

Official Use Only

Planning & Zoning Hearing:

Mayor & Council Hearing:



Community Development Dept.
4181 Atlanta Street
Powder Springs, GA 30127
commdev@cityofpowdersprings.org
770-943-1666

Annexation Application

Applicant Or Agent Must Be Present At All Public Hearings

Applicant Information

Name: *Traton, LLC

Address: 720 Kennesaw Avenue, Marietta, GA 30060

Phone: [REDACTED] (Applicant); [REDACTED] (Applicant/Owners' Representative)

Email: [REDACTED]

Property Owner Elector Primary Contact Person

Property Owner Information Complete if different than applicant.

Name: Joseph Charles Shipp and Glenda T. Shipp

Address: 5500 Elliott Road, Powder Springs, GA 30127

Phone:

Email: [REDACTED]

Property Information

Address: 5500 Elliott Road Parcel ID Number: 19066000060

Land Lot: 660, 661 District: 19 Number of Acres: 29.60675+/-

Current County Zoning: R-30 (Cobb County) If residential, how many residents? 2 Proposed City Zoning: PUD-R

Notary Attestation

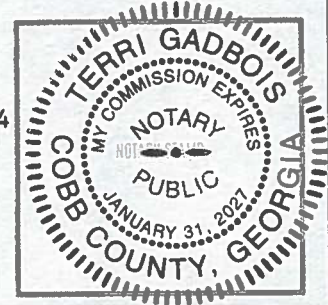
I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia:

Executed in Marietta (City), GA (State).

Joseph Charles Shipp Joseph Charles Shipp April 19, 2024
 Signature of Applicant Printed Name Date

Subscribed and sworn before me this 19th day of April, 2024

TERRI GADBOIS TERRI GADBOIS 1/31/27
 Signature of Notary Public Name of Notary Public My Commission Expires



*See Attached Exhibit "A" for Applicant's and Property Owner's Representative Information

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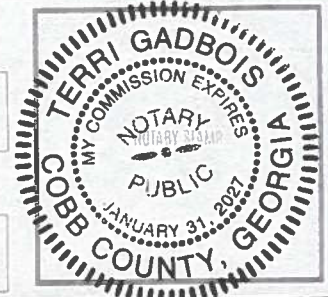
I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia:

Executed in Marietta (City), GA (State).

Glenda T. Shipp Signature of Applicant Glenda T. Shipp Printed Name April 19, 2024 Date

Subscribed and sworn before me this 19th day of April, 2024.

Terril Gadbois Signature of Notary Public Terril Gadbois Name of Notary Public 4/31/27 My Commission Expires



*See Attached Exhibit "A" for Applicant's and Property Owner's Representative Information

Form Version: 07012021

EXHIBIT "A" – ATTACHMENT TO ANNEXATION APPLICATION REQUEST

Application No.: _____
Planning Commission Hearing: May 28, 2024
City Council Hearing: June 3, 2024

Applicant: Traton, LLC
Titleholders: Joseph Charles Shipp and
Glenda T. Shipp

Applicant: Traton, LLC
720 Kennesaw Avenue
Marietta, Georgia 30060
[REDACTED]
Attention: Clif Poston
Richard Parvey
E-mail: [REDACTED]

Property Owners: Joseph Charles Shipp
Glenda T. Shipp
5500 Elliott Road
Powder Springs, Georgia 30127
E-mail: [REDACTED]

**Applicant's and
Owners' Representative:** J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook – Suite 100
326 Roswell Street
Marietta, Georgia 30060
[REDACTED] (Office)
E-mail: [REDACTED]

LEGAL DESCRIPTION
(AS-SURVEYED)

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 660 & 661 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION FORMED BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF QUARTERS WAY (50 FOOT RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY OF ELLIOT ROAD (60 FOOT RIGHT OF WAY) AND THENCE PROCEEDING ALONG THE SAID NORTHWESTERLY RIGHT OF WAY OF ELLIOT ROAD SOUTH 60°26'27" WEST, A DISTANCE OF 216.90 FEET TO A POINT; THENCE SOUTH 80°49'23" EAST FOR A DISTANCE OF 7.88 FEET TO AN IRON PIN PLACED (1/2 REBAR W/CAP) AT THE CENTERLINE OF A DITCH ON THE NORTHWESTERLY RIGHT OF WAY OF ELLIOT ROAD (60 FOOT RIGHT OF WAY) AND **THE POINT OF BEGINNING**.

FROM **THE POINT OF BEGINNING** THUS ESTABLISHED; PROCEEDING ALONG THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY OF ELLIOT ROAD (60 FOOT RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 56°24'17" WEST, A DISTANCE OF 122.76 FEET TO A POINT;
2. 147.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1260.56 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 53°02'29" WEST, 147.91 FEET TO A POINT;
3. 55.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1550.31 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 48°39'10" WEST, 55.48 FEET TO A POINT;
4. SOUTH 47°37'39" WEST FOR A DISTANCE OF 27.55 FEET TO A POINT;
5. 130.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1090.48 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 44°11'55" WEST, 130.45 FEET TO A POINT;
6. 37.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 335.98 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 37°32'50" WEST, 37.77 FEET TO A POINT;
7. SOUTH 34°19'30" WEST FOR A DISTANCE OF 99.77 FEET TO A POINT;
8. 66.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 984.08 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 36°16'24" WEST, 66.91 FEET TO A POINT;
9. 139.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 380.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 48°44'19" WEST, 138.72 FEET TO A POINT;

10. 72.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 774.97 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 61°56'33" WEST, 72.65 FEET TO A POINT;
11. SOUTH 64°37'45" WEST FOR A DISTANCE OF 133.74 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY OF ELLIOT ROAD (50 FOOT RIGHT OF WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY OF ELLIOT ROAD (50 FOOT RIGHT OF WAY) AND PROCEEDING THENCE ALONG THE CENTERLINE OF SAID POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 33°02'25" WEST FOR A DISTANCE OF 97.15 FEET TO A POINT;
2. NORTH 32°29'49" WEST FOR A DISTANCE OF 56.00 FEET TO A POINT;
3. NORTH 34°33'59" WEST FOR A DISTANCE OF 125.67 FEET TO A POINT;
4. NORTH 38°00'42" WEST FOR A DISTANCE OF 83.67 FEET TO A POINT;
5. NORTH 52°11'10" WEST FOR A DISTANCE OF 94.18 FEET TO A POINT;
6. NORTH 53°47'59" WEST FOR A DISTANCE OF 141.45 FEET TO A POINT;
7. NORTH 51°46'16" WEST FOR A DISTANCE OF 141.80 FEET TO A POINT;
8. NORTH 57°10'48" WEST FOR A DISTANCE OF 117.84 FEET TO A POINT;
9. NORTH 50°14'03" WEST FOR A DISTANCE OF 146.16 FEET TO A POINT;
10. NORTH 54°50'50" WEST FOR A DISTANCE OF 289.95 FEET TO A POINT;
11. NORTH 58°02'53" WEST FOR A DISTANCE OF 158.84 FEET TO A POINT;
12. NORTH 48°47'15" WEST FOR A DISTANCE OF 109.78 FEET TO A POINT;
13. NORTH 53°54'43" WEST FOR A DISTANCE OF 168.06 FEET TO A POINT;
14. NORTH 46°19'30" WEST FOR A DISTANCE OF 112.27 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF POWDER SPRINGS CREEK WITH THE NORTHERLY LINE OF LAND LOT 661 (SAID LAND LOT LINE BEING THE COMMON WITH LAND LOTS 598 AND 661);

THENCE DEPARTING THE CENTERLINE OF POWDER SPRINGS CREEK AND PROCEED ALONG SAID NORTHERLY LINE OF LAND LOT 661 SOUTH 86°58'56" EAST FOR A DISTANCE OF 75.77 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE PROCEED ALONG THE NORTHERLY LINE OF LAND LOT 661 (SAID LAND LOT LINE BEING THE COMMON WITH LAND LOTS 598 AND 661) AND CONTINUING ALONG THE NORTHERLY LINE OF LAND LOT 660 (SAID LAND LOT LINE BEING THE COMMON WITH LAND LOTS 599 AND 660) SOUTH 86°58'56" EAST FOR A DISTANCE OF 2205.05 FEET TO A POINT AT THE

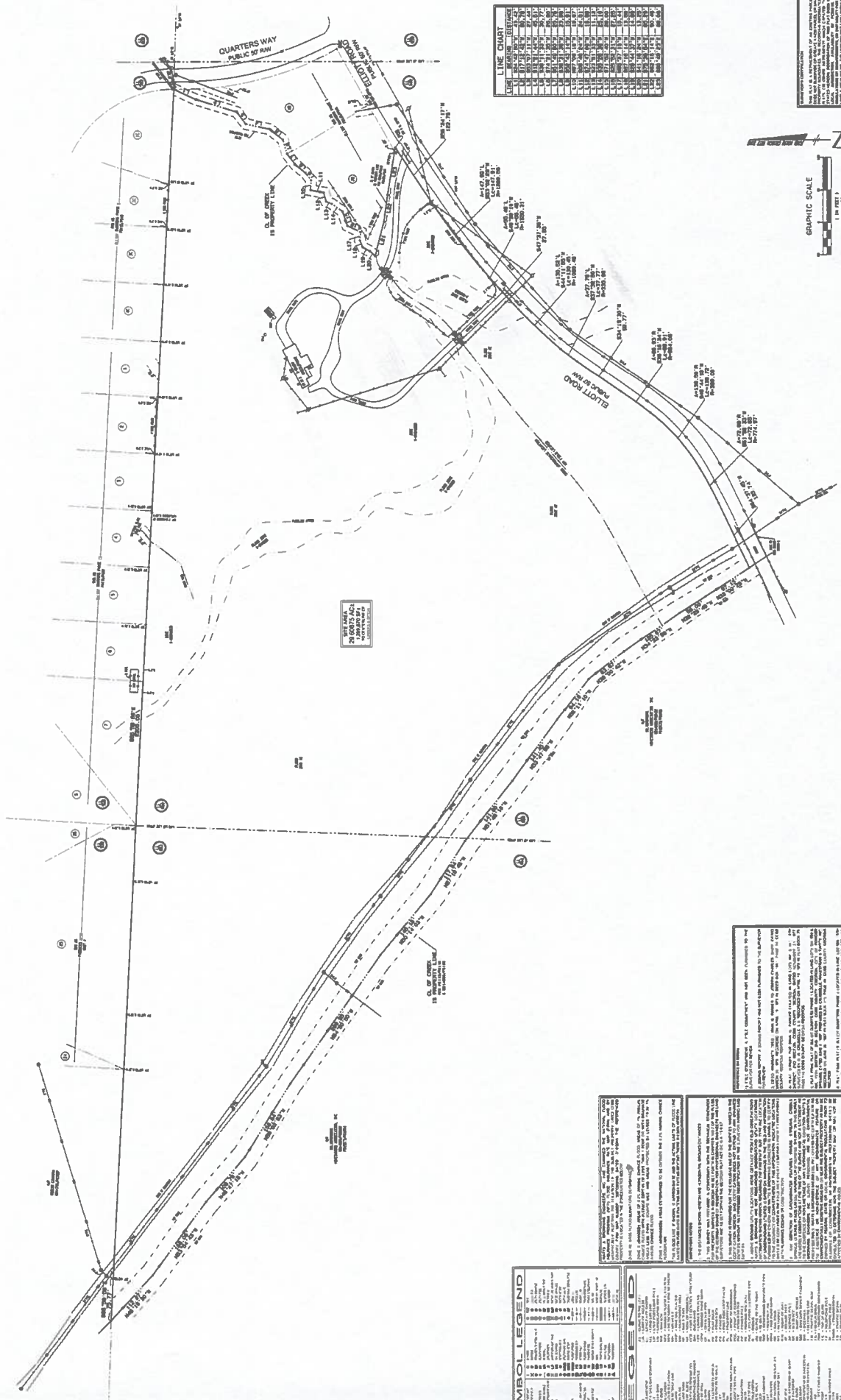
INTERSECTION OF THE NORTHERLY LINE OF LAND LOT 660 (SAID LAND LOT LINE BEING THE COMMON WITH LAND LOTS 599 AND 660) AND THE CENTERLINE OF AN UNNAMED CREEK; THENCE PROCEEDING ALONG THE CENTERLINE OF SAID UNNAMED CREEK FOR THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 24°42'50" WEST FOR A DISTANCE OF 43.42 FEET TO A POINT;
2. SOUTH 17°12'42" WEST FOR A DISTANCE OF 80.78 FEET TO A POINT;
3. SOUTH 53°07'11" WEST FOR A DISTANCE OF 27.44 FEET TO A POINT;
4. SOUTH 12°21'44" WEST FOR A DISTANCE OF 45.51 FEET TO A POINT;
5. SOUTH 38°11'33" WEST FOR A DISTANCE OF 30.77 FEET TO A POINT;
6. SOUTH 74°21'35" WEST FOR A DISTANCE OF 26.80 FEET TO A POINT;
7. SOUTH 51°49'50" WEST FOR A DISTANCE OF 25.75 FEET TO A POINT;
8. SOUTH 38°31'39" WEST FOR A DISTANCE OF 23.89 FEET TO A POINT;
9. SOUTH 52°43'14" WEST FOR A DISTANCE OF 16.91 FEET TO A POINT;
10. NORTH 87°09'18" WEST FOR A DISTANCE OF 18.67 FEET TO A POINT;
11. SOUTH 09°48'24" WEST FOR A DISTANCE OF 24.51 FEET TO A POINT;
12. SOUTH 74°47'09" WEST FOR A DISTANCE OF 16.98 FEET TO A POINT;
13. SOUTH 23°51'33" WEST FOR A DISTANCE OF 11.12 FEET TO A POINT;
14. SOUTH 35°28'39" WEST FOR A DISTANCE OF 25.10 FEET TO A POINT;
15. SOUTH 71°52'40" WEST FOR A DISTANCE OF 28.00 FEET TO A POINT;
16. SOUTH 25°52'31" WEST FOR A DISTANCE OF 27.25 FEET TO A POINT;
17. NORTH 85°37'15" WEST FOR A DISTANCE OF 15.44 FEET TO A POINT;
18. SOUTH 67°16'14" WEST FOR A DISTANCE OF 13.59 FEET TO A POINT;
19. SOUTH 28°44'37" WEST FOR A DISTANCE OF 14.89 FEET TO A POINT;
20. SOUTH 41°16'24" WEST FOR A DISTANCE OF 13.25 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF SAID UNNAMED CREEK AND THE CENTERLINE OF A DITCH;

THENCE DEPARTING SAID CENTERLINE OF UNNAMED CREEK AND PROCEEDING THENCE ALONG THE CENTERLINE OF SAID DITCH SOUTH 75°38'54" EAST FOR A DISTANCE OF 65.29 FEET TO A POINT; THENCE SOUTH 82°15'14" EAST FOR A DISTANCE

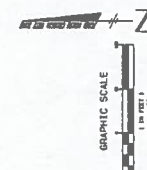
OF 50.46 FEET TO A POINT; THENCE SOUTH 80°49'23" EAST FOR A DISTANCE OF 88.08 FEET TO **THE POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 29.60675 ACRES, MORE OR LESS, OR 1,289,670 SQUARE FEET, MORE OR LESS, TO THE CENTERLINE OF POWDER SPRINGS CREEK, TO THE CENTERLINE OF THE UNNAMED CREEK, AND TO THE CENTERLINE OF THE DITCH.



LINE CHART

LINE NO.	START	END	LENGTH	BEARING
1	1000.00	1000.00	1000.00	000°00'00"
2	1000.00	1000.00	1000.00	000°00'00"
3	1000.00	1000.00	1000.00	000°00'00"
4	1000.00	1000.00	1000.00	000°00'00"
5	1000.00	1000.00	1000.00	000°00'00"
6	1000.00	1000.00	1000.00	000°00'00"
7	1000.00	1000.00	1000.00	000°00'00"
8	1000.00	1000.00	1000.00	000°00'00"
9	1000.00	1000.00	1000.00	000°00'00"
10	1000.00	1000.00	1000.00	000°00'00"
11	1000.00	1000.00	1000.00	000°00'00"
12	1000.00	1000.00	1000.00	000°00'00"
13	1000.00	1000.00	1000.00	000°00'00"
14	1000.00	1000.00	1000.00	000°00'00"
15	1000.00	1000.00	1000.00	000°00'00"
16	1000.00	1000.00	1000.00	000°00'00"
17	1000.00	1000.00	1000.00	000°00'00"
18	1000.00	1000.00	1000.00	000°00'00"
19	1000.00	1000.00	1000.00	000°00'00"
20	1000.00	1000.00	1000.00	000°00'00"
21	1000.00	1000.00	1000.00	000°00'00"
22	1000.00	1000.00	1000.00	000°00'00"
23	1000.00	1000.00	1000.00	000°00'00"
24	1000.00	1000.00	1000.00	000°00'00"
25	1000.00	1000.00	1000.00	000°00'00"
26	1000.00	1000.00	1000.00	000°00'00"
27	1000.00	1000.00	1000.00	000°00'00"
28	1000.00	1000.00	1000.00	000°00'00"
29	1000.00	1000.00	1000.00	000°00'00"
30	1000.00	1000.00	1000.00	000°00'00"
31	1000.00	1000.00	1000.00	000°00'00"
32	1000.00	1000.00	1000.00	000°00'00"
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37	1000.00	1000.00	1000.00	000°00'00"
38	1000.00	1000.00	1000.00	000°00'00"
39	1000.00	1000.00	1000.00	000°00'00"
40	1000.00	1000.00	1000.00	000°00'00"
41	1000.00	1000.00	1000.00	000°00'00"
42	1000.00	1000.00	1000.00	000°00'00"
43	1000.00	1000.00	1000.00	000°00'00"
44	1000.00	1000.00	1000.00	000°00'00"
45	1000.00	1000.00	1000.00	000°00'00"
46	1000.00	1000.00	1000.00	000°00'00"
47	1000.00	1000.00	1000.00	000°00'00"
48	1000.00	1000.00	1000.00	000°00'00"
49	1000.00	1000.00	1000.00	000°00'00"
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78	1000.00	1000.00	1000.00	000°00'00"
79	1000.00	1000.00	1000.00	000°00'00"
80	1000.00	1000.00	1000.00	000°00'00"
81	1000.00	1000.00	1000.00	000°00'00"
82	1000.00	1000.00	1000.00	000°00'00"
83	1000.00	1000.00	1000.00	000°00'00"
84	1000.00	1000.00	1000.00	000°00'00"
85	1000.00	1000.00	1000.00	000°00'00"
86	1000.00	1000.00	1000.00	000°00'00"
87	1000.00	1000.00	1000.00	000°00'00"
88	1000.00	1000.00	1000.00	000°00'00"
89	1000.00	1000.00	1000.00	000°00'00"
90	1000.00	1000.00	1000.00	000°00'00"
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93	1000.00	1000.00	1000.00	000°00'00"
94	1000.00	1000.00	1000.00	000°00'00"
95	1000.00	1000.00	1000.00	000°00'00"
96	1000.00	1000.00	1000.00	000°00'00"
97	1000.00	1000.00	1000.00	000°00'00"
98	1000.00	1000.00	1000.00	000°00'00"
99	1000.00	1000.00	1000.00	000°00'00"
100	1000.00	1000.00	1000.00	000°00'00"



WAB
WATERBURY ASSOCIATES, INC.
 1000 W. BROADWAY, SUITE 1000
 ATLANTA, GEORGIA 30334
 (404) 525-1100
 www.wab.com



BOUNDARY SURVEY FOR
TRATON LLC
 LOCATED IN
LAND LOTS 660 & 661
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SYMBOL LEGEND

1	Survey Boundary
2	Property Boundary
3	Right-of-Way Boundary
4	Utility Boundary
5	Other Boundary
6	Corner Marker
7	Iron Nail
8	Iron Pipe
9	Iron Stake
10	Iron Bolt
11	Iron Ring
12	Iron Cap
13	Iron Plug
14	Iron Washer
15	Iron Nut
16	Iron Bolt and Nut
17	Iron Bolt and Washer
18	Iron Bolt and Nut and Washer
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NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1932 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, GEORGIA.
2. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
3. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
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DECLARATION

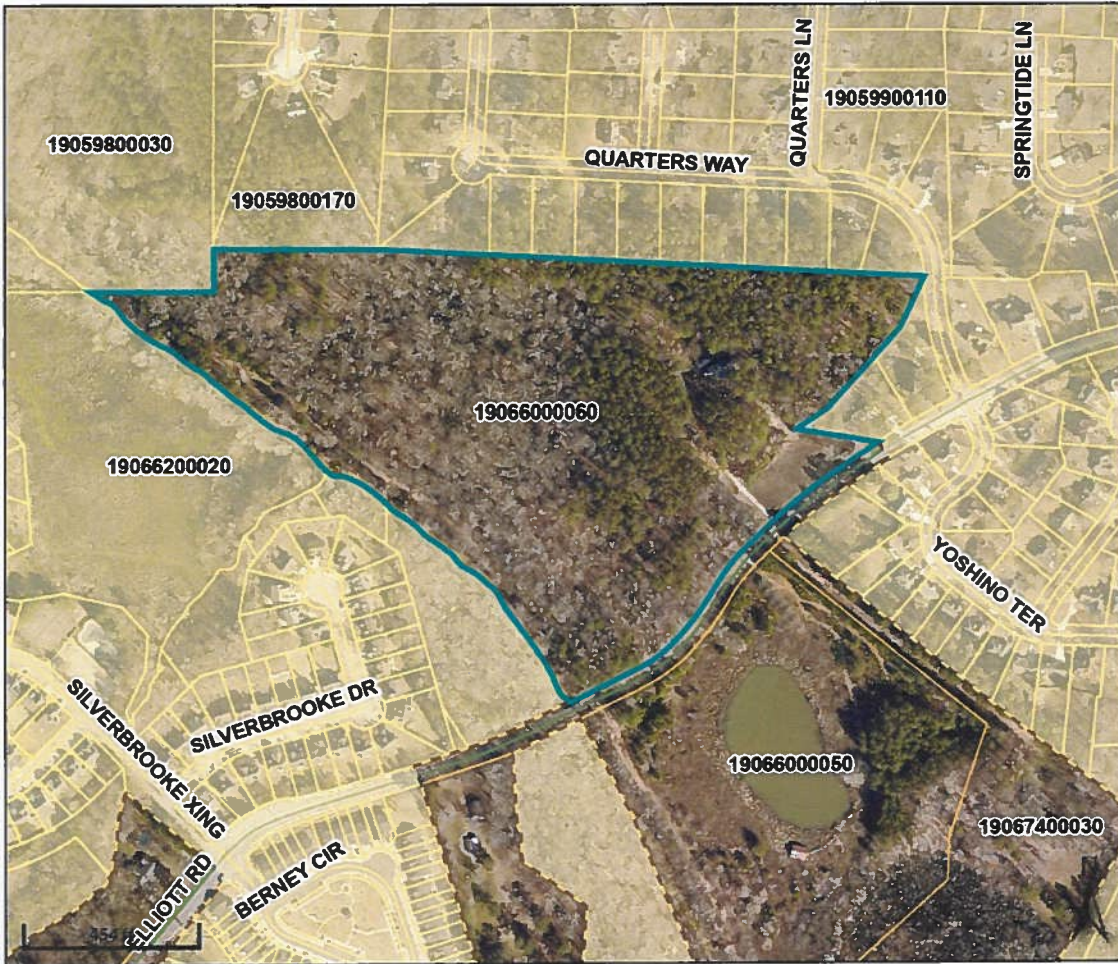
I, **W. B. BARNETT**, a duly Licensed Professional Engineer in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by **TRATON LLC**, and that the same was made by me or under my direct supervision and in accordance with the laws and regulations of the State of Georgia.

W. B. BARNETT
 Professional Engineer
 License No. 10000
 State of Georgia

ACKNOWLEDGMENT

I, **TRATON LLC**, do hereby acknowledge that the foregoing is a true and correct copy of the original survey as shown to me by **W. B. BARNETT**, and that the same was made by him or under his direct supervision and in accordance with the laws and regulations of the State of Georgia.

TRATON LLC
 By: _____
 Title: _____



Overview



Legend

- Cities**
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Mableton
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID	19066000060	Physical Address	5500 ELLIOTT RD	Last 2 Sales			
Class Code	R5 - Residential Large Tracts	Owner	CHARLES JOSEPH & SHIPP GLENDA TUCKER	Date	Price	Reason	Qual
Taxing District	(9) UNINCORPORATED		5500 ELLIOTT RD	n/a	0	n/a	n/a
Acres	30.0		POWDER SPRINGS GA 30127	n/a	0	n/a	n/a

Date created: 4/19/2024
 Last Data Uploaded: 4/19/2024 8:43:50 AM