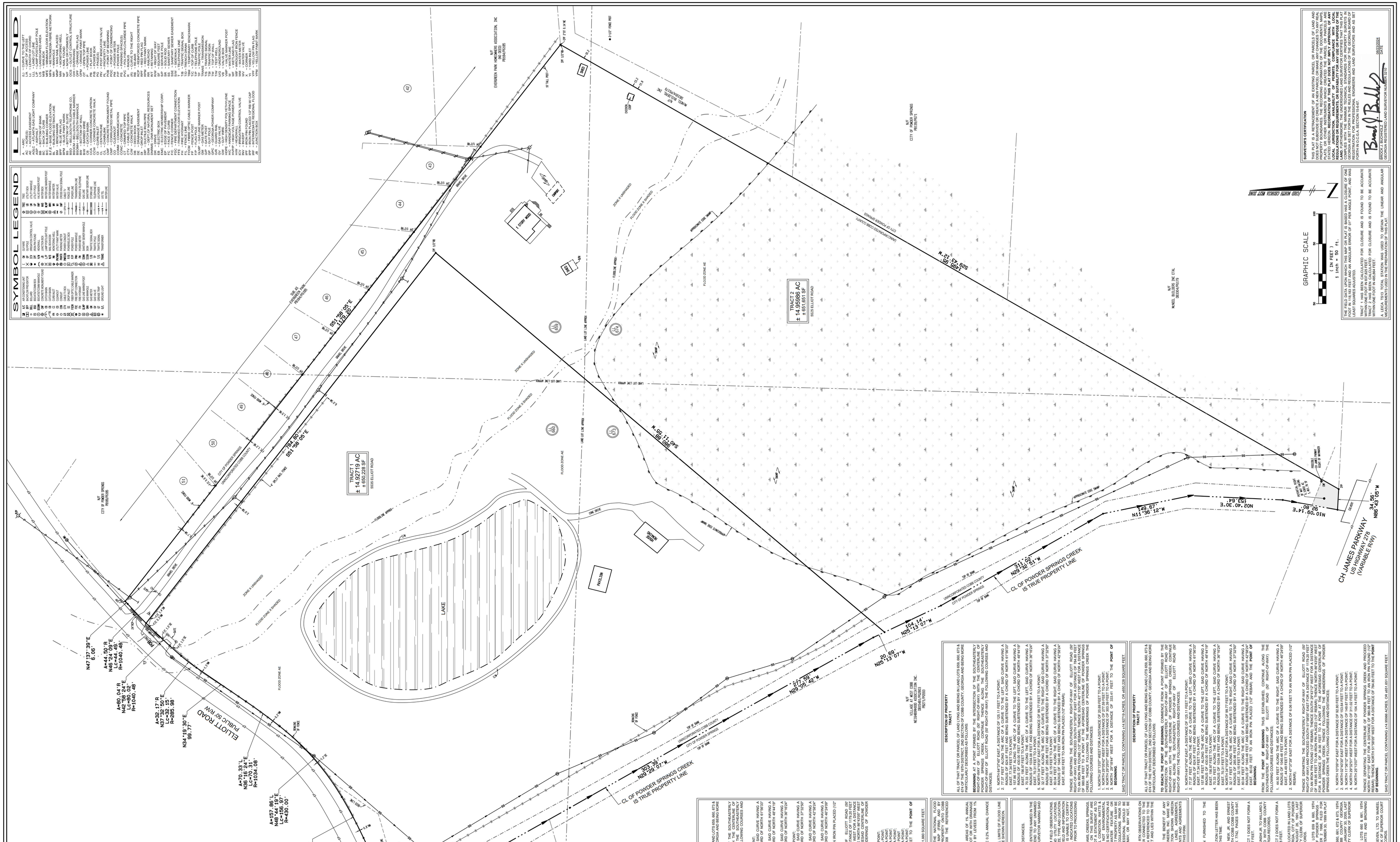
LEGEND

A/C - A/CREEK
AE - ACCESS EASEMENT
AGLC - ATLANTA GAS LIGHT COMPANY
AL - ALLEY
BF - BOTTOM OF BANK
BG - BOTTOM OF GRATE
BH - BORE HOLE
BFE - BASE FLOOD ELEVATION
BL - BUILDING LINE
BM - BENCHMARK
BOC - BACK OF CURB
BRM - BLUE PAINT MARK
BS - BOTTOM OF STAIRS
BSDCM - BELLSOUTH CABLE MANHOLE
BSPM - BELLSOUTH PAINT MARKER
BW - BOTTOM OF WALL
CB - CATCH BASIN
CC - CONCRETE CONCRETE APRON
CCW - CONCRETE CONCRETE WALK
CG - CURB & GUTTER
CL - CENTERLINE
CLL - CHAINLINK
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
COMM - COMMUNICATION
CONC - CONCRETE
CTV - CABLE TELEVISION
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DMMS - FIRE MONUMENT SET
DW - DRIVEWAY
EB - ELECTRIC BOX
EMC - ELECTRICAL MEMBERSHIP CORP.
EP - EDGE OF PAVEMENT
FF - FINISH FLOOR
FG - FINISH GRADE
FDC - FIRE DEPARTMENT CONNECTION
FE - FIRE EXTINGUISHER
FH - FIRE HYDRANT
FO - FIBER OPTIC CABLE MARKER
FOCH - FIBER OPTIC CONCRETE HANDHOLE
FP - FIELD PLOT
GMP - GAS METER POST
GP - GAS PLOT
GPP - GAS PIPE
GV - GAS VALVE
GPC - GEORGIA POWER COMPANY
GW - GAS WELL
HC - HANDICAP PARKING SPACE
HCV - HANDICAP VAN PARKING SPACE
HW - HEADWALL
HVAC - HEATING VENTILATION & AIR CONDITIONING
INV - INVERT
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" RB W/ CAP)
JB - JUNCTION BOX
LA - LIMIT OF ACCESS
LB - LANDSCAPE BUFFER
LL - LAND LOT LINE
LS - LANDSCAPED AREA
LW - LAKE WATER
MB - MAIL BOX
MFN - METROFIBER FIBER NETWORK
MH - MANHOLE
MMP - MAG NAIL PLACED
NF - NAIL FOUND
NIP - NAIL PLACED
OHP - OVERHEAD UTILITY
OCS - OUTLETT CONTROL STRUCTURE
OPW - OPEN WELL
OSP - ORANGE PAINT MARK
OTP - ORANGE PAINT MARK
PB - POWER BOX
PE - POWER EDGE
PL - PROPERTY LINE
PLL - PROPERTY LINE
POC - POINT OF COMMENCING
POB - POINT OF BEGINNING
PP - POWER POLE
PPS - POWER POLE SUPPORT
PVC - PRIVATE VEHICLE CONTROL PIPE
R - RADIUS
RB - REBAR
RCP - REINFORCED CONCRETE PIPE
RD - REAR
RPF - RED PIN FOUND
RPS - RED PIN SET
RT - RETAINING
SB - STORM BOX
SF - SQUARE FEET
SI - SOLID INLET
SP - SOLID POWER
SSE - SANITARY SEWER EASEMENT
SSM - SANITARY SEWER MANHOLE
TB - TRAFFIC SIGNAL BOX
TBM - TEMPORARY BENCHMARK
TP - TELEPHONE POLE
TPP - TELEPHONE PEDESTAL
TS - TRAFFIC SIGNAL
TSB - TRAFFIC SIGNAL BOX
TW - TOP OF WALL
UB - UNDERGROUND
UGP - UNDERGROUND POWER
UGT - UNDERGROUND TELEPHONE
WM - WATER METER
WMP - WATER METER POST
WV - WATER VALVE
WVP - WATER VALVE POST
XW - CROSSWALK
YFH - YELLOW FIRE HYDRANT
YPM - YELLOW PAINT MARK

SYMBOL LEGEND

BOLLARD
CLEANOUT
CONCRETE MONUMENT FOUND
DRAIN INLET
DRAINAGE MANHOLE
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
FIBER OPTIC CABLE MARKER
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
GAS METER
GAS SERVICE
GAS VALVE
GAS WELL
GRATE INLET
SIGN
SIGNAL LIGHT
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE BOX
TELEPHONE MANHOLE
TRAFFIC POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
TRANSFORMER
UTILITY POLE
WATER METER
WATER VALVE
WELL
CURB
CURB & GUTTER
SIDEWALK
CROSSWALK
SPOT ELEVATION
TELEPHONE LINE
FENCE
GUTTER
CENTERLINE



SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE NEW OR REMAINING LOTS OF LESS THAN THE QUALITY OF PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH WERE RELIED UPON IN THE PREPARATION OF THE PLAT STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY GOVERNMENT AGENCY OR JURISDICTION OF ANY ISSUE REGARDING COMPLIANCE WITH ANY RULES, REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE PROPERTY DESCRIBED HEREON.** THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Brad J. Bolduc 09/23/2024
BRAD J. BOLDUC DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3277

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 8" PER ANGLE POINT, AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.

TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.
TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

A LEICA TS15 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

DESCRIPTION OF PROPERTY
OVERALL (TRACTS 1 & 2)

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 & 674 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 44°37'45" EAST, A DISTANCE OF 125.11 FEET TO A POINT;
2. 77.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 824.97 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 81°35'33" EAST, A DISTANCE OF 77.31 FEET TO A POINT;
3. 157.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 48°44'19" EAST, A DISTANCE OF 156.97 FEET TO A POINT;
4. 70.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1084.16 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°16'24" EAST, A DISTANCE OF 70.31 FEET TO A POINT;
5. 32.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, A DISTANCE OF 32.15 FEET TO A POINT;
6. 99.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 285.98 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 34°19'30" EAST, A DISTANCE OF 99.77 FEET TO A POINT;
7. 32.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, A DISTANCE OF 32.15 FEET TO A POINT;
8. 44.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 44°37'39" EAST, A DISTANCE OF 44.49 FEET TO A POINT;
9. 8.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, DISTANCE OF 8.06 FEET TO AN IRON PIN PLACED (1/2" REBAR);

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) AND PROCEED SOUTH 51°58'05" EAST FOR A DISTANCE OF 1,123.82 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°24'07" WEST FOR A DISTANCE OF 303.39 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°24'07" WEST FOR A DISTANCE OF 277.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°13'07" WEST FOR A DISTANCE OF 194.14 FEET TO A POINT; THENCE SOUTH 29°13'07" WEST FOR A DISTANCE OF 20.69 FEET TO A POINT AT THE AFORESAID CENTERLINE OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 10°09'14" EAST FOR A DISTANCE OF 92.80 FEET TO A POINT;
2. NORTH 02°40'30" EAST FOR A DISTANCE OF 152.64 FEET TO A POINT;
3. NORTH 11°36'12" WEST FOR A DISTANCE OF 149.67 FEET TO A POINT;
4. NORTH 17°36'12" WEST FOR A DISTANCE OF 149.67 FEET TO A POINT;
5. NORTH 29°13'07" WEST FOR A DISTANCE OF 194.14 FEET TO A POINT;
6. NORTH 29°24'07" WEST FOR A DISTANCE OF 277.59 FEET TO A POINT;
7. NORTH 29°24'07" WEST FOR A DISTANCE OF 303.39 FEET TO A POINT;
8. NORTH 29°09'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
9. NORTH 29°24'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
10. NORTH 29°39'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
11. NORTH 29°54'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
12. NORTH 30°09'07" WEST, LEGAL A DISTANCE OF 90.31 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 29.87679 ACRES, OR 1,301,880 SQUARE FEET.

DESCRIPTION OF PROPERTY
TRACT 1

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 & 674 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 44°37'45" EAST, A DISTANCE OF 125.11 FEET TO A POINT;
2. 77.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 824.97 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 81°35'33" EAST, A DISTANCE OF 77.31 FEET TO A POINT;
3. 157.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 48°44'19" EAST, A DISTANCE OF 156.97 FEET TO A POINT;
4. 70.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1084.16 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°16'24" EAST, A DISTANCE OF 70.31 FEET TO A POINT;
5. 32.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, A DISTANCE OF 32.15 FEET TO A POINT;
6. 99.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 285.98 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 34°19'30" EAST, A DISTANCE OF 99.77 FEET TO A POINT;
7. 32.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, A DISTANCE OF 32.15 FEET TO A POINT;
8. 44.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 44°37'39" EAST, A DISTANCE OF 44.49 FEET TO A POINT;
9. 8.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, DISTANCE OF 8.06 FEET TO AN IRON PIN PLACED (1/2" REBAR);

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) AND PROCEED SOUTH 51°58'05" EAST FOR A DISTANCE OF 1,123.82 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°24'07" WEST FOR A DISTANCE OF 303.39 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°24'07" WEST FOR A DISTANCE OF 277.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°13'07" WEST FOR A DISTANCE OF 194.14 FEET TO A POINT; THENCE SOUTH 29°13'07" WEST FOR A DISTANCE OF 20.69 FEET TO A POINT AT THE AFORESAID CENTERLINE OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 10°09'14" EAST FOR A DISTANCE OF 92.80 FEET TO A POINT;
2. NORTH 02°40'30" EAST FOR A DISTANCE OF 152.64 FEET TO A POINT;
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7. NORTH 29°24'07" WEST FOR A DISTANCE OF 303.39 FEET TO A POINT;
8. NORTH 29°09'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
9. NORTH 29°24'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
10. NORTH 29°39'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
11. NORTH 29°54'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
12. NORTH 30°09'07" WEST, LEGAL A DISTANCE OF 90.31 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 14.92719 ACRES, OR 650,228 SQUARE FEET.

DESCRIPTION OF PROPERTY
TRACT 2

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 & 674 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES:

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3. 157.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 48°44'19" EAST, A DISTANCE OF 156.97 FEET TO A POINT;
4. 70.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1084.16 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°16'24" EAST, A DISTANCE OF 70.31 FEET TO A POINT;
5. 32.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, A DISTANCE OF 32.15 FEET TO A POINT;
6. 99.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 285.98 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 34°19'30" EAST, A DISTANCE OF 99.77 FEET TO A POINT;
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8. 44.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 44°37'39" EAST, A DISTANCE OF 44.49 FEET TO A POINT;
9. 8.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, DISTANCE OF 8.06 FEET TO AN IRON PIN PLACED (1/2" REBAR);

FROM THE **POINT OF BEGINNING** THIS ESTABLISHED, CONTINUE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES:

1. 44.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 44°37'39" EAST, A DISTANCE OF 44.49 FEET TO A POINT;
2. 8.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, DISTANCE OF 8.06 FEET TO AN IRON PIN PLACED (1/2" REBAR) AND THE **POINT OF BEGINNING.**

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) AND PROCEED SOUTH 51°58'05" EAST FOR A DISTANCE OF 1,123.82 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°24'07" WEST FOR A DISTANCE OF 303.39 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°24'07" WEST FOR A DISTANCE OF 277.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°13'07" WEST FOR A DISTANCE OF 194.14 FEET TO A POINT; THENCE SOUTH 29°13'07" WEST FOR A DISTANCE OF 20.69 FEET TO A POINT AT THE AFORESAID CENTERLINE OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES:

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11. NORTH 29°54'07" WEST FOR A DISTANCE OF 90.31 FEET TO A POINT;
12. NORTH 30°09'07" WEST, LEGAL A DISTANCE OF 90.31 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 14.95986 ACRES, OR 651,651 SQUARE FEET.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICAL PLOTTING, DETERMINED THAT A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN COBB COUNTY FIRM MAP NUMBER 13067C0209G DATED 12/16/2008 THE REFERENCED FLOOD HAZARD INFORMATION IS DERIVED FROM THE FIRM.

ZONE AE BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SURVEYOR'S NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
2. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING INC. HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. THE LOCATIONS OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION PROVIDED BY THE UTILITY COMPANIES. WATTS & BROWNING INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS ARE APPROXIMATE. THE SURVEYOR DOES NOT GUARANTEE THE SUBSURFACE UTILITIES SHOWN.
4. ANY DEFECTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, WETLANDS, ETC.) SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE LOCATION OF JURISDICTIONAL BOUNDARIES. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL SPECIALISTS AND DO NOT PROFESS TO BE EXPERTS IN THE FIELD OF WETLANDS. WETLANDS OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE LOCATION OF JURISDICTIONAL BOUNDARIES. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL SPECIALISTS AND DO NOT PROFESS TO BE EXPERTS IN THE FIELD OF WETLANDS. WETLANDS OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE LOCATION OF JURISDICTIONAL BOUNDARIES.
5. THE ABOVE GROUND UTILITIES SHOWN HEREON WERE OBTAINED BY FIELD SURVEY OBSERVATIONS. WATTS & BROWNING INC. HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. THE LOCATIONS OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION PROVIDED BY THE UTILITY COMPANIES. WATTS & BROWNING INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS ARE APPROXIMATE. THE SURVEYOR DOES NOT GUARANTEE THE SUBSURFACE UTILITIES SHOWN.
6. ALL EASEMENTS, RIGHTS-OF-WAY, SETBACKS, ZONING STANDARDS, AND OTHER SIMILAR MATTERS, THE EASEMENTS AND AGREEMENTS PROVIDED TO WATTS & BROWNING ENGINEERS, INC. FOR REVIEW.

REFERENCE MATERIALS

1) TITLE COMMITMENT: NO TITLE COMMITMENT HAS BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

2) ZONING: NO CURRENT ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

3) WARRANTY DEED: DATED JUNE 25, 1993, BETWEEN ERNEST NOV, JR. AND ERNEST NOV, JR. AND ROSEMARY NOV, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP TO THE CLERK OF SUPERIOR COURT JUNE, 29, 1993 IN DEED BOOK 7742, PAGES 546-547, COBB COUNTY, GEORGIA RECORDS.

NOTE: THE ABOVE/SAID RECORD LEGAL DESCRIPTION FOR TRACT 1 DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. IT DOES NOT CLOSE BY 22.27 FEET.

4) QUITCLAIM DEED: DATED JANUARY 9, 2004 BETWEEN W. S. BLUNSR JR. TO VILLARD S. BLUNSR JR. AND WILLARD S. BLUNSR JR. TO THE CLERK OF SUPERIOR COURT JANUARY 29, 2004 IN DEED BOOK 13935 PAGES 3971-3973, GEORGIA RECORDS.

NOTE: THE ABOVE/SAID RECORD LEGAL DESCRIPTION FOR TRACT 2 DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. IT DOES NOT CLOSE BY 22.38 FEET.

5) FINAL PLAT FOR EVERGREEN PARK, LOCATED IN LAND LOTS 659 & 660, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC. DATED JANUARY 20, 2004.

6) FINAL PLAT FOR EVERGREEN PARK, LOCATED IN LAND LOTS 659 & 660, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC. DATED MARCH 20, 2024.

7) SURVEY FOR COMMERCIAL TRACT 5 - LOCATED IN LAND LOTS 659, 660, 673 & 674, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF POWDER SPRINGS, PREPARED BY CONTROLINE SURVEYING SYSTEMS, DATED JANUARY 29, 2008, LAST REVISED JULY 10, 2008, FILED FOR RECORD WITH COBB COUNTY CLERK OF SUPERIOR COURT JUNE 24, 1992 IN PLAT BOOK 139, PAGE 71, GEORGIA RECORDS.

8) BOUNDARY SURVEY FOR TRACT 1 - LOCATED IN LAND LOTS 659 & 660, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC. DATED MARCH 20, 2024.

9) BOUNDARY SURVEY FOR TRACT 2 - LOCATED IN LAND LOTS 659 & 660, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC. DATED MARCH 20, 2024.

10) ALTA/NSPS LAND TITLE SURVEY, PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED NOVEMBER 2, 1994 IN DEED BOOK 3304, PAGE 179, GEORGIA RECORDS.

BOUNDARY SURVEY FOR

TRATON, LLC

LOCATED IN

LAND LOTS 659, 660, 673 & 674
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

REVISIONS		
NO.	DATE	BY	DESCRIPTION

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE:
EMAIL: WBEMAIL@WBE.COM
LSF000429 - PET000714

SCALE:	1" = 50'
DATE SURVEYED:	08/23/2024
BLM CHECKED:	NA
SURVEYED BY:	DN
DATE DRAFTED:	09/10/2024
DRAFTED BY:	AMCH
FIELD BOOK #:	BJB
DRAWN BY:	2558
CREW #:	2408
CHECKED BY:	NA
BLM WORK #:	2408145
FOLDER NUMBER:	NA
CODE FILE:	24084145
SURVEY FILE:	NA
COUNTY/CLD/R:	COBB/659/19/2
PLAT FILE:	0
SHEET:	1 of 1