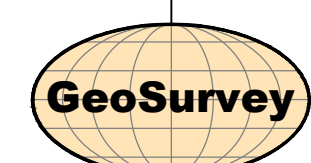


(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH - GA. WEST ZONE



N/F PROPERTY OF POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY DEED BOOK 15837 / PAGE 4316 DEED BOOK 15875 / PAGE 1534

MAIN SITE 4.537 Acres 197,644 SF

N/F PROPERTY OF POWDER SPRINGS PRIMITIVE BAPTIST CHURCH DEED BOOK 10946 / PAGE 240 (COBB COUNTY LEASED/LEASED)

N/F PROPERTY OF POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY DEED BOOK 15837 / PAGE 4316 DEED BOOK 15875 / PAGE 1534

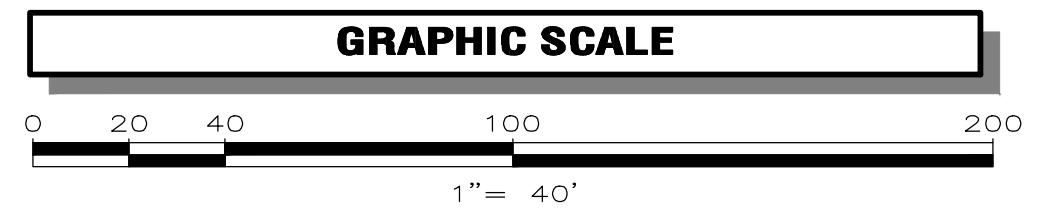
RIGHT OF WAY DEDICATION TRACT 0.077 Acres 3,358 SF

RIGHT OF WAY DEDICATION TRACT (continues)

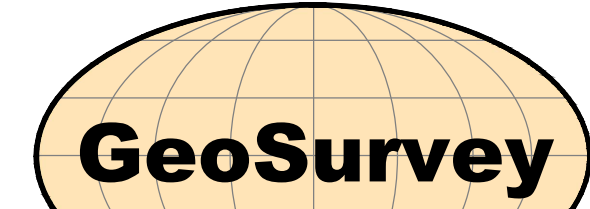
N/F PROPERTY OF CITY OF POWDER SPRINGS DEED BOOK 15557 / PAGE 4856

LEGEND table with columns for STANDARD ABBREVIATIONS and STANDARD SYMBOLS, listing various engineering symbols and their meanings.

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



LINE TABLE with columns for LINE, BEARING, and DISTANCE, listing 21 line segments.



Professional Land Surveying Services 1660 Barnes Mill Road Marietta, Georgia 30062 Phone: Fax: www.geosurvey.com Certificate of Authorization #LSF-000621

OWNER'S CERTIFICATE AND DEDICATION

OWNER'S CERTIFICATE AND DEDICATION: I HEREBY CERTIFY THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HEREIN. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS. I RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND HEREBY BIND MYSELF AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNER'S NAME: (NGI POWDER SPRINGS, LLC) OWNER'S ADDRESS: 2827 PEACHTREE RD, NE, SUITE 500, POWDER SPRINGS, GA 30305 DATE:

COBB COUNTY WATER SYSTEM APPROVAL:

THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM DATE

CERTIFICATE OF FINAL PLAT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND IS ENTITLED TO BE RECORDED.

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

NOTE: FOR SUBDIVISIONS INVOLVING PUBLIC IMPROVEMENTS, SIGNATURES OF APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AND THE MAYOR OF POWDER SPRINGS ARE REQUIRED AND SHALL BE PROVIDED.

DIRECTOR OF PUBLIC WORKS DATE

MAYOR, CITY OF POWDER SPRINGS DATE

PLAT NOTES

- THE PROPERTY IS ZONED "DOWNTOWN REDEVELOPMENT OVERLAY" APPROVED 08/16/2021. LOT 1 ADDRESS: 4490 MARIETTA STREET. THE PURPOSE OF THIS PLAT IS TO CREATE RIGHT OF WAY DEDICATION TRACTS AND PERMANENT EASEMENT AREAS FOR ENFORCEMENTS INTO RIGHT OF WAY. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY PER COUNTY CODE 122-123.

PLAT NOTES

- NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. PER ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED. ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES. OLD LOST MOUNTAIN ROAD CONNECTOR WAS ABANDONED AS A PUBLIC RIGHT-OF-WAY AND ABANDONED TO POWDER SPRINGS DEVELOPMENT AUTHORITY PER CITY RESOLUTION 2021-03A, DATED MARCH 01, 2021. THE PROPERTY AND LEGAL DESCRIPTION SHOWN ARE THE SAME AS THE DESCRIPTION SHOWN IN THE REFERENCED TITLE COMMITMENT. THE PROPERTY HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF JACKSON WAY AND MARIETTA STREET. NO CONSTRUCTION WAS OBSERVED ON THE DATE OF THE FIELD SURVEY.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,462. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

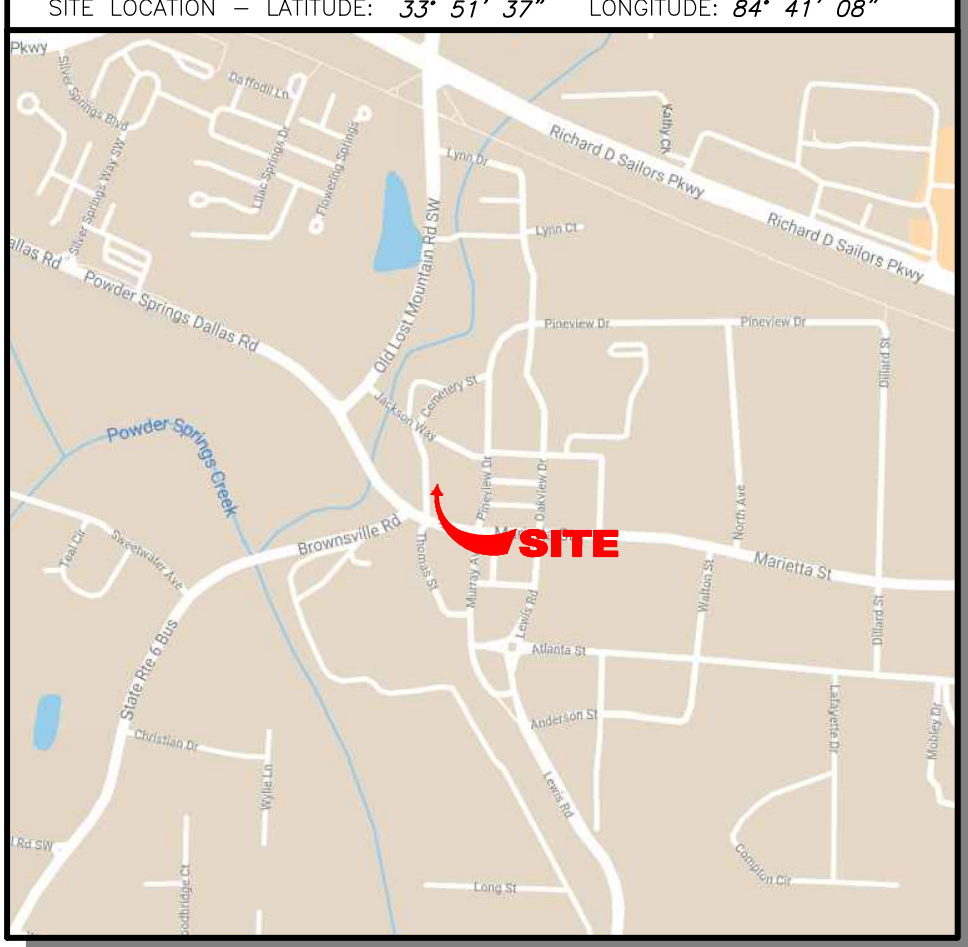
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,734 FEET. CAJ INIT.

OWNER NGI POWDER SPRINGS, LLC 2827 PEACHTREE ROAD, NE SUITE 500 POWDER SPRINGS, GA 30305

DEVELOPER NGI POWDER SPRINGS, LLC 2827 PEACHTREE ROAD, NE SUITE 500 POWDER SPRINGS, GA 30305 CONTACT: MR. DEREK DILL PHONE: 404-815-1234

ENGINEER OF RECORD KIMLEY-HORN 817 WEST PEACHTREE SUITE 601 ATLANTA, GA 30308 CONTACT: MR. ZAC RANDOLPH, P.E. PHONE: 404-201-6123

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.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

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 130520281A AND THE DATE OF SAID MAP IS MARCH 4, 2013. 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 VIRTUAL REFERENCE FRAME NETWORK DEVELOPED BY GPS SOLUTIONS. 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. PER ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

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

OLD LOST MOUNTAIN ROAD CONNECTOR WAS ABANDONED AS A PUBLIC RIGHT-OF-WAY AND ABANDONED TO POWDER SPRINGS DEVELOPMENT AUTHORITY PER CITY RESOLUTION 2021-03A, DATED MARCH 01, 2021.

THE PROPERTY AND LEGAL DESCRIPTION SHOWN ARE THE SAME AS THE DESCRIPTION SHOWN IN THE REFERENCED TITLE COMMITMENT.

THE PROPERTY HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF JACKSON WAY AND MARIETTA STREET. NO CONSTRUCTION WAS OBSERVED ON THE DATE OF THE FIELD SURVEY.

SURVEY REFERENCES 1> BOUNDARY RETRACEMENT SURVEY FOR THE CITY OF POWDER SPRINGS AS PREPARED BY GASKINS SURVEYING COMPANY DATED FEBRUARY 24, 2021. 2> ALTA/NPS LAND TITLE SURVEY FOR NGI ACQUISITIONS, LLC, PREPARED BY GEOSURVEY, DATED 07/09/21 AND LAST REVISED 11/22/21. 3> RE-PLAT OF 4484, 4484 MARIETTA ST. & 4488 PINEVIEW DR., FOR POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY, PREPARED BY GEOSURVEY, DATED 03/18/22. PLAT RECORDED IN PLAT BOOK 281, PAGE 120.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,462. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-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 115,734 FEET. CAJ INIT.

GEORGIA SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor who is duly licensed and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

DRAFT Craig A. Jennings Georgia Registered Land Surveyor # 3043

MINOR PLAT OF 4490 Marietta Street FOR NGI Powder Springs, LLC SURVEY DATE: 07/25/2024 DRAWING SCALE: 1"= 40' FIELD WORK: TM CITY: POWDER SPRINGS DISTRICT: 875 & 876