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Abbreviations:

BL	building setback line
calc	calculated point
CB	catchbasin
CLF	chain-link fence
CMP	corrugated metal pipe
CTF	crimp top pipe found
Con.	concrete
DE	drainage easement
DI	drop-inlet
FH	fire hydrant
GV	gas valve
HW	headwall
IPP	#4 rebar placed
IPF	#4 rebar found
JB	junction box
LL	land lot
LP	light pole
OTF	open top pipe found
OHL	overhead line
PP	power pole
R/W	right-of-way
SP	service pole
SS	sanitary sewer line
SSE	sanitary sewer easement
SSMH	sanitary sewer manhole
WM	water meter
WF	wood fence

General Notes:

Property Address:
4420 Macedonia Road
Powder Springs, Georgia
30127

Date of Field Survey:
November 28, 2025

Date of Plat:
December 3, 2025

Equipment Used: Topcon GTS 225 Total Station

Statement of Encroachments:
E - 1: subject properties fence over property line 21.8-feet west
E - 2: subject properties fence over property line 24.1-feet west
E - 3: subject properties fence over property line 1.3-feet east

Closure Statement:
The field data upon which this map or plat is based was obtained with an open traverse and was not adjusted. This map or plat has been computed for closure and is found to be accurate within one foot in 468,403 feet.

All distances shown on survey are horizontal distances.
All distances shown on survey are "ground distances".

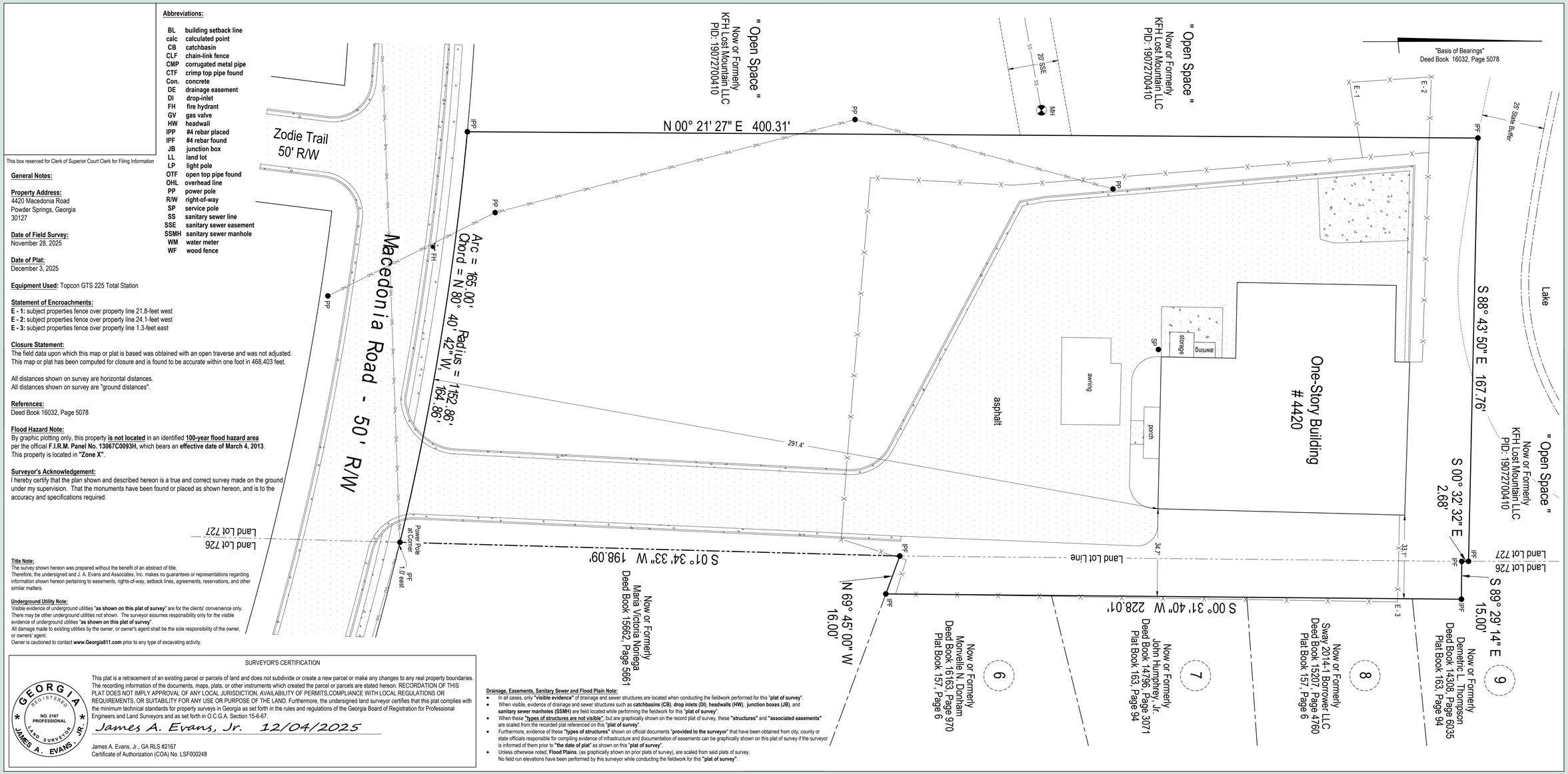
References:
Deed Book 16032, Page 5078

Flood Hazard Note:
By graphic plotting only, this property **is not located** in an identified **100-year flood hazard area** per the official **F.I.R.M. Panel No. 13067C0093H,** which bears an **effective date of March 4, 2013**. This property is located in **"Zone X"**.

Surveyor's Acknowledgement:
I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision. That the monuments have been found or placed as shown hereon, and is to the accuracy and specifications required.

Title Note:
The survey shown hereon was prepared without the benefit of an abstract of title.
Therefore, the undersigned and J. A. Evans and Associates, Inc. makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, and other similar matters.

Underground Utility Note:
Visible evidence of underground utilities "**as shown on this plat of survey**" are for the clients' convenience only. There may be other underground utilities not shown. The surveyor assumes responsibility only for the visible evidence of underground utilities "**as shown on this plat of survey**".
All damage made to existing utilities by the owner, or owner's agent shall be the sole responsibility of the owner, or owners' agent.
Owner is cautioned to contact **www.Georgia811.com** prior to any type of excavating activity.



SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED NO. 2167 PROFESSIONAL LAND SURVEYOR JAMES A. EVANS, JR.

James A. Evans, Jr. 12/04/2025

James A. Evans, Jr., GA RLS #2167
Certificate of Authorization (COA) No. LSF000248

Drainage, Easements, Sanitary Sewer and Flood Plain Note:

- In all cases, only **"visible evidence"** of drainage and sewer structures are located when conducting the fieldwork performed for this "**plat of survey**".
- When visible, evidence of drainage and sewer structures such as **catchbasins (CB)**, **drop inlets (DI)**, **headwalls (HW)**, **junction boxes (JB)**, and **sanitary sewer manholes (SSMH)** are field located while performing the fieldwork for this "**plat of survey**".
- When these "**types of structures are not visible**", but are graphically shown on the record plat of survey, these **"structures"** and **"associated easements"** are scaled from the recorded plat referenced on this "**plat of survey**".
- Furthermore, evidence of these **"types of structures"** shown on official documents "**provided to the surveyor**" that have been obtained from city, county or state officials responsible for compiling evidence of infrastructure and documentation of easements can be graphically shown on this plat of survey if the surveyor is informed of them prior to **"the date of plat"** as shown on this "**plat of survey**".
- Unless otherwise noted, **Flood Plains**, (as graphically shown on prior plats of survey), are scaled from said plats of survey. No field run elevations have been performed by this surveyor while conducting the fieldwork for this **"plat of survey"**.

J. A. Evans and Associates
3279 Powder Springs Road
Powder Springs, GA 30127
[redacted]

Area Calculation
1.643 Acres
71,580 square feet

0 10 20 40
1" = 20 feet

.PDF and AutoCAD (.dwg) File and Copyright Notice:
.PDF copies of the **AutoCAD file** that this "**plat of survey**" was prepared from are provided to the client. The **AutoCAD (.dwg and/or .dxf) file** of this drawing is the sole ownership of J. A. Evans and Associates Land Surveyors and is not provided to clients or their representatives.
The **.pdf file** and the **AutoCAD file** of this "**plat of survey**" is copyrighted by James A. Evans, Jr., owner of J. A. Evans and Associates.
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Retracement Survey for:

GR8R Holdings, LLC and Robert Taylor

Land Lot 726 and Land Lot 727
19th District, 2nd Section
Cobb County, Georgia

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	jae	12/04/22025	- revised curb and gutter around concrete pad at northwest portion of property

Contact: James A. Evans, Jr., GA RLS #2167
Phone: 770-943-0000
Email: evansassoc@att.net

1-1
JAE Job# 250190