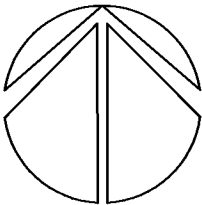


2025105167 Plat Book 283 pg 795
Filed and Recorded: 12/8/2025
8:48:00 AM
Connie Taylor
Clerk of Superior Court



GRID NORTH
GA WEST ZONE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	29.34'	2463.63'	S70°04'52"W	29.34'
C2	231.40'	5068.90'	S71°38'31"W	231.38'



10-21-2025

SUPERIOR COURT RECORD INFORMATION

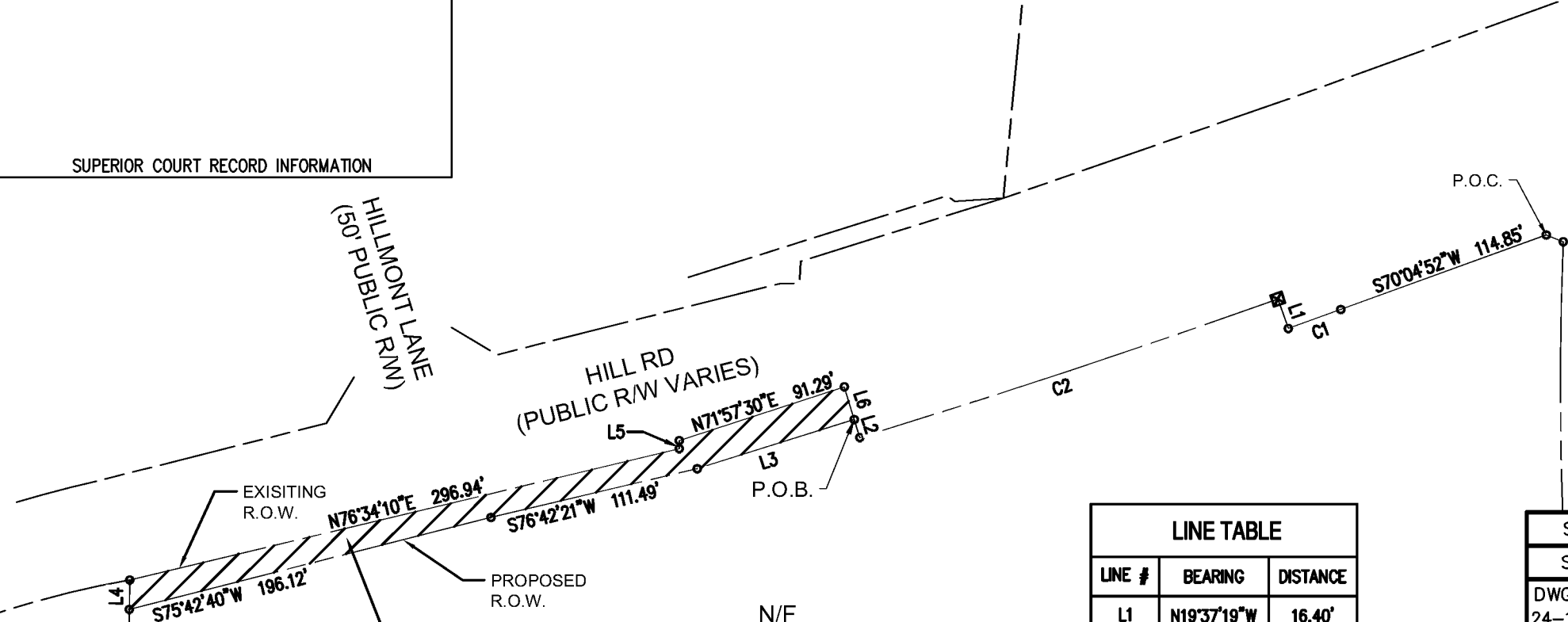
VILLAS ON POWDER
SPRINGS CREEK

LAND LOT 953
19TH DISTRICT,
2ND SECTION

CITY OF POWDER SPRINGS
COBB COUNTY
GEORGIA

R.O.W.
DEDICATION

U.S. HIGHWAY #278
A.K.A. C.H. JAMES PARKWAY
(VARIABLE RIGHT-OF-WAY)



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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N19°37'19"W	16.40'
L2	N16°58'29"W	9.93'
L3	S72°38'04"W	86.46'
L4	N00°51'37"E	15.50'
L5	N00°20'51"W	4.27'
L6	S16°58'29"E	17.95'

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

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BCG PROJECT NO: 031901-01-001

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

Connie Taylor

Clerk of Superior Court

Cobb County, Georgia

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.