



Variance Request Application Checklist

Applicant Information

Name BJ Package Inc / Balbir Sahdra	Phone [REDACTED]
Mailing Address 4400 Brownsville Road Suite 106 Powder Springs, GA 30127	Email [REDACTED]

Application Checklist

The following information will be required:

- Application
- Notice of Intent
- Applicant's Written Analysis
- Campaign Contribution Disclosure
- Owner's Authorization, if applicable.
- Legal Description and Survey Plat of the property
- Application Fee (summary of fees attached)
- Copy of the Deed that reflects the current owners name
- Vicinity Map outlining the parcel/s in relation to the surrounding area
- 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.
- Sketch Plan/ Architectural Rendering, if applicable
- 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.



city of powder springs

Variance Request

Application Form

Applicant Information

Name BJ Package Inc / Balbir Sahdra	Phone [REDACTED]
Mailing Address 4400 Brownsville Road Suite 106 Powder Springs, GA 30127	Email [REDACTED]

Variance Request Property Information


Address 4481 Hiram Lithia Springs Rd SW Powder Springs, GA 30127	Parcel ID / Lot# 19-1046-0-025-0
Acreage 1.75	Present Zoning CRC
Variance Request Distance Separation Variance, per section 3-120 (f)	
Source of Water Supply Public / City of Powder Springs	Source of Sewage Disposal Public / City of Powder Springs

Additional Information, If Applicable

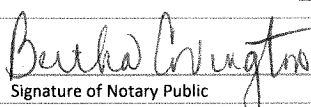
Elementary School and School's Capacity N/A	Middle School and School's Capacity N/A
High School and School's Capacity N/A	Peak Hours Trips Generated N/A

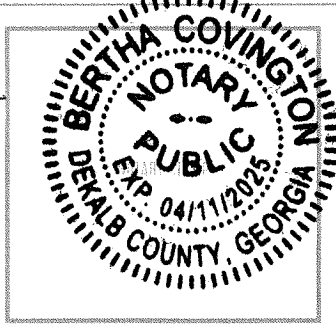
Notary Attestation

Executed in Cobb (City), Georgia (State).

	<u>BALBIR SINGH SAHDRA</u>	<u>7/20/23</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 20th day of July, 2023

	<u>Bertha Covington</u>	<u>4/11/2025</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires



For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



Variance Request

Applicant's Written Analysis

Applicant Information

Name BJ Package Inc / Balbir Sahdra	Phone [REDACTED]
Mailing Address 4400 Brownsville Road Suite 106 Powder Springs, GA 30127	Email [REDACTED]

Written Analysis

In details please address these Variance Criteria:

a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
 The subject property is situated within a commercially zone shopping center anchored by a Kroger grocery store. It was constructed as a retail drug store and pharmacy in 1994. There are no extraordinary and exceptional conditions or practical difficulties with the property.

b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
 The literal enforcement of the Distance Separation Variance requirmens, per section 3-120 (f), effectively disallow the sale of alcohol within 300 feet of a residential property without a variance being granted. My existing store operates within 300 feet for almost 20 years.

c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located
 Given the fact that my existing store has operated within 300 feet of a residential property compliantly and without incident in Powder Springs, I believe the requested variance will be in harmony with this precedent and will not be injurious to the neighborhood or public.

d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.
 The subject property is situated within the same commercially zoned shopping center as my existing store and actually shares identical zoning classification. Given this, the proposed request is compatible with the surrounding area will not create health or safety concern.

e. The special circumstances are not the result of the actions of the applicant.
 I have not done anything to create the conditions of the subject property being located within 300 feet of a residential property.

f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use
 N/A

g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.
 Not granting the requested variance constitutes a hardship to me and will prevent my ability to purchase the subject property which will result in the loss of a significant business opportunity for my staff and family personally. My store is part of the community that I love.

Applicant Signature

	BALBIR SINGH SAHDRA	7/24/2023
Signature of Applicant	Printed Name	Date



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name BJ Package Inc / Balbir Sahdra	Applicant's Address 4400 Brownsville Road Suite 106 Powder Springs, GA 30127
Applicant's Attorney N/A	Attorney's Address N/A

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:

N/A

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
N/A	N/A	N/A

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
N/A	N/A	N/A



Variance Request

Notice of Intent

Applicant Information

Name BJ Package Inc / Balbir Sahdra	Phone [REDACTED]
Mailing Address 4400 Brownsville Road Suite 106 Powder Springs, GA 30127	Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

The purpose of this application is to receive approval of a Distance Separation Variance, per section 3-120 (f) . This will allow my business to obtain a new alcohol license and relocate to a larger retail space within the commercial development where we operate now.

PART II. Please list all requested variances:

Distance Separation Variance, per section 3-120 (f)

Part III. Existing use of subject property:

The subject property is currently a vacant retail drug store and pharmacy. It was originally built as a Rite Aid in 1994.


Part IV. Proposed use of subject property:

The proposed use of the subject property is to become the new location of my upscale beer, wine, and spirits retail business, BJ Package Inc dba Brownsville Package.

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

Please note that the existing location of my retail business, 4400 Brownsville Road Suite 106, is approximately 300 feet away from the new proposed retail location, 4481 Hiram Lithia Springs Road SW. My retail business has operated compliantly within Powder Springs for almost 20 years without incident. The purpose of the relocation of my business is to scale and fulfill market demand for our services.

Applicant Signature

	<u>BALBIR SINGH SAHDRA</u>	<u>7/24/2023</u>
Signature of Applicant	Printed Name	Date



city of powder springs

Variance Request

Owner's Authorization Form

Owner's Authorization

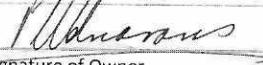
Applicant Name BJ Package Inc / Balbir Sahdra	Applicant's Address 4400 Brownsville Road Suite 106 Powder Springs, GA 30127
Property Address 4481 Hiram Lithia Springs Road SW Powder Springs, GA	Property PIN 19-1046-0-025-0

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 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)

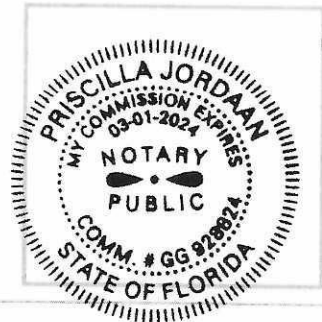
	Paul Wolmarans	July 25, 2023
Signature of Owner	Printed Name	Date

State of FL, County of Orange.

This instrument was acknowledged before me this 25th day of July.

20 23, by P. Wolmarans. Identification Presented: Drivers License.

	PRISCILLA JORDAN	
Signature of Notary Public	Name of Notary Public	My Commission Expires



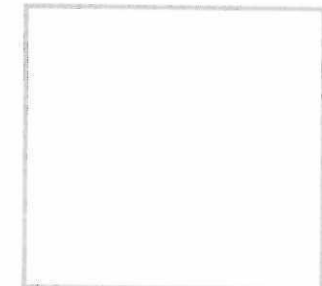
Signature of Owner	Printed Name	Date
--------------------	--------------	------

State of _____, County of _____.

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

20 _____, by _____ Identification Presented: _____.

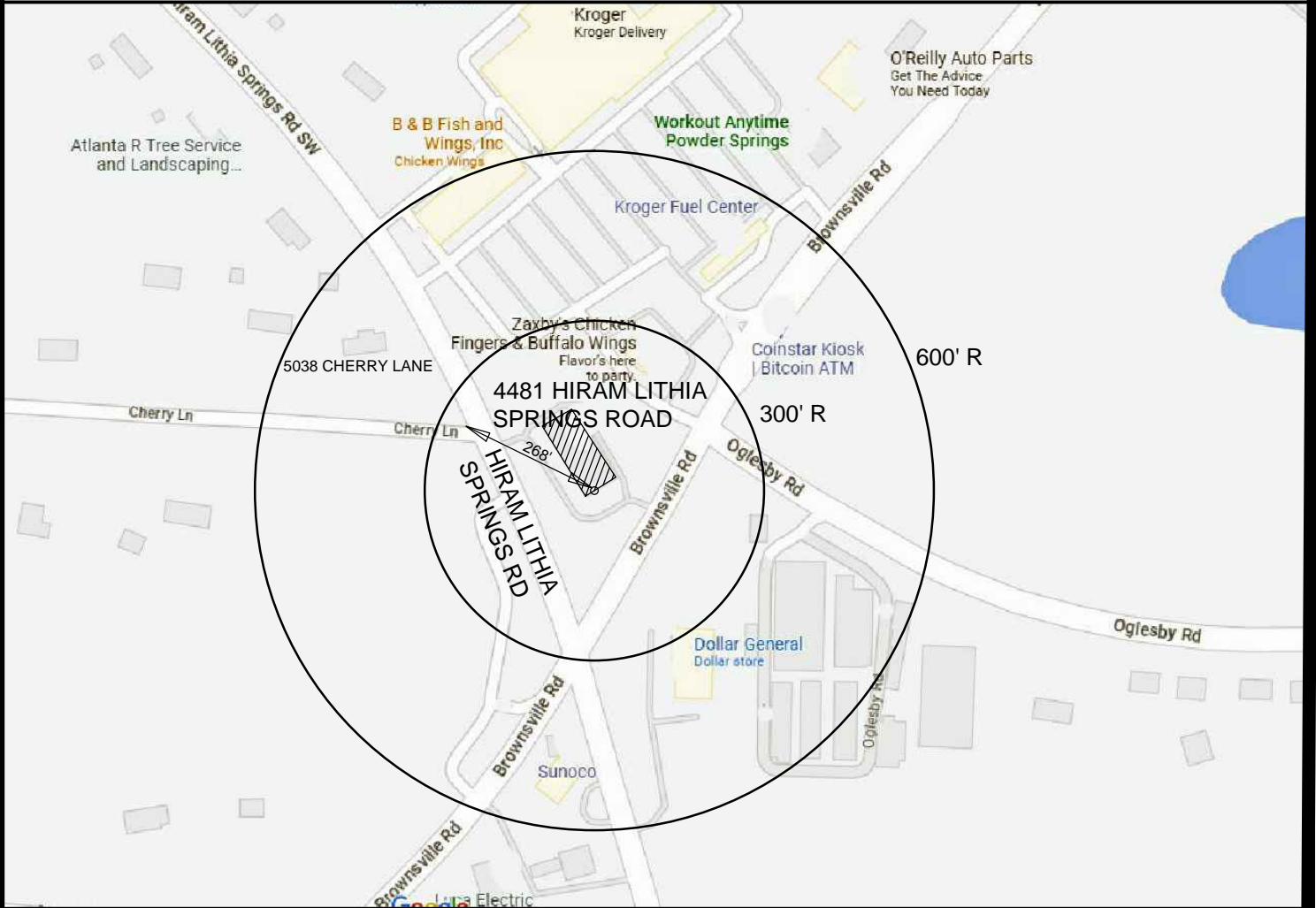
Signature of Notary Public	Name of Notary Public	My Commission Expires
----------------------------	-----------------------	-----------------------



ATLANTA ENGINEERING SERVICES, INC. HAS NOT PERFORMED A BOUNDARY LINE SURVEY AS PER THE GEORGIA PLAT ACT O.C.G.A. 15-6-67,

ATLANTA ENGINEERING SERVICES

918 HOLCOMB BRIDGE ROAD, SUITE 201
 ROSWELL, GEORGIA 30076
 PHONE: [REDACTED]



DISTANCE MEASUREMENTS:

SCHOOL / SCHOOL GROUNDS:
 CUMBERLAND CHRISTIAN ACADEMY
 4959 BROWNSVILLE ROAD, POWDER SPRINGS, GA 30127
 5848' MEASURED IN A STRAIGHT LINE

CHURCH: LINKED UP CHURCH
 4331 BROWNSVILLE ROAD, POWDER SPRINGS, GA 30127
 1581' MEASURED IN A STRAIGHT LINE

RESIDENTIAL:
 5038 CHERRY LANE, POWDER SPRINGS, GA 30127
 268' MEASURED IN A STRAIGHT LINE

LIBRARY: POWDER SPRINGS LIBRARY
 4181 ATLANTA STREET, POWDER SPRINGS, GA 30127
 8907' MEASURED IN A STRAIGHT LINE

PUBLIC PARK: POWDER SPRINGS PARK
 3899 BROWNSVILLE ROAD, POWDER SPRINGS, GA 30127
 6294' MEASURED IN A STRAIGHT LINE

ALCOHOLIC LICENSE SURVEY FOR:
OWNER: BALBIR SAHDRA
 4481 HIRAM LITHIA SPRINGS ROAD
 POWDER SPRINGS, GA 30127

Business name: BROWNSVILLE PACKAGE
Site Address: 4481 HIRAM LITHIA SPRINGS ROAD
 POWDER SPRINGS, GA 30127

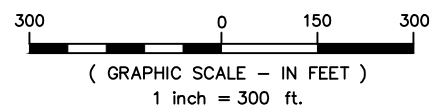
NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY ATLANTA ENGINEERING SERVICES, INC. OR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

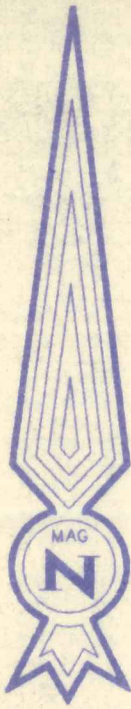
GENERAL NOTES:

1. THIS MAP IS A SPECIAL PURPOSE MAP INTENDED FOR SOLE USE OF THE OWNER.
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAT IS NOT FOR RECORDING..
4. EQUIPMENT USED FOR MEASUREMENTS: SURVEY MEASURING WHEEL AND GOOGLE EARTH.
5. DISTANCES MEASURED IN A STRAIGHT LINE FROM THE FRONT DOOR OF THE PREMISES TO PROPERTY LINE OF THE CHURCH, SCHOOL, RESIDENCE, ETC..

COBB COUNTY
 STATE OF GEORGIA

JOB. NO. 2023-3306
 SCALE: AS NOTED
 DWN. BY: ELA
 FIELD WORK: 07-21-2023
 DATE DRAFTED: 07-21-2023
 REVISION:





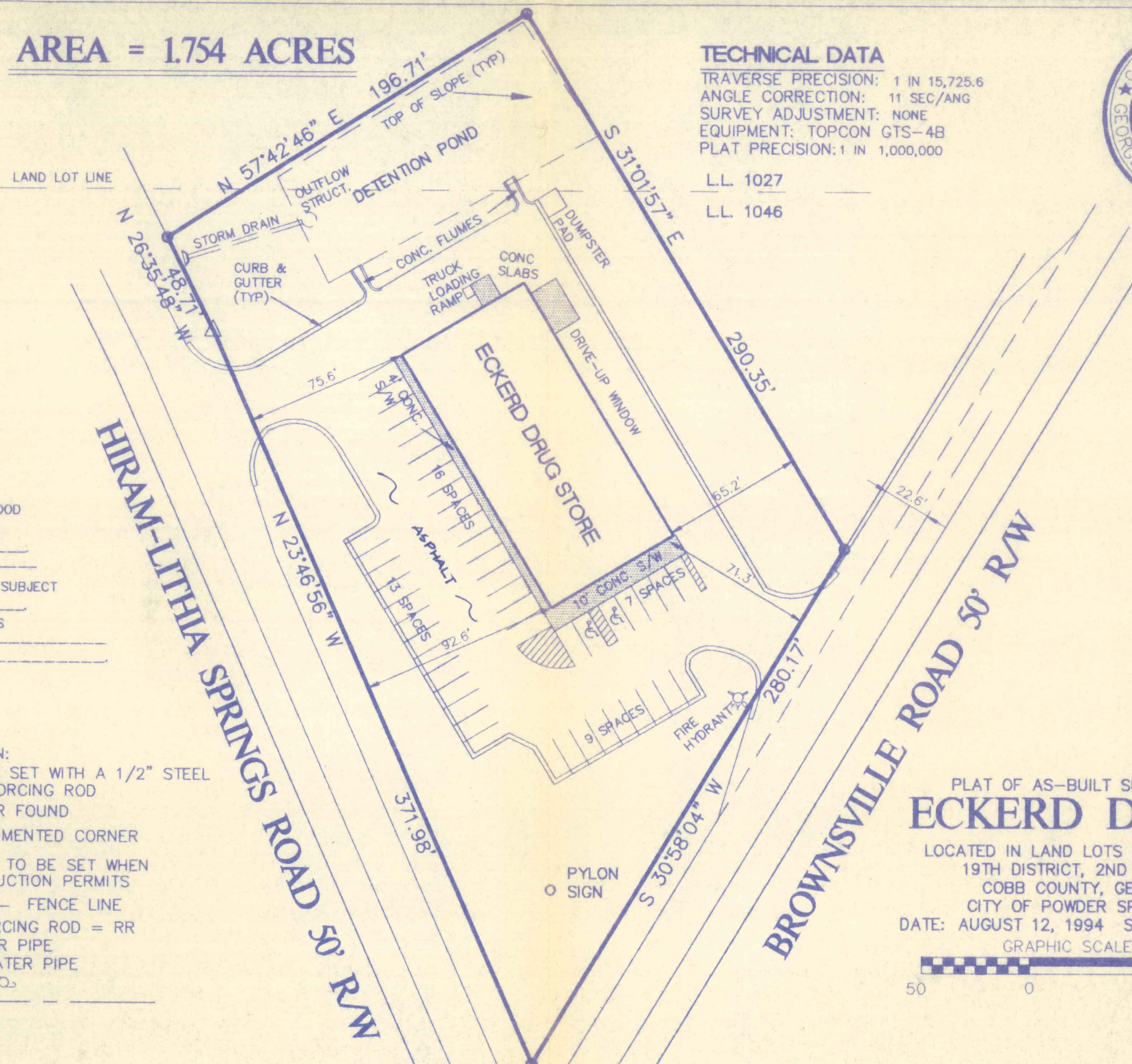
AREA = 1.754 ACRES

TECHNICAL DATA

TRAVERSE PRECISION: 1 IN 15,725.6
 ANGLE CORRECTION: 11 SEC/ANG
 SURVEY ADJUSTMENT: NONE
 EQUIPMENT: TOPCON GTS-4B
 PLAT PRECISION: 1 IN 1,000,000



L.L. 1027
 L.L. 1046



FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067 C0065 F EFFECTIVE DATE: 7-18-92

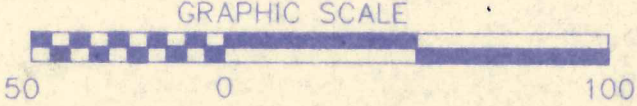
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE "X"
 THE CHARACTERISTIC OF THIS ZONE IS ABOVE THE 100 YEAR FLOOD PLAIN

LEGEND

- CORNER MONUMENTATION:**
- CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER FOUND
 - △— UNMONUMENTED CORNER
 - ⊙— CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X — FENCE LINE
- RE ROD = STEEL REINFORCING ROD = RR
 O.T.P. = OPEN TOP WATER PIPE
 C.T.P. = CRIMPED TOP WATER PIPE
 P.P. = POWER POLE = Ⓢ
 C/L = CENTERLINE
 R/W = RIGHT OF WAY

PLAT OF AS-BUILT SURVEY FOR ECKERD DRUGS

LOCATED IN LAND LOTS 1027 & 1046
 19TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 CITY OF POWDER SPRINGS
 DATE: AUGUST 12, 1994 SCALE: 1" = 50'



PROJ. NO. C03358

2981 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 PHONE [REDACTED]

THE CRUSSELLE COMPANY

PROFESSIONAL LAND SURVEYORS
 CIVIL DESIGN
 DEVELOPMENT CONSULTANTS

4481 Hiram Lithia Springs Road SW
Powder Springs, GA 30127

Legal Description

All that tract or parcel of land lying in and being portions of Land Lots 1027 and 1046, 19th District, 2nd Section, Cobb County, Georgia, within the city limits of Powder Springs; being more fully and particularly described as follows:

BEGINNING at a corner at the point of intersection of the northwesterly right-of-way line of Brownsville Road (50-foot right-of-way) with the northeasterly right-of-way line of Hiram-Lithia Springs Road (50-foot right-of-way); thence north 23 degrees, 46 minutes, 56 seconds west along said right-of-way of Hiram-Lithia Springs Road a distance of 371.98 feet to a point on said right-of-way; thence north 26 degrees, 35 minutes, 48 seconds west continuing along said right-of-way a distance of 48.71 feet to a corner on said right-of-way; thence north 57 degrees, 42 minutes, 46 seconds east a distance of 196.71 feet to a corner; thence south 31 degrees, 01 minutes, 57 seconds east a distance of 290.35 feet to a corner on the northwesterly right-of-way of Brownsville Road; thence south 30 degrees, 58 minutes, 04 seconds west along said right-of-way of Brownsville Road a distance of 280.17 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.754 acres pursuant to plat of As-Built Survey for Eckerd Drugs prepared by The Cruselle Company and dated August 12, 1994.

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER: 0447762
EFFECTIVE DATE: 07/22/2004
JURISDICTION : GEORGIA
REFERENCE : 0024
PRINT DATE : 08/10/2004
FORM NUMBER : 311

BALBIR SINGH SAHDRA
5615 WHITFIELD LANE
POWDER SPRINGS, GA 30127

CERTIFICATE OF INCORPORATION

I, Cathy Cox, the Secretary of State and the Corporations Commissioner of the State of Georgia, do hereby certify under the seal of my office that

BJ PACKAGE, INC.
A DOMESTIC PROFIT CORPORATION

has been duly incorporated under the laws of the State of Georgia on the effective date stated above by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.



A handwritten signature in black ink, appearing to read "Cathy Cox".

Cathy Cox
Secretary of State

ARTICLES OF INCORPORATION
OF
"BJ Package, Inc."

1.

The name of the corporation is "BJ Package, Inc."

2.

The corporation is organized pursuant to the provisions of the Georgia business corporation code.

3.

The corporation shall have perpetual duration.

4.

The corporation is organized for the purpose of pecuniary gain and profit, and the principal business to be transacted sale of food, liquor and beverages in addition to but not limited to the general powers conferred by law and the principal business as stated above, the corporation shall have the following powers; to lend money and extend credit, to buy, hold for investment, sell, lease, rent, operate, manage, and otherwise deal in real or personal property, to enter into any lawful bond or contract of guaranty, suretyship, or endorsement, whether or not it has a direct interest or benefit therein, and to make a purely accommodation bond, guaranty, endorsement or contract or suretyship and to secure the same by mortgage or pledge or otherwise to compensate its officers or employees by bonuses or other forms of retroactive payments, to enter into partnerships, joint ventures and associations, to borrow money, issue bonds, promissory notes and other obligations and evidences of indebtedness and secure the same by mortgage deed, pledge or otherwise, the power to do anything necessary, proper, useful or incidental to carry on its business.

5.

The corporation shall have the authority to issue not more than 50,000 shares of common stock at \$1.00 par value.

6.

The corporation shall not commence business until it shall have received not less than \$500.00 in payment of the issuance of the shares of stock.

7.

The initial registered office and initial registered agent of the corporation shall be:

Balbir Singh Sahdra
5615 Whitfield Lane
Powder Springs, Ga. 30127

8.

The name and address of the Incorporator is:

Balbir Singh Sahdra
5615 Whitfield Lane
Powder Spring, Georgia 30127

9.

The initial board of directors shall consist of one.

Balbir Singh Sahdra
5615 Whitfield Lane
Powder Spring, Georgia 30127

10.

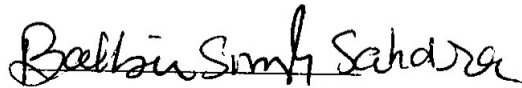
The initial office and mailing address shall be:

5615 Whitfield Lane
Powder Spring, Georgia 30127

The holders of shares of common stock of the corporation shall not be entitled, as a matter of right, to purchase, subscribe for or to otherwise acquire any new or additional shares of stock of the corporation of any class, or any options or warrants to purchase, subscribe for or otherwise acquire any such new or additional shares of stock of the corporation of any class, or any options or warrants to purchase, subscribe for or otherwise acquire any such new or additional shares.

In witness whereof, the undersigned executes the

Articles of Incorporation
This the 21st Day of July, 2004



Balbir Singh Sahdra
Incorporator
5615 Whitfield Lane
Powder Spring, Georgia 30127

SECRETARY OF STATE
2004 AUG 10 P 12:33
CORPORATIONS DIVISION



CATHY COX
Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION

315 West Tower, #2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334-1530

Registered agent, officer, entity status information via the Internet
<http://www.georgiacorporations.org>

WARREN RARY
Director

ENRICO M. ROBINSON
Assistant Director

TRANSMITTAL INFORMATION
GEORGIA PROFIT OR NONPROFIT CORPORATIONS

DO NOT WRITE IN SHADED AREA - SOS USE ONLY

DOCKET # _____	PENDING # _____	CONTROL # _____
DOCKET CODE _____	DATE FILED _____	AMOUNT RECEIVED _____
TYPE CODE _____	EXAMINER _____	CHECK/RECEIPT # _____
		JURISDICTION (COUNTY) CODE _____

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1. ATTACHED

Corporate Name Reservation Number (if one has been obtained; if articles are being filed without prior reservation, leave this line blank)

BJ PACKAGE, INC.

Corporate Name (List exactly as it appears in articles)

2. BALBIR SINGH SANDRA

Name of person filing articles (certificate will be mailed to this person, at address below)

5615 WHITFIELD LANE

Address

POWDERSPRING

City

GA

State

30127

Zip Code

3.

Mail or deliver the following items to the Secretary of State, at the above address:

- 1) This transmittal form
- 2) Original and one copy of the Articles of Incorporation
- 3) Filing fee of \$100.00 payable to Secretary of State. Filing fees are NON-refundable.

I certify that a Notice of Incorporation or Notice of Intent to Incorporate with a publication fee of \$40.00 has been or will be mailed or delivered to the official organ of the county where the initial registered office of the corporation is to be located. (List of legal organs is posted at web site; or, the Clerk of Superior Court can advise you of the official organ in a particular county.)

Balbir Singh Sandra

Authorized signature of person filing documents

8/10/04

Date

Request certificates and obtain entity information via the Internet: <http://www.georgiacorporations.org>

CALLOWAY TITLE AND ESCROW, LLC

4170 ASHFORD-DUNWOODY ROAD

SUITE 525

ATLANTA, GEORGIA 30319

TELEPHONE: [REDACTED]

TELECOPIER: [REDACTED]

April 14, 2023

LIMITED CERTIFICATE OF TITLE

PREPARED FOR AND LIMITED TO THE USE OF:

Griff Miller
Fidelity National Title Group
2400 Maitland Center Parkway
Suite 200
Maitland, Florida 32751

RE: Land Lots 1027 and 1046;
19th District
Cobb County, Georgia
R&G Partners, L.P.
CT#2-42520

NOTE: All others who rely hereon do so at their own risk.

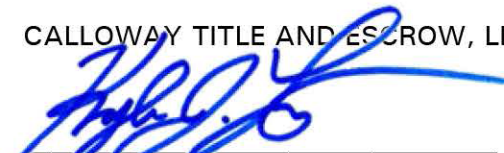
This is to certify that we have carefully examined the title to the real property described on **EXHIBIT A**, attached hereto and by reference made a part hereof, as officially and correctly indexed in the public records of the county in which said property lies, and that good merchantable title in **FEE SIMPLE** is vested in **R&G PARTNERS, L.P., A GEORGIA LIMITED PARTNERSHIP** by virtue of that certain Limited Warranty Deed from Powder Springs Eckerd Partners, a Alabama general partnership to R&G Partners, L.P., a Georgia limited partnership, dated as of October 7, 1994, filed for record October 13, 1994 at 4:42 p.m., recorded in Deed Book [8534, Page 4](#), Records of Cobb County, Georgia.

Subject to those objections and exceptions set out in **EXHIBIT B** attached hereto and by reference made a part hereof and the following:

- (a) All matters of record subsequent to the date of this Certificate.
- (b) Matters affecting the title which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner.
- (c) Such state of facts as would be disclosed by a current, accurate survey and careful visual inspection of the property.
- (d) Encroachments, except such as in our opinion do not materially affect the value of the property.
- (e) Title to that portion of the premises within the bounds of any public road.
- (f) The riparian rights of abutting owners on any stream running through the premises.
- (g) Rights or claims of parties in possession.
- (h) Any violation of all zoning laws, ordinances or regulations, municipal or country, and all Governmental regulations of the use and occupancy of premises described, including the regulations or condemnation of the land or any building or structure thereon.
- (i) Taxes not due and payable at the date of this Certificate, and taxes coming due and payable for all future times.
- (j) Unrecorded claims of liens for labor or material furnished for the improvements of said property.
- (k) Street improvement liens which have not been properly placed of record.
- (l) Past due utility bills, including but not limited to, water, sewerage, gas, sanitation or electricity, non-payment of which may deter the municipal authority or utility company from transferring meters or service until the bills have been paid.
- (m) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.
- (n) All governmental liens for the clean ups of toxic waste which are not filed in the public records of the county in which said property lies.

The effective date of this Certificate of Title is March 27, 2023 at 5:00 p.m.

CALLOWAY TITLE AND ESCROW, LLC



Kyle J. Levstek

EXHIBIT "A"

All that tract or parcel of land lying in and being portions of Land Lots 1027 and 1046, 19th District, 2nd Section, Cobb County, Georgia, within the city limits of Powder Springs; being more fully and particularly described as follows:

BEGINNING at a corner at the point of intersection of the northwesterly right-of-way line of Brownsville Road (50-foot right-of-way) with the northeasterly right-of-way line of Hiram-Lithia Springs Road (50-foot right-of-way); thence north 23 degrees, 46 minutes, 56 seconds west along said right-of-way of Hiram-Lithia Springs Road a distance of 371.98 feet to a point on said right-of-way; thence north 26 degrees, 35 minutes, 48 seconds west continuing along said right-of-way a distance of 48.71 feet to a corner on said right-of-way; thence north 57 degrees, 42 minutes, 46 seconds east a distance of 196.71 feet to a corner; thence south 31 degrees, 01 minutes, 57 seconds east a distance of 290.35 feet to a corner on the northwesterly right-of-way of Brownsville Road; thence south 30 degrees, 58 minutes, 04 seconds west along said right-of-way of Brownsville Road a distance of 280.17 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.754 acres pursuant to plat of As-Built Survey for Eckerd Drugs prepared by The Cruselle Company and dated August 12, 1994.

EXHIBIT "B"

1. All taxes for the year 2023 and subsequent years.

NOTE: State and County [taxes](#) for the year 2022 were paid on October 3, 2022 in the amount of \$16,967.59, under Bill No. 19-1046-25, Map Reference No. 19104600250; City of Powder Springs taxes for the year 2022 were paid on November 7, 2022 in the amount of \$5,906.31, under Map Reference No. 19104600250.

There were no back taxes due.

2. No certification is made as to the exact amount of acreage contained in the property described herein.
3. Easement as contained in that certain Right-of-Way Deed from R & G Partners, L.P. to Cobb County, Georgia, dated December 16, 1997, filed for record April 1, 1998 at 8:50 a.m., recorded in Deed Book [11146, Page 167](#), Records of Cobb County, Georgia.
4. Right of Way Easement from R & G Partners, L.P. to Greystone Power Corporation, an Electric Membership Corporation, dated June 21, 2002, filed for record September 13, 2002 at 3:35 p.m., recorded in Deed Book [13591, Page 4534](#), aforesaid Records.
5. Utility Easement from R&G Partnership to The City of Powder Springs, Georgia, dated June 28, 2006, filed for record August 25, 2006 at 2:01 p.m., recorded in Deed Book [14378, Page 3752](#), aforesaid Records.
6. All matters appearing of record prior to October 7, 1994.

AS A MATTER OF INFORMATION:

1. Declaration of Restrictions and Grant of Easements by Powder Springs Eckerd Partners, an Alabama General Partnership, Thomas F. Yeager and Hubert Monroe Yeager, Jr., dated November 30, 1993, filed for record December 6, 1993 at 5:08 p.m., recorded in Deed Book [7854, Page 282](#), aforesaid Records is recorded outside the scope of this search. However, a copy has been provided as a matter of information only.



19102700080

19102700010
4435

4445 19102700160

4448 19102700090

HIRAM LITHIA SPRINGS RD

4464 19102700110

5070
19102700140

5054 19102700130

5038 19102700120

4400 19102700050
238-2

4400 19102700230

19102600110
4440

19102700050
4400

4410 19102700240

4481 19104600250

4493
19102600070

BROWNSVILLE RD

5054 19102700130

5038 19102700120

4400 19102700050

4410 19102700240

4493 19102600070

CHERRY LN

HIRAM LITHIA SPRINGS RD

268 4481 19104600250

OGLESBY RD

5061 19104600010

19104600190

4512 19104600020

BROWNSVILLE RD

4511 19104600080

4905 19104700390

19104600270

