>[Signature]</u> Signature of Notary Public	<u>Cynthia Smith</u> Name of Notary Public	<u>6/19/29</u> My Commission Expires
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_____ Signature of Owner	_____ Printed Name	_____ Date
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State of _____, County of _____
 This instrument was acknowledged before me this _____ day of _____ months.

20 _____ by _____ name of signer Identification Presented: _____

_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires
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Affidavit of Public Notification

Public Notification Requirements

Per Article 13 and 14 of the City of [Powder Springs Unified Development Code](#), I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3200 Powder Springs Rd, Powder Springs, GA 30127

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on 3/24/2026. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on 5/4/2026. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

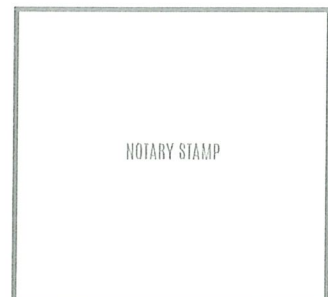
Notary Attestation

Executed in _____ (City), _____ (State).

_____	_____	_____
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this _____ day of _____ month, 20__.

_____	_____	_____
Signature of Notary Public	Name of Notary Public	My Commission Expires





Fee Schedule

FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$	250.00
Variance, commercial	\$	450.00
Special Use	\$	250.00
Rezoning Application, single family, 0-5 acres	\$	250.00
Rezoning Application, single family, 6-10 acres	\$	700.00
Rezoning Application, single family, 11-20 acres	\$	1,000.00
Rezoning Application, single family, 21-100 acres	\$	1,500.00
Rezoning Application, single family, \geq 101 acres	\$	1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$	700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$	1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$	1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$	2,000.00
Rezoning Application, undeveloped med/high density residential, \geq 101 acres	\$	2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$	900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$	1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$	1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$	2,200.00
Rezoning Application, undeveloped non-residential, \geq 101 acres	\$	2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$	700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$	1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$	1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$	2,000.00
Rezoning Application, developed med/high density residential, \geq 500,001 SF	\$	2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$	900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$	1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$	1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$	2,200.00
Rezoning Application, developed non-residential, \geq 500,001 SF	\$	2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$	25.00
Public Hearing signs - Deposit	\$	10.00

Ⓜ Leto Ventures LLC
2655 South Cobb Dr
Smyrna, GA 30080

Deed Book 15633 Pg 501
Filed and Recorded Jun-03-2019 12:07pm
2019-0060642
Real Estate Transfer Tax \$0.00
0332019012610

Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Quitclaim Deed

RECORDING REQUESTED BY OLUWATOYIN • B • ALLI

AND WHEN RECORDED MAIL TO:


LETO VENTURES LLC, Grantee(s)
2655 SOUTH COBB DRIVE
SMYRNA, GA 30080

Consideration: \$ — NO CONSIDERATION

Property Transfer Tax: \$ —

Assessor's Parcel No.: 19086700050 ~~and~~ 19086600150

PREPARED BY: OLUWATOYIN ALLI certifies herein that he or she has prepared this Deed.


Signature of Preparer

06/03/19
Date of Preparation

OLUWATOYIN ALLI
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 06/03/19 in the County of COBB, State of GEORGIA.


by Grantor(s), OLUWATOYIN • B • ALLI,
whose post office address is 2655 SOUTH COBB DRIVE SMYRNA GA 30080
to Grantee(s), LETO VENTURES LLC,
whose post office address is 2655 SOUTH COBB DRIVE SMYRNA GA 30080

WITNESSETH, that the said Grantor(s), OLUWATOYIN ALLI,
for good consideration and for the sum of —
(\$ —) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of COBB, State of GEORGIA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):



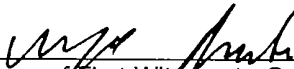
Signature of Grantor

OLUWATOYIN ALLI

Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)



Signature of First Witness to Grantor(s)


Moyo Amadi

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):



Signature of Grantee OLUWATOYIN B. ALLI

OLUWA LETD VENTURES LLC

Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)



Signature of First Witness to Grantee(s)

Moyo Amadi

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Georgia

County of Cobb

On 6/3/19, before me, Craigian Hogeland, a notary public in and for said state, personally appeared, Olusoteyin Alli

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Craigian Hogeland
Signature of Notary

Affiant Known _____ Produced ID

Type of ID Driver's license

(Seal)

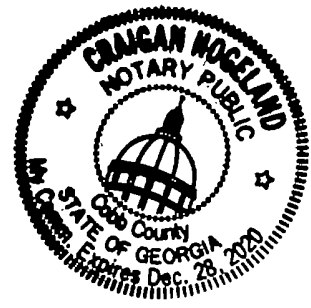


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 866 and 867, 19th District, 2nd Section, Cobb County, Georgia, being more fully and particularly described as follows:

Begin at the TRUE POINT OF BEGINNING which is a corner marked by a concrete monument at the Southerly end of a miter at the intersection of the Northwesterly right of way line of Powder Springs Road (100-foot right of way) with the Southeasterly right of way line of Pine Grove Drive (varying right of way width); thence North 55 degrees 17 minutes 19 seconds West along said miter a distance of 62.91 feet to a corner at the base of a concrete monument found; thence Northeasterly along the Southeasterly right of way line of Pine Grove Drive along a curve to the right an arc distance of 143.64 feet (said arc subtended by a chord of North 29 degrees 54 minutes 03 seconds East with a length of 142.53 feet) to an unmarked point; thence North 42 degrees 14 minutes 39 seconds East continuing along said right of way line a distance of 35.64 feet to the base of a concrete monument found; thence North 49 degrees 36 minutes 21 seconds West continuing along said right of way line a distance of 3.60 feet to the base of a concrete monument found; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 417.02 feet (said arc subtended by a chord of North 42 degrees 01 minutes 54 seconds East with a length of 416.91 feet) to a ½ inch re-rod set at the intersection of the said right of way line with the Land Lot Line common to Land Lots 866 and 867; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 173.47 feet (said arc subtended by a chord of North 43 degrees 55 minutes 47 seconds East with a length of 173.44 feet) to an unmarked point; thence North 45 degrees 33 minutes 47 seconds East continuing along said right of way line a distance of 87.83 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 57.20 feet (said arc subtended by a chord of North 51 degrees 37 minutes 52 seconds East with a length of 57.10 feet) to an unmarked point; thence North 56 degrees 06 minutes 38 seconds East continuing along said right of way line a distance of 72.69 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 100.37 feet (said arc subtended by a chord of North 57 degrees 49 minutes 01 seconds East with a length of 100.35 feet) to an unmarked point; thence continuing along said right of way line along a curve to the left an arc distance of 142.48 feet (said arc subtended by a chord of North 58 degrees 25 minutes 04 seconds East with a length of 142.47 feet) to a corner found marked by a ¼ inch open top pipe; thence leaving said right of way line of Pine Grove Drive South 39 degrees 10 minutes 53 seconds East a distance of 289.55 feet to a corner at the aforesaid Northwesterly right of way line of Powder Springs Road, said corner marked by a ½ inch re-rod set; thence South 56 degrees 19 minutes 51 seconds West along said right of way line a distance of 1168.48 feet to a point on said right of way line marked by a concrete monument; thence South 57 degrees 01 minutes 04 seconds West continuing along said right of way line a distance of 29.33 feet to a concrete monument found and the TRUE POINT OF BEGINNING. Said tract contains 6.270 acres, and is delineated on a plat of survey prepared for NINALEX, LLC, by Benjamin W. Crusselle, RLS #2841, dated September 26, 2005. Said plat, by reference, is incorporated herein.

Dead Book 15633 Pg 504
Rebecca Keaton
Clerk of Superior Court Cobb Co. Ga.

Return to:
THE WACHTER LAW FIRM
A Professional Corporation
106 Hammond Drive NE
Atlanta, Georgia 30328

Parcel ID No. 19086700050

CROSS REFERENCE: Deed Book 15633, Page 501

**CORRECTIVE QUITCLAIM DEED
TO ADD PROPER NOTARY**

THIS INDENTURE, made the 24th day of February, in the year 2023, between

OLUWATOYIN ALLI

as party or parties of the first part, hereinafter called Grantor, and

LETO VENTURES LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

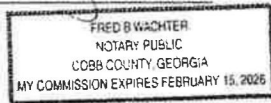
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

Notary Public

P: RRC Dunns LLC:corrective quitclaim deed.wpd



OLUWATOYIN ALLI

(SEAL)

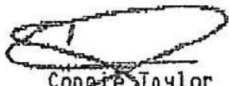
Exhibit "A"


ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 866 and 867, 19th District, 2nd Section, Cobb County, Georgia, being more fully and particularly described as follows:

Begin at the TRUE POINT OF BEGINNING which is a corner marked by a concrete monument at the Southerly end of a miter at the intersection of the Northwesterly right of way line of Powder Springs Road (100-foot right of way) with the Southeasterly right of way line of Pine Grove Drive (varying right of way width); thence North 55 degrees 17 minutes 19 seconds West along said miter a distance of 62.91 feet to a corner at the base of a concrete monument found; thence Northeasterly along the Southeasterly right of way line of Pine Grove Drive along a curve to the right an arc distance of 143.64 feet (said arc subtended by a chord of North 29 degrees 54 minutes 03 seconds East with a length of 142.53 feet) to an unmarked point; thence North 42 degrees 14 minutes 39 seconds East continuing along said right of way line a distance of 35.64 feet to the base of a concrete monument found; thence North 49 degrees 36 minutes 21 seconds West continuing along said right of way line a distance said right of way line a distance of 3.60 feet to the base of a concrete monument found; thence continuing Northeasterly along said right of way along a curve to the right an arc distance of 417.02 feet (said arc subtended by a chord of North 42 degrees 01 minutes 54 seconds East with a length of 416.91 feet) to a ½ inch re-rod set at the intersection of the said right of way line with the Land Lot Line common to Land Lots 866 and 867; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 173.47 feet (said arc subtended by a chord of North 43 degrees 55 minutes 47 seconds East with a length of 173.44 feet) to an unmarked point; thence North 45 degrees 33 minutes 47 seconds East continuing along said right of way line a distance of 87.83 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 57.20 feet (said arc subtended by a chord of North 51 degrees 37 minutes 52 seconds East with a length of 57.10 feet) to an unmarked point; thence North 56 degrees 06 minutes 38 seconds East continuing along said right of way line a distance of 72.69 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of ~~100.35 feet~~ to an unmarked point; thence continuing along said right of way line along a curve to the left an arc distance of 142.48 feet (said arc subtended by a chord of North 58 degrees 25 minutes 04 seconds East with a length of 142.47 feet) to a corner found marked by a ¼ inch open top pipe; thence leaving said right of way line of Pine Grove Drive South 39 degrees 10 minutes 53 seconds East a distance of 289.55 feet to a corner at the aforesaid Northwesterly right of way line of Powder Springs Road, said corner marked by a ½ inch re-rod set; thence South 56 degrees 19 minutes 51 seconds West along said right of way line a distance of 1168.48 feet to a point on said right of way line marked by a concrete monument; thence South 57 degrees 01 minutes 04 seconds West continuing along said right of way line a distance of 29.33 feet to a concrete monument found and the TRUE POINT OF BEGINNING. Said tract contains 6.270 acres, and is delineated on a plat of survey prepared for NINALEX, LLC, by Benjamin W. Crusselle, RLS #2841, dated September 26, 2005. Said plat, by reference, is incorporated herein.

100.37 feet (said arc subtended by a chord of North 57 degrees, 49 minutes, 01 seconds East with a length of 100.35 feet)

Deed Book 15960 Pg 1224
Filed and Recorded Aug-27-2021 03:34pm
2021-0124938
Real Estate Transfer Tax \$0.00
0332021025410


Conare Taylor
Clerk of Superior Court Cobb Cty. Ga.

 After recording return to:
David L. Hammock, Esq.
Gregory Doyle Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, GA 30060

FOR QCD SEE
DE Book 16004 Page 1152

STATE OF GEORGIA
COUNTY OF COBB

QUITCLAIMDEED

THIS INDENTURE is made as of this 24th day of August, 2021, by and between the **CITY OF POWDER SPRINGS, GEORGIA**, a Georgia municipal corporation (hereinafter called "Grantor"), and **DEVELOPMENT AUTHORITY OF POWDER SPRINGS, GEORGIA**, a public body corporate and politic created and existing under the laws of the State of Georgia (hereinafter referred to as a "Grantee"). The words "Grantor" and "Grantee" to include their respective successors, heirs, legal representatives and assigns where the context requires or permits.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained, sold, remised, released, conveyed and forever quitclaimed, and by these presents does bargain, sell, remise, release, convey and forever quitclaim unto Grantee, and the heirs, legal representatives and assigns of Grantee, all rights, title and interest in and to the following property IN FEE SIMPLE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto.

This quitclaim deed is made with the express condition that the property be used for the public purposes of the Grantee.

15960/1224

TO HAVE AND TO HOLD said tract or parcel of land, together with said rights, members, easements and appurtenances, so that neither Grantor nor any person claiming under Grantor shall at any time by any means or ways have, claim or demand any right, title or interest in or to said land or any of the rights, members, easements and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed as of the day and year first above written.

Signed, sealed and delivered in presence of:

Pamela Blomner
Unofficial Witness

THE CITY OF POWDER SPRINGS, GEORGIA
By: Al Thurman
Al Thurman, Mayor

Tamara L. Newkirt
Notary Public [SEAL]
Commission Expiration

Attest: Kelly Axt
Kelly Axt, City Clerk



EXHIBIT "A"


ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD AND THE EASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE HAVING THE NAD83 GA WEST ZONE COORDINATES OF N1404124.35', E2150899.62';

THENCE, ALONG SAID RIGHT OF WAY OF POWDER SPRINGS ROAD, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1260.87', AN ARC LENGTH OF 264.45' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S63°53'06"W AND A DISTANCE OF 263.96' TO A CONCRETE MONUMENT;
THENCE, N44°16'39"W, A DISTANCE OF 94.88' TO A POINT;
THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 203.00', AN ARC LENGTH OF 226.09' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N41°20'19"E AND A DISTANCE OF 214.59' TO A POINT;
THENCE, N73°14'41"E, A DISTANCE OF 93.30' TO A POINT;
THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 322.00', AN ARC LENGTH OF 119.82' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N62°35'03"E AND THE DISTANCE OF 119.13' TO A POINT;
THENCE, S49°37'38"E, A DISTANCE OF 9.74' TO A POINT;
THENCE, S49°37'38"E, A DISTANCE OF 3.60' TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE;
THENCE, ALONG SAID RIGHT OF WAY, S42°25'46"W, A DISTANCE OF 35.64' TO A 1/2" REBAR;
THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 332.50', AN ARC LENGTH OF 143.64' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S30°05'10"W AND A DISTANCE OF 142.53' TO A CONCRETE MONUMENT;
THENCE, S54°56'15"E, A DISTANCE OF 63.24' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.12 ACRES, MORE OR LESS.

Deed Book 16004 Pg 1152
Filed and Recorded Dec-13-2021 11:05am
2021-0174455
Real Estate Transfer Tax \$0.00
0332021035829


Connie Taylor
Clerk of Superior Court Cobb Cty. Ge.

M.D.
After recording return to:
David L. Hammock, Esq.
Gregory Doyle Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, GA 30060

**CROSS REFERENCE:
DEED BOOK 15960
PAGE 1224**

STATE OF GEORGIA
COUNTY OF COBB

CORRECTIVE QUITCLAIM DEED

THIS INDENTURE is made as of this 19th day of November, 2021, by and between the **CITY OF POWDER SPRINGS, GEORGIA**, a Georgia municipal corporation (hereinafter called "Grantor"), and **DEVELOPMENT AUTHORITY POWDER SPRINGS, GEORGIA**, a public corporation duly created and existing under the laws of the State of Georgia (hereinafter referred to as a "Grantee"). The words "Grantor" and "Grantee" to include their respective successors, heirs, legal representatives and assigns where the context requires or permits.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained, sold, remised, released, conveyed and forever quitclaimed, and by these presents does bargain, sell, remise, release, convey and forever quitclaim unto Grantee, and the heirs, legal representatives and assigns of Grantee, all rights, title and interest in and to the following property IN FEE SIMPLE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto.

16004/1152

The purpose of this Corrective Quitclaim deed is to correct the legal description as contained in that certain Quitclaim Deed recorded at Deed Book 15960, Page 1224, Cobb County, Georgia records.

TO HAVE AND TO HOLD said tract or parcel of land, together with said rights, members, easements and appurtenances, so that neither Grantor nor any person claiming under Grantor shall at any time by any means or ways have, claim or demand any right, title or interest in or to said land or any of the rights, members, easements and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed as of the day and year first above written.

Signed, sealed and delivered in presence of:

THE CITY OF POWDER SPRINGS, GEORGIA

Pamela B. Corne
Unofficial Witness

By: Al Thurman
Al Thurman, Mayor

Tamara L. Newkirt
Notary Public [SEAL]
Commission Expiration

Attest: Kelly Axt
Kelly Axt, City Clerk

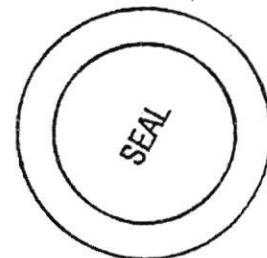


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

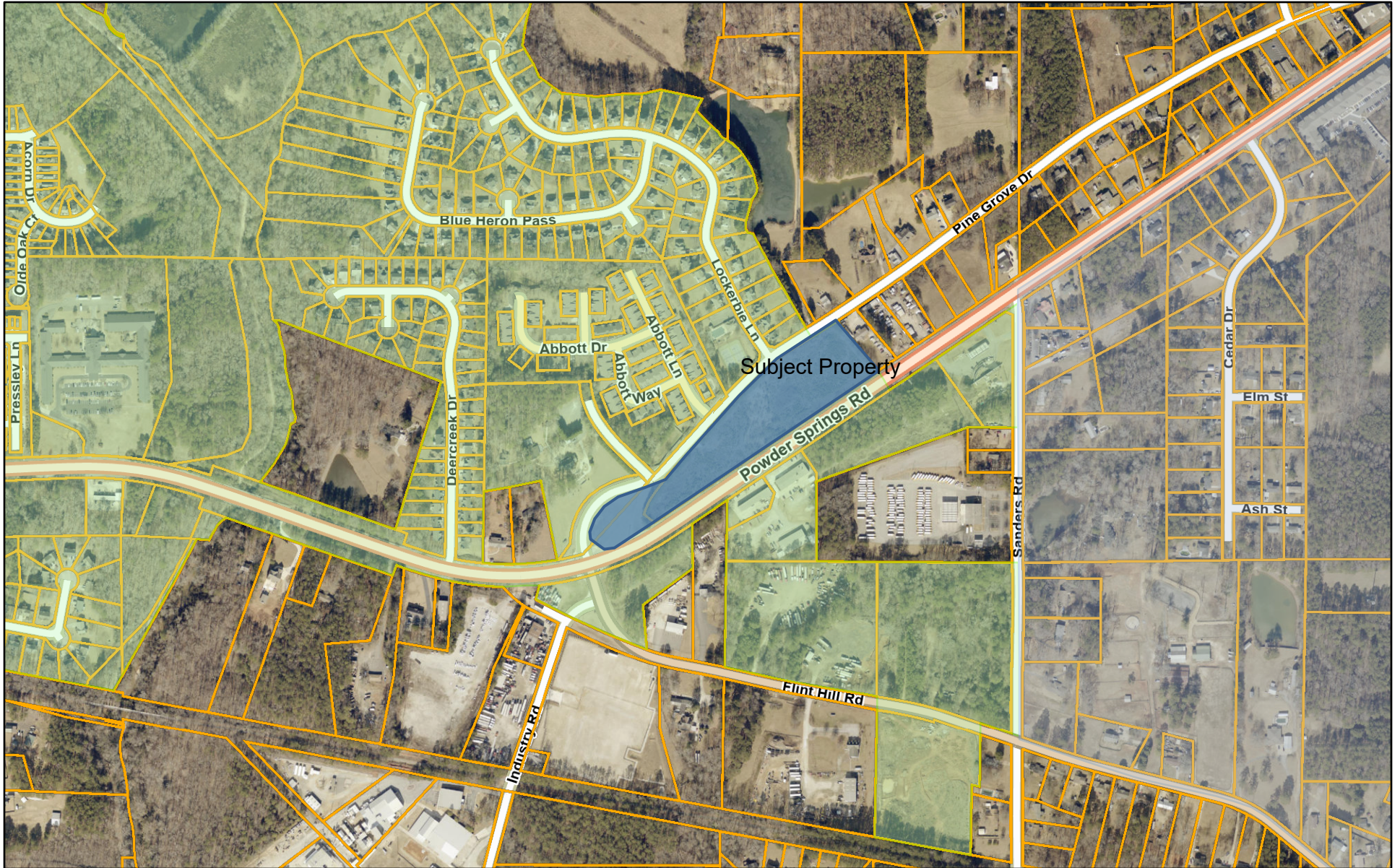
BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD AND THE EASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE;

THENCE, N44°16'30"W, A DISTANCE OF 94.88' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 203.00', AN ARC LENGTH OF 226.10' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N41°20'28"E AND A DISTANCE OF 214.59' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, N73°14'50"E, A DISTANCE OF 93.30' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 322.00', AN ARC LENGTH OF 119.98' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N62°34'21"E AND THE DISTANCE OF 119.29' TO A POINT MARKED BY A #4 REINFORCING BAR SET;

THENCE, S49°38'36"E, A DISTANCE OF 9.72' TO A POINT MARKED BY A #4 REINFORCING BAR SET MARKED BY A #4 REINFORCING BAR SET; THENCE, S49°38'36"E, A DISTANCE OF 3.60' TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE; THENCE, ALONG SAID RIGHT OF WAY, S42°26'18"W, A DISTANCE OF 35.64' TO A POINT MARKED BY A #4 REINFORCING BAR SET; THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.09', AN ARC LENGTH OF 143.64' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S30°05'42"W AND A DISTANCE OF 142.53' TO A CONCRETE MONUMENT; THENCE, S54°49'04"E, A DISTANCE OF 63.22' TO A CONCRETE MONUMENT; THENCE, ALONG SAID RIGHT OF WAY OF POWDER SPRINGS ROAD, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1260.87', AN ARC LENGTH OF 264.47' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S63°52'51"W AND A DISTANCE OF 263.98' TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING.

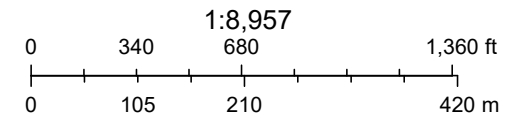
SAID TRACT OR PARCEL OF LAND CONTAINS 1.12 ACRES, MORE OR LESS.

Vicinity Map for 3200 Powder Springs



3/24/2026, 1:50:39 PM

- | | | | | |
|----------------|--------------|------------------|---------------|---------------|
| Cities | Cobb Parcels | Minor Collectors | Local-Private | ORTHO |
| Mableton | Cobb Roads | Local | | Red: Band_1 |
| Powder Springs | Arterials | | | Green: Band_2 |
| | | | | Blue: Band_3 |



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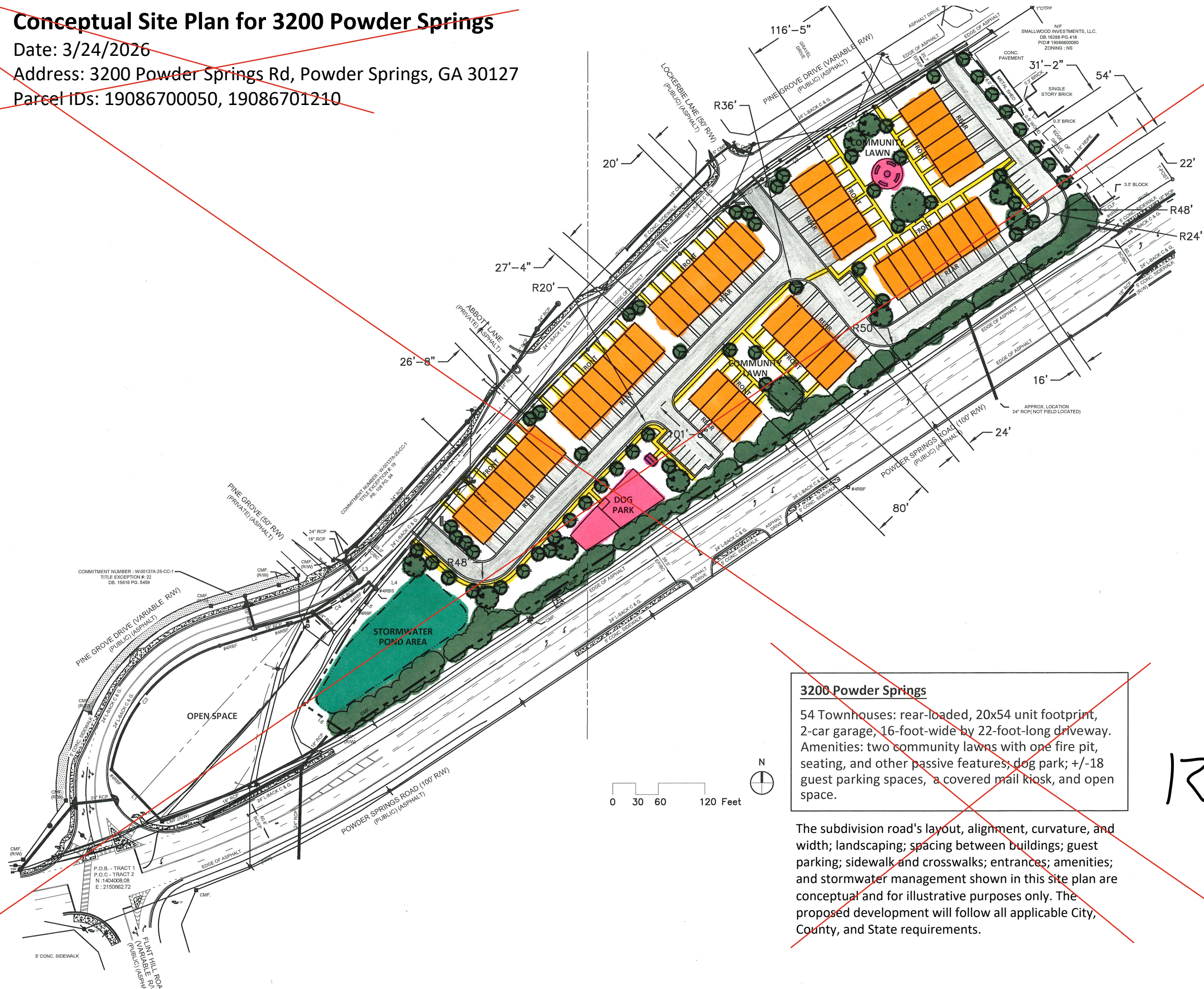
ArcGIS Web AppBuilder
Cobb County GIS

Conceptual Site Plan for 3200 Powder Springs

Date: 3/24/2026

Address: 3200 Powder Springs Rd, Powder Springs, GA 30127

Parcel IDs: 19086700050, 19086701210

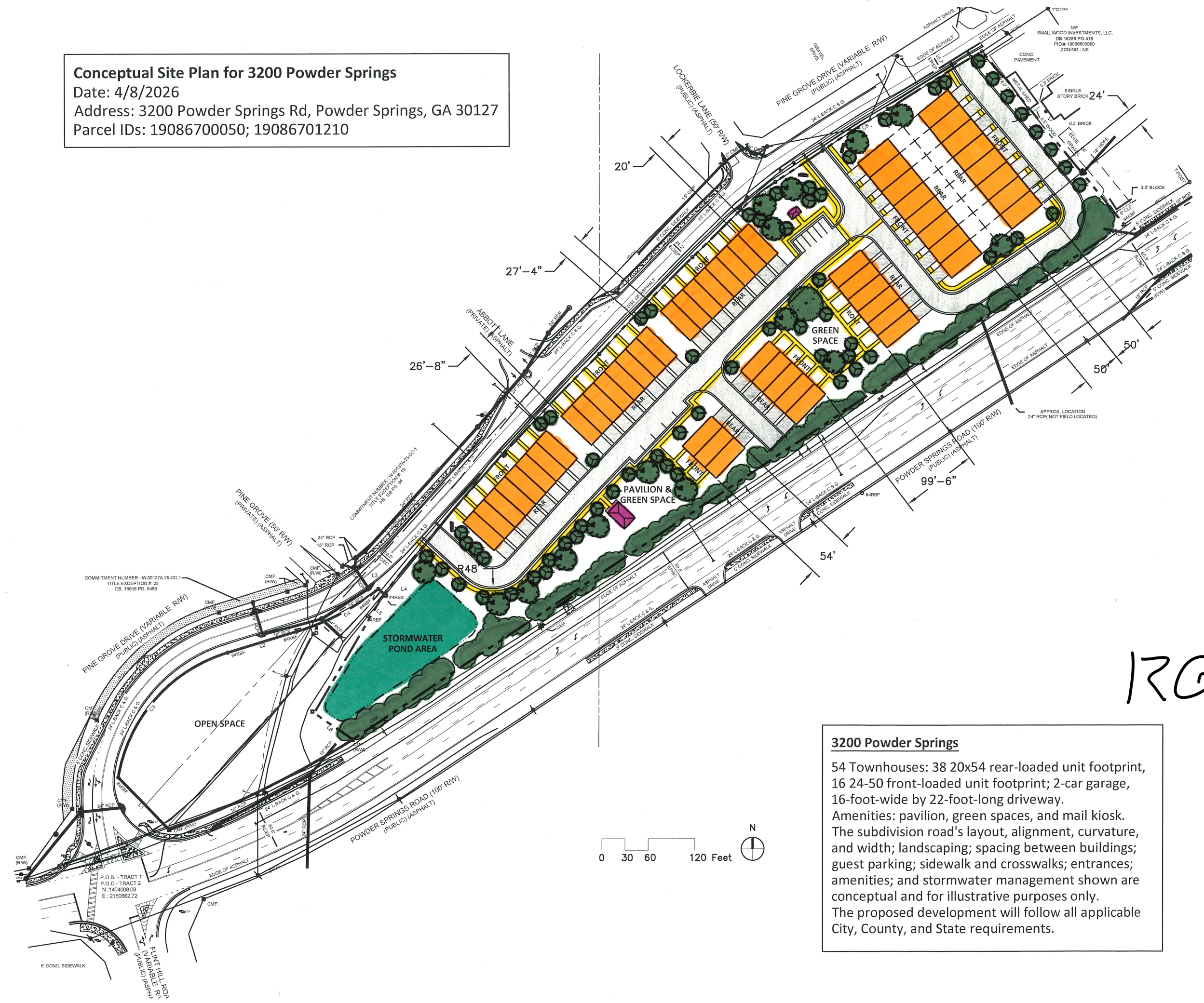


3200 Powder Springs
54 Townhouses: rear-loaded, 20x54 unit footprint, 2-car garage, 16-foot-wide by 22-foot-long driveway. Amenities: two community lawns with one fire pit, seating, and other passive features; dog park; +/-18 guest parking spaces, a covered mail kiosk, and open space.

The subdivision road's layout, alignment, curvature, and width; landscaping; spacing between buildings; guest parking; sidewalk and crosswalks; entrances; amenities; and stormwater management shown in this site plan are conceptual and for illustrative purposes only. The proposed development will follow all applicable City, County, and State requirements.

IRG

Conceptual Site Plan for 3200 Powder Springs
 Date: 4/8/2026
 Address: 3200 Powder Springs Rd, Powder Springs, GA 30127
 Parcel IDs: 19086700050; 19086701210



3200 Powder Springs

54 Townhouses: 38 20x54 rear-loaded unit footprint, 16 24-50 front-loaded unit footprint; 2-car garage, 16-foot-wide by 22-foot-long driveway.

Amenities: pavilion, green spaces, and mail kiosk.

The subdivision road's layout, alignment, curvature, and width; landscaping; spacing between buildings; guest parking; sidewalk and crosswalks; entrances; amenities; and stormwater management shown are conceptual and for illustrative purposes only.

The proposed development will follow all applicable City, County, and State requirements.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CURVE	RADIUS	CHORD BEARING	DELTA ANGLE			
C1	203.00'	226.08' (M)	226.10' (R1)	214.59'	N 4120'42" E	63'48'40"
C2	322.00'	119.92' (M)	119.98' (R1)	119.22'	N 62'33'49" E	2120'15"
C3	333.09'	143.77' (M)	143.64' (R1)(R2)	142.65'	S 30'04'54" W	24'43'46"
C4	1,260.37'	264.44' (M)	264.47' (R1)	263.96'	S 63'51'30" W	12'01'17"
C5	3,676.04'	416.67' (C)	417.02' (R2)	416.44'	N 42'00'26" E	6'29'39"
C6	2,775.44'	173.45' (C)	173.47' (R2)	173.42'	N 43'54'41" E	3'23'50"
C7	272.95'	57.20' (C)	57.20' (R2)	57.09'	N 51'36'46" E	12'00'24"
C8	1,340.95'	100.36' (C)	100.37' (R2)	100.34'	N 57'47'55" E	4'17'18"
C9	3,583.92'	142.46' (C)	142.48' (R2)	142.45'	N 58'23'58" E	2'16'39"
C10	1,260.37'	30.56' (C)	29.33' (R2-LINE)	30.56'	S 57'12'34" W	12'7'05"

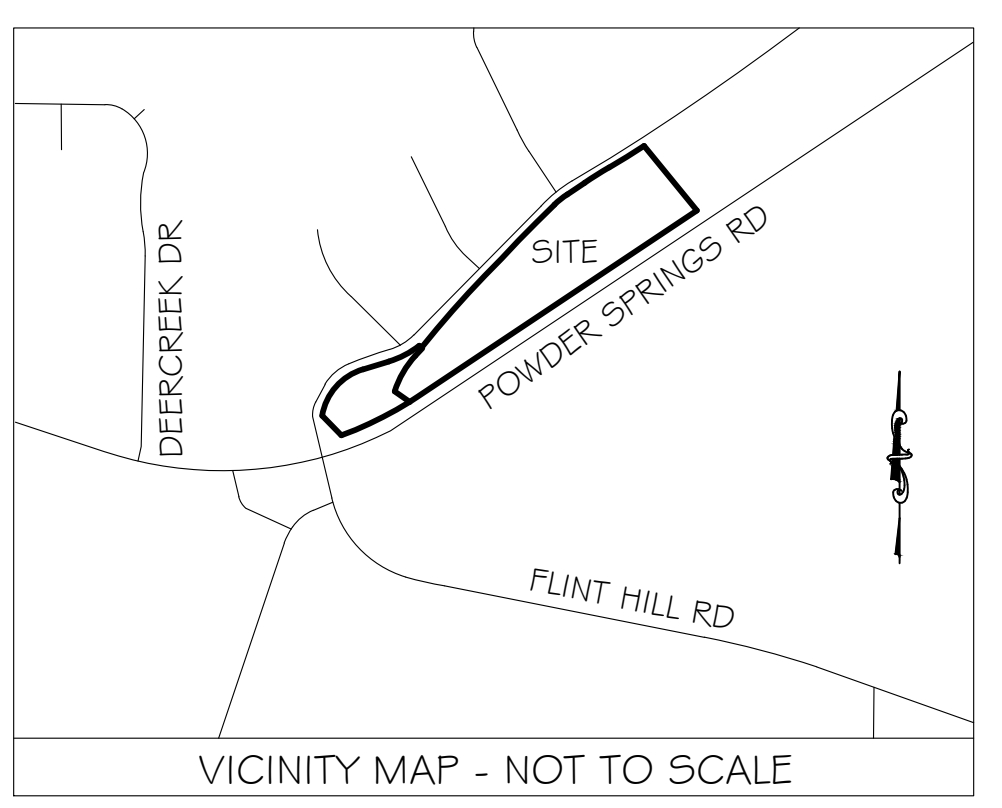
LINE	BEARING	DISTANCE
L1	N 44'16'07" W	94.96' (M) 94.88' (R1)
L2	N 73'13'47" E	93.25' (M) 93.30' (R1)
L3	S 49'26'51" E	9.71' (M) 9.72' (R1)
L4	S 50'51'58" E	3.60' (C) 3.60' (R1)(R2)
L5	S 42'27'16" W	35.64' (M) 35.84' (R1)(R2)
L6	S 54'57'14" E	63.25' (M) 63.27' (R1) 62.91' (R2)
L7	N 45'32'41" E	87.82' (C) 87.83' (R2)
L8	N 56'05'32" E	72.68' (M) 72.69' (R2)

OVERALL AREA CONTAINS
322,597 Sq. Feet
7.406 Acres

LEGEND

- CONCRETE
- SIGN
- PEDESTRIAN CROSS SIGNAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- PEDESTAL INLET
- GRATE INLET
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- GAS VALVE
- GAS METER
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- MAILBOX
- BENCHMARK
- IRON PIN FOUND
- COMPUTED POINT
- SET 5/8" CAPPED REBAR
- RAW MARKER

- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R) RECORD DISTANCE
- OTF OPEN TOP PIPE
- CMP CORRUGATED METAL PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- STORM SEWER LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- LAND LOT



LJA SURVEYING INC.
14525 SOUTH LEE STREET
BUDORF, GA 30516
Phone: 770.953.5200
LSP No. 1390

LOCATED IN:
LAND LOTS 866 & 867, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

ALTAIRPS LAND TITLE SURVEY
3200 POWDER SPRINGS ROAD
POWDER SPRINGS, GEORGIA
FOR
FORESTAR (USA) REAL ESTATE GROUP, INC. &
WESTCOR TITLE INSURANCE COMPANY

- 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 POWDER SPRINGS, COBB COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 1306700182H, DATED MARCH 4, 2013), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 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 SUPREME LOCATING, AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. LJA MAKES NO WARRANTIES OR CLAIMS THAT ALL UTILITIES ARE MARKED OR ACCURATE. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION. SUPREME LOCATING'S REPORT CAN BE PROVIDED UPON REQUEST.
 - NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 01-30-2026 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1 FOOT = 1.2003937 METERS). IF CONVERSION TO INTERNATIONAL FEET (1 FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.00002 TO DISTANCES SHOWN.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.069. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.00011892096634.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 119,504 FEET.
 - EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE 55 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE 55 ROBOTIC TOTAL STATION
GPS: TRIMBLE R12I 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.
 - VERTICAL CONTROL IS REFERENCED TO THE U.S. GEOLOGICAL SURVEY DATUM, NAVD 88 AND WAS ESTABLISHED USING GNSS OBSERVATIONS ON SITE CONTROL. THE CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON A LAS LIDAR TOPOGRAPHIC SURVEY PERFORMED ON 1/20/2026 AND WAS COLLECTED USING A DJI MATRICE 300 LAS ALONG WITH A ROCK ROBOTICS R2A LIDAR SENSOR. CONTOURS ARE SHOWN HEREON AT ONE-FOOT INTERVALS. SITE BENCHMARKS ARE SHOWN HEREON. FOURTEEN (14) CHECK SHOTS WERE TAKEN ACROSS THE TOPOGRAPHIC LIMITS WITH AN AVERAGE RESIDUAL OF 0.08 FEET.
 - 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 SURVEY.
 - A WETLANDS AND STREAMS DELINEATION REPORT WAS PROVIDED BY THE CLIENT AND PREPARED BY RAYEA, LLC, DATED 01-05-2026 AND HAVING A PROJECT NUMBER OF 6A2025-FS-01A. ACCORDING TO THE REPORT, NO TECHNICAL OR JURISDICTIONAL ON THE SITE. LJA SURVEYING DOES NOT CERTIFY THIS REPORT.
 - TRACT 1
CURRENT PROPERTY OWNER: DEVELOPMENT AUTHORITY OF POWDER SPRINGS, GEORGIA
CURRENT SITE ADDRESS: POWDER SPRINGS RD
CURRENT PID #: 19086701210
 - TRACT 2
CURRENT PROPERTY OWNER: LETO VENTURES, LLC
CURRENT SITE ADDRESS: 3200 POWDER SPRINGS RD
CURRENT PID #: 19086700050

REFERENCES:

- DB 16004 PG 1152
- DB 16116 PG 5826
- ALTAIRPS LAND TITLE SURVEY PREPARED FOR KERLEY FAMILY HOMES, LLC, et al; BY GASKINS & LEICRAW, DATED 10-23-25.
- COBB COUNTY DOT RIGHT OF WAY PLANS FOR PROJECT #7213, 7-22-94
- PLANS FOR FLINT HILL ROAD REALIGNMENT, BY CROY ENGINEERING, DATED 11-20-2018.

SURVEYOR CERTIFICATION

TO: FORESTAR (USA) REAL ESTATE GROUP, INC. & WESTCOR LAND 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 ALTAIRPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY OF 2026.

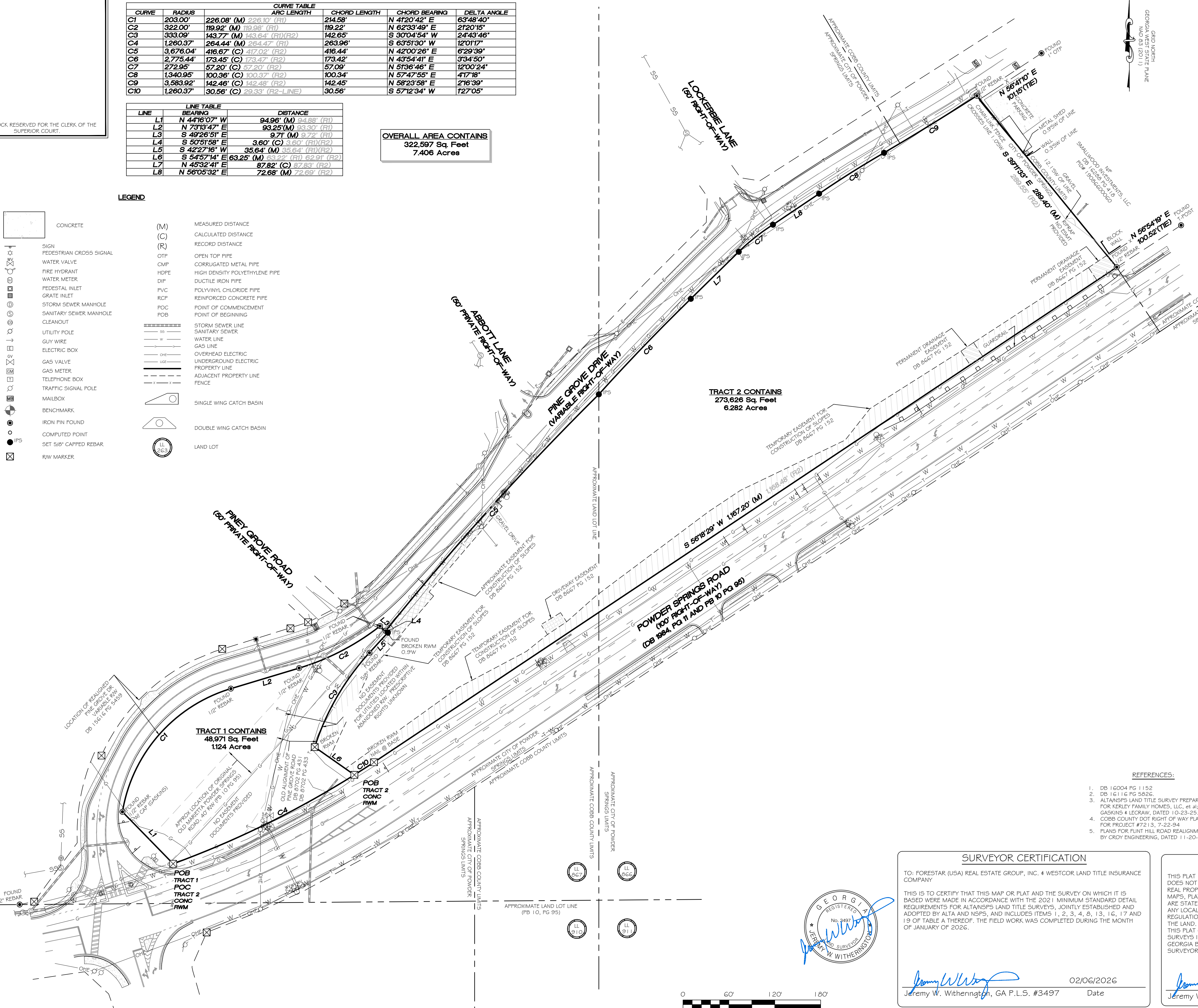
Jeremy W. Witherington
Jeremy W. Witherington, GA P.L.S. #3497 Date 02/06/2026



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.

Jeremy W. Witherington
Jeremy W. Witherington, GA P.L.S. #3497 Date 02/06/2026



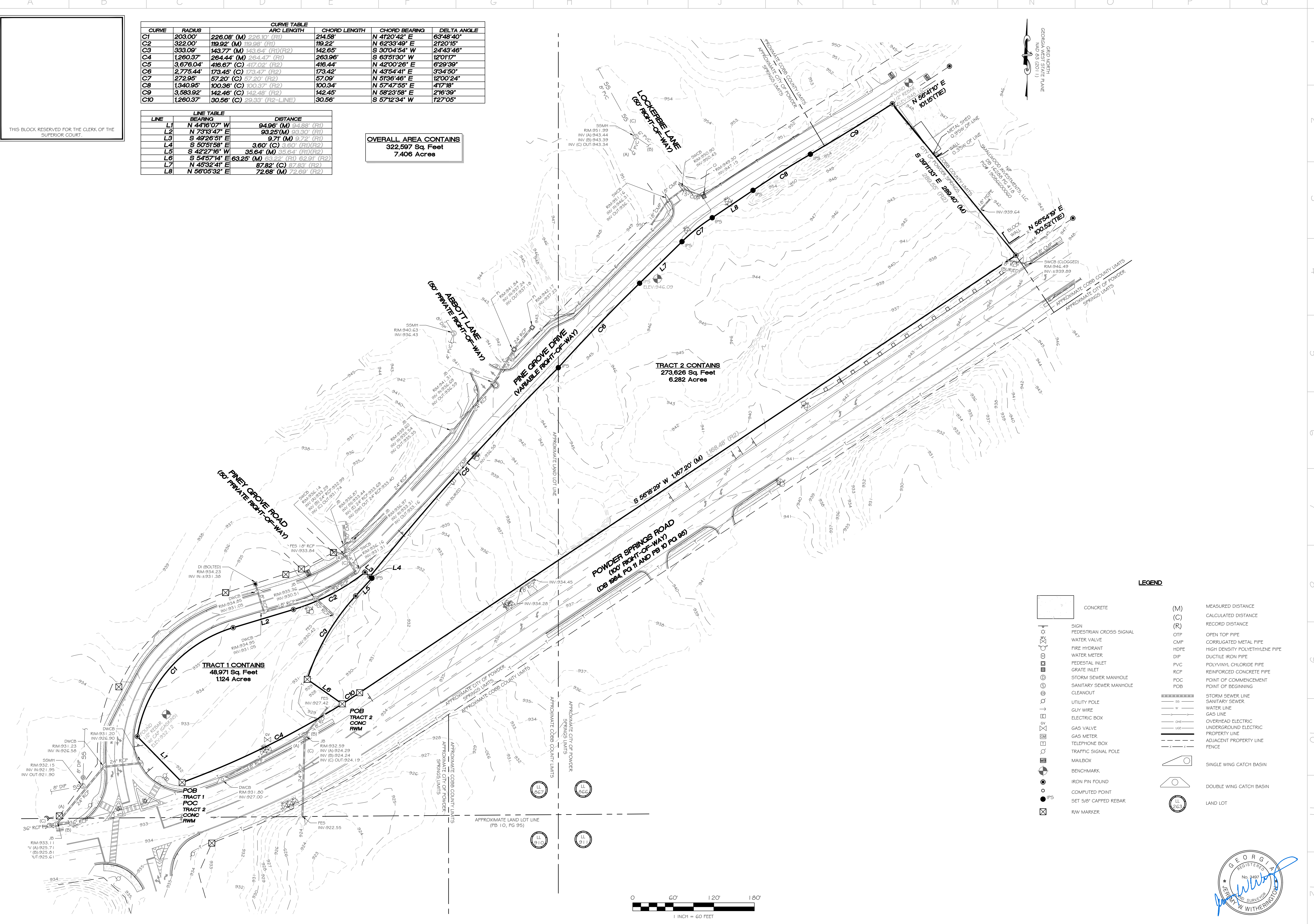
ISSUE	DATE	DESCRIPTION
INITIAL	02/06/2026	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

PROJECT #:
LIA51019-2601



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 OBTAIN 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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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	203.00'	226.08' (M)	226.10' (R1)	N 41°20'42" E	63°48'40"
C2	322.00'	119.92' (M)	119.98' (R1)	N 62°33'49" E	21°20'15"
C3	333.09'	143.77' (M)	143.64' (R1)(R2)	S 30°04'54" W	24°43'46"
C4	1,260.37'	264.44' (M)	264.47' (R1)	S 63°51'30" W	12°01'17"
C5	3,676.04'	416.67' (C)	417.02' (R2)	N 42°00'26" E	6°29'39"
C6	2,775.44'	173.45' (C)	173.47' (R2)	N 43°54'41" E	3°34'50"
C7	272.95'	57.20' (C)	57.20' (R2)	N 51°36'46" E	12°00'24"
C8	1,340.95'	100.36' (C)	100.37' (R2)	N 57°47'55" E	4°17'18"
C9	3,583.92'	142.46' (C)	142.48' (R2)	N 58°23'58" E	2°16'39"
C10	1,260.37'	30.56' (C)	29.33' (R2-LINE)	S 57°12'34" W	72°7'05"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°16'07" W	94.96' (M) 94.88' (R1)
L2	N 73°13'47" E	93.25' (M) 93.30' (R1)
L3	S 49°26'51" E	9.71' (M) 9.72' (R1)
L4	S 50°51'58" E	3.60' (C) 3.60' (R1)(R2)
L5	S 42°27'16" W	35.64' (M) 35.84' (R1)(R2)
L6	S 54°57'14" E	63.25' (M) 63.27' (R1) 62.31' (R2)
L7	N 45°32'41" E	87.82' (C) 87.83' (R2)
L8	N 56°05'32" E	72.68' (M) 72.69' (R2)

OVERALL AREA CONTAINS
322,597 Sq. Feet
7.406 Acres

TRACT 2 CONTAINS
273,626 Sq. Feet
6.282 Acres

TRACT 1 CONTAINS
48,971 Sq. Feet
1.124 Acres

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

	CONCRETE	(M)	MEASURED DISTANCE
	SIGN	(C)	CALCULATED DISTANCE
	PEDESTRIAN CROSS SIGNAL	(R)	RECORD DISTANCE
	WATER VALVE	OTP	OPEN TOP PIPE
	FIRE HYDRANT	CMP	CORRUGATED METAL PIPE
	WATER METER	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	PEDESTAL INLET	DIP	DUCTILE IRON PIPE
	GRATE INLET	PVC	POLYVINYL CHLORIDE PIPE
	STORM SEWER MANHOLE	RCP	REINFORCED CONCRETE PIPE
	SANITARY SEWER MANHOLE	POC	POINT OF COMMENCEMENT
	CLEANOUT	POB	POINT OF BEGINNING
	UTILITY POLE	SS	STORM SEWER LINE
	GUY WIRE	W	SANITARY SEWER
	ELECTRIC BOX	G	GAS LINE
	GAS VALVE	OE	OVERHEAD ELECTRIC
	GAS METER	UG	UNDERGROUND ELECTRIC
	TELEPHONE BOX	---	PROPERTY LINE
	TRAFFIC SIGNAL POLE	- - -	ADJACENT PROPERTY LINE
	MAILBOX	---	FENCE
	BENCHMARK		SINGLE WING CATCH BASIN
	IRON PIN FOUND		DOUBLE WING CATCH BASIN
	COMPUTED POINT		LAND LOT
	SET 5/8" CAPPED REBAR		
	RW MARKER		



LJA SURVEYING INC.
 41525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.953.5200
 LSF No. 1390

LOCATED IN:
 LAND LOTS 866 & 867, 19TH DISTRICT, 2ND SECTION
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

ALTAIRNSPS LAND TITLE SURVEY
 3200 POWDER SPRINGS ROAD
 POWDER SPRINGS, GEORGIA
 FOR
 FORESTAR (USA) REAL ESTATE GROUP, INC. &
 WESTCOR TITLE INSURANCE COMPANY

ISSUE	DATE	DESCRIPTION
INITIAL	DATE	DESCRIPTION
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

PROJECT #:
 LIA51019-2601

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 OBTAIN 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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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TITLE LEGAL DESCRIPTION - TRACT 1 (COMMITMENT NO. 2-45079B)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 867, 19th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument at the interced intersection of the Northerly right of way line of Powder Springs Road and the Easterly right of way line of Pine Grove Drive;

Thence, N 44°16'30"W, a distance of 94.88' to a point marked by a #4 reinforcing bar set; thence, along a curve to the right with a radius of 203.00', an arc length of 236.10' and being subtended by a chord with the bearing N41°20'28"E and a distance of 214.59' to a point marked by a #4 reinforcing bar set;

TITLE LEGAL DESCRIPTION - TRACT 2 (COMMITMENT NO. 2-45079A)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 866 and 867, 19th District, 2nd Section, Cobb County, Georgia being more fully and particularly described as follows:

Begin at the TRUE POINT OF BEGINNING which is a corner monument at the Southerly end of a meter at the intersection of the Northwesterly right of way line of Powder Springs Road (100-foot right of way) with the Southeastery right of way line of Pine Grove Drive (varying right of way width);

LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Right-of-Way Deed from Mildred F. Stokely to Cobb County, Georgia, dated January 16, 1995, filed for record January 27, 1995 at 4:23 p.m., recorded in Deed Book 8702, Page 431, Records of Cobb County, Georgia.

FURTHER LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Right-of-Way Deed from Mildred F. Stokely to Cobb County, Georgia, dated January 16, 1995, filed for record January 27, 1995 at 4:23 p.m., recorded in Deed Book 8702, Page 433, aforesaid Records.

AS SURVEYED LEGAL DESCRIPTION - TRACT 1

A parcel of land lying in Land Lot 867 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, and being more particularly described as follows:

BEGIN at a found concrete right of way monument at the interced intersection of the Northwesterly right of way of Powder Springs Road (100 right of way) and the realigned Southeastery right of way of Pine Grove Drive (variable right of way);

Said parcel contains 48,971 square feet, or 1.124 acres.

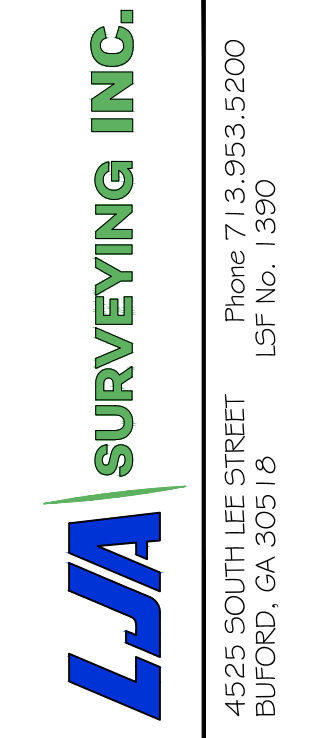
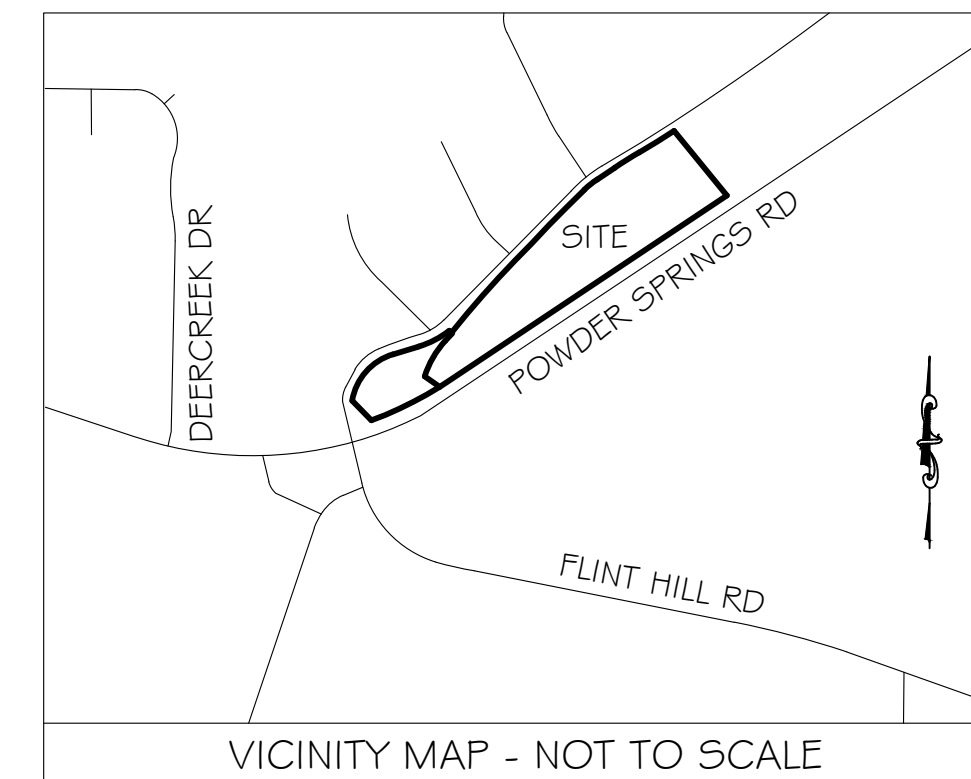
AS SURVEYED LEGAL DESCRIPTION - TRACT 2

A parcel of land lying in Land Lot 866 and Land Lot 867 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, and being more particularly described as follows:

COMMENCE at a found concrete right of way monument at the interced intersection of the Northwesterly right of way of Powder Springs Road (100 right of way) and the realigned Southeastery right of way of Pine Grove Drive (variable right of way) said point lying on a curve to the left, said curve having a radius of 1,260.37 feet, a central angle of 12 degrees 01 minutes 17 seconds, a chord bearing of North 63 degrees 51 minutes 30 seconds East, and a chord length of 263.96 feet;

NOTE: The above item may be removed or modified upon further examination and/or survey review.

Said parcel contains 273,626 square feet, or 6.282 acres.



LOCATED IN: LAND LOTS 866 & 867, 19TH DISTRICT, 2ND SECTION CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

ALTRANS LAND TITLE SURVEY 3200 POWDER SPRINGS ROAD POWDER SPRINGS, GEORGIA FOR FORESTAR (USA) REAL ESTATE GROUP, INC. & WESTCOOR TITLE INSURANCE COMPANY

Table with columns: ISSUE, DATE, INITIAL, REV. 1, REV. 2, REV. 3, REV. 4, REV. 5, REV. 6, REV. 7.

DRAFTED BY: JWW
MAP CHECKED BY: JWW
REVIEWED BY: ###

PROJECT #: LIAS1019-2601



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SHEET NO: 3 OF 3

File Locations: \\electrical\survey\projects\ljas\1019\forestar\2601\3200 powder springs road - powder springs.gbl\06 survcy_cah\3200 powder springs.dwg