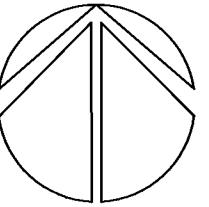
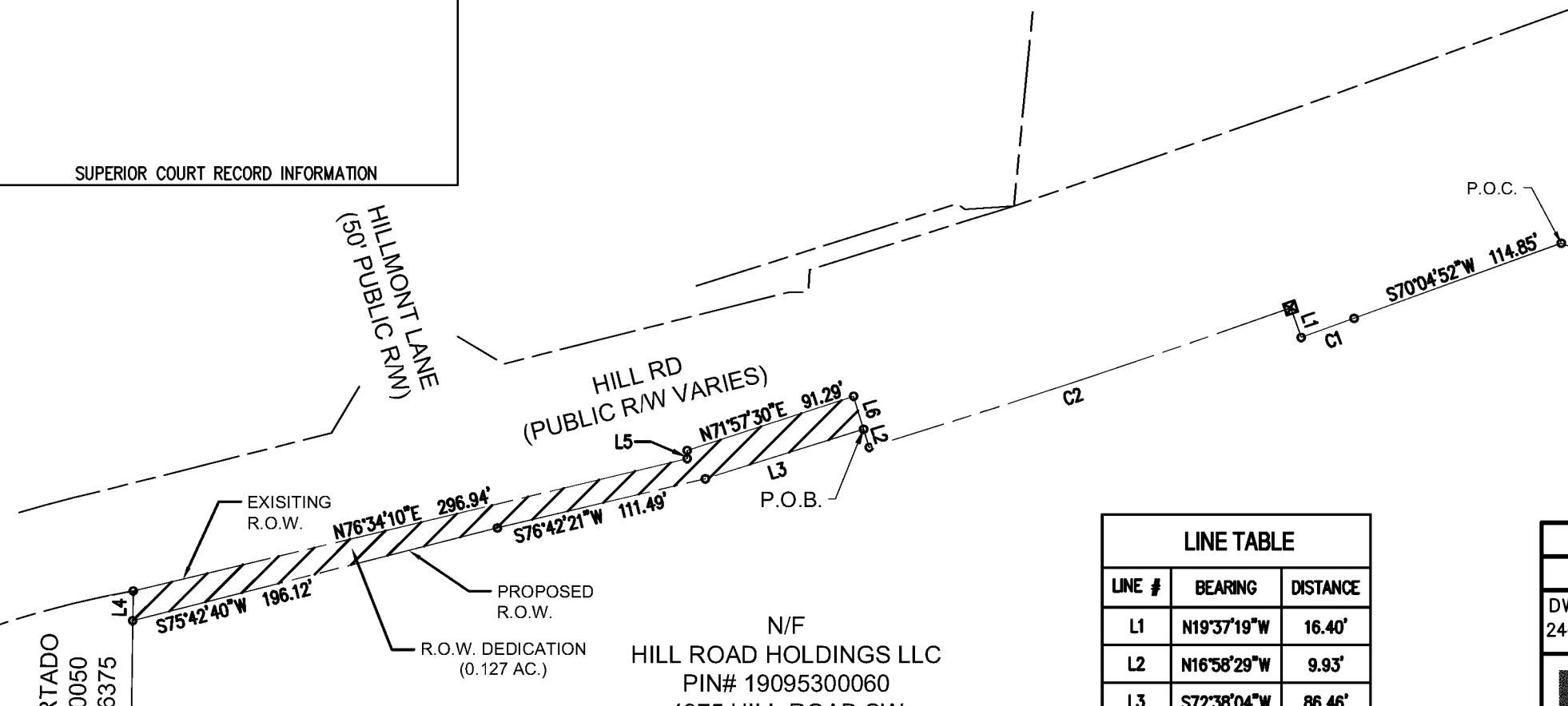


2025105167 Plat Book 283 pg 795
 Filed and Recorded: 12/8/2025
 8:48:00 AM
 Connie Taylor
 Clerk of Superior Court



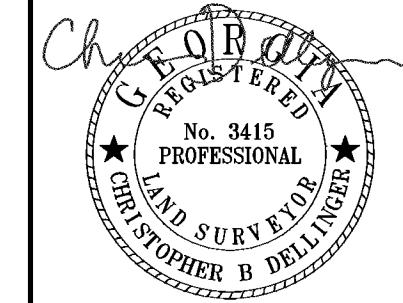
GRID NORTH
 GA WEST ZONE

SUPERIOR COURT RECORD INFORMATION



N/F
 MARCUS A HURTADO
 PID# 19095300050
 DB 15754 PG 6375

N/F
 HILL ROAD HOLDINGS LLC
 PIN# 19095300060
 4975 HILL ROAD SW
 POWDER SPRINGS, GA 30127
 DB 16089 PG 2748



VILLAS ON POWDER SPRINGS CREEK

LAND LOT 953
 19TH DISTRICT,
 2ND SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY
 GEORGIA

R.O.W.
DEDICATION

SHEET 1 OF 1	BY: AA
SCALE: 1" = 80'	CHK: MP
DWG: P:\2024\1006\SURVEY\SURVEY (CADD)\24-1006-ROW DEDICATION-10-21-25	
Bowman	
Bowman Consulting Group, Ltd. 4174 Silver Peak Parkway Suwanee, GA 30024	
Phone: (770) 932-6550 Fax: (770) 932-6551 www.bowmanconsulting.com	
© Bowman Consulting Group, Ltd.	
BCG PROJECT NO: 031901-01-001	

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 953, 19th District, Cobb County, Georgia, in the City of Powder Springs, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of U.S. Highway #278 a.k.a. C.H. James Parkway (right of way varies) and the right of way of Hill Road (right of way varies); thence south westerly along the right of way of Hill Road the following courses and distances: South 70°04'52" West a distance of 114.85 feet to a point; thence 29.34 feet along a curve to the right, said curve having a chord of South 70°04'52" West 29.34 feet and a radius of 2463.63 feet to a point; thence North 19°37'19" West a distance of 16.40 feet to a point; thence 231.40 feet along a curve to the right, said curve having a chord of South 71°38'31" West 231.38 feet and a radius of 5068.90 feet to a point; thence North 16°58'29" West a distance of 9.93 feet, that is the **POINT OF BEGINNING**; thence South 72°38'04" West a distance of 86.46 feet to a point; thence South 76°42'21" West a distance of 111.49 feet to a point; thence South 75°42'40" West a distance of 196.12 feet to a point; thence North 00°51'37" West a distance of 15.50 feet to a point on the southeasterly right of way of Hill Road; thence continuing on said right of way North 76°34'10" East a distance of 296.94 feet to a point, thence North 00°20'51" West a distance of 4.27 feet to a point; thence North 71°57'30" East a distance of 91.29 feet to a point; thence South 16°58'29" East a distance of 17.95 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.127 Acres.