

**SURVEY REFERENCES:**

1. DEED BOOK 15889 - PAGE 1248
2. DEED BOOK 15118 - PAGE 2284
3. DEED BOOK 14750 - PAGE 1781
4. DEED BOOK 15329 - PAGE 5537
5. DEED BOOK 484 - PAGE 470
6. PLAT BOOK 24 - PAGE 126
7. PLAT BOOK 279 - PAGE 487

COBB COUNTY CLERK OF SUPERIOR COURT

**PLAT SUMMARY:**

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT SURVEY OF FIVE (5) EXISTING TRACTS. TAX PARCEL NUMBERS, PROPERTY ADDRESSES, AND CURRENT OWNER INFORMATION ARE AS SHOWN HEREON.

**SURVEY NOTES:**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE HRMS OF 0.04".
2. FIELD MEASUREMENTS WERE TAKEN WITH A MULTI-FREQUENCY CARLSON GNSS BRX7 BASE RECEIVER AND BRX7 ROVER ON AUGUST 29, 2022. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 209,430".
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE.
6. ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN.
7. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
8. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**FLOOD NOTE:**

ACCORDING TO FLOOD INSURANCE RATE MAP NO.: 13067C0177G, DATED DECEMBER 16, 2008 FOR CITY OF POWDER SPRINGS, GEORGIA THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**UTILITY NOTES & INFORMATION:**

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT MAY NOT BE SHOWN. THE ENGINEER, CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

**SURVEYOR'S CERTIFICATE**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN R. SETTLES, GA PLS - 3412



**SYMBOL LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT
- ▲ SITE BENCHMARK
- ⊙ BOLLARD
- ⊠ ADA PARKING
- ⊞ TRANSFORMER BOX
- ⊞ GAS METER
- ⊞ UNDERGROUND GAS MARKER
- ⊞ UNDERGROUND PETROL MARKER
- ⊞ GUY ANCHOR
- ⊞ ELECTRICAL JUNCTION BOX
- ⊞ HVAC
- ⊞ LIGHT POLE
- ⊞ POWER POLE
- ⊞ CLEANOUT
- ⊞ SANITARY MANHOLE
- ⊞ TRAFFIC JUNCTION BOX
- ⊞ TRAFFIC SIGNAL POLE
- ⊞ CROSS WALK SIGNAL POLE
- ⊞ TELEPHONE JUNCTION BOX
- ⊞ UNDERGROUND TELEPHONE MARKER
- ⊞ FIBER OPTIC MARKER
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- X- FENCE
- DHU- OVERHEAD UTILITY
- ▨ CONCRETE HATCH
- ▨ GRAVEL HATCH

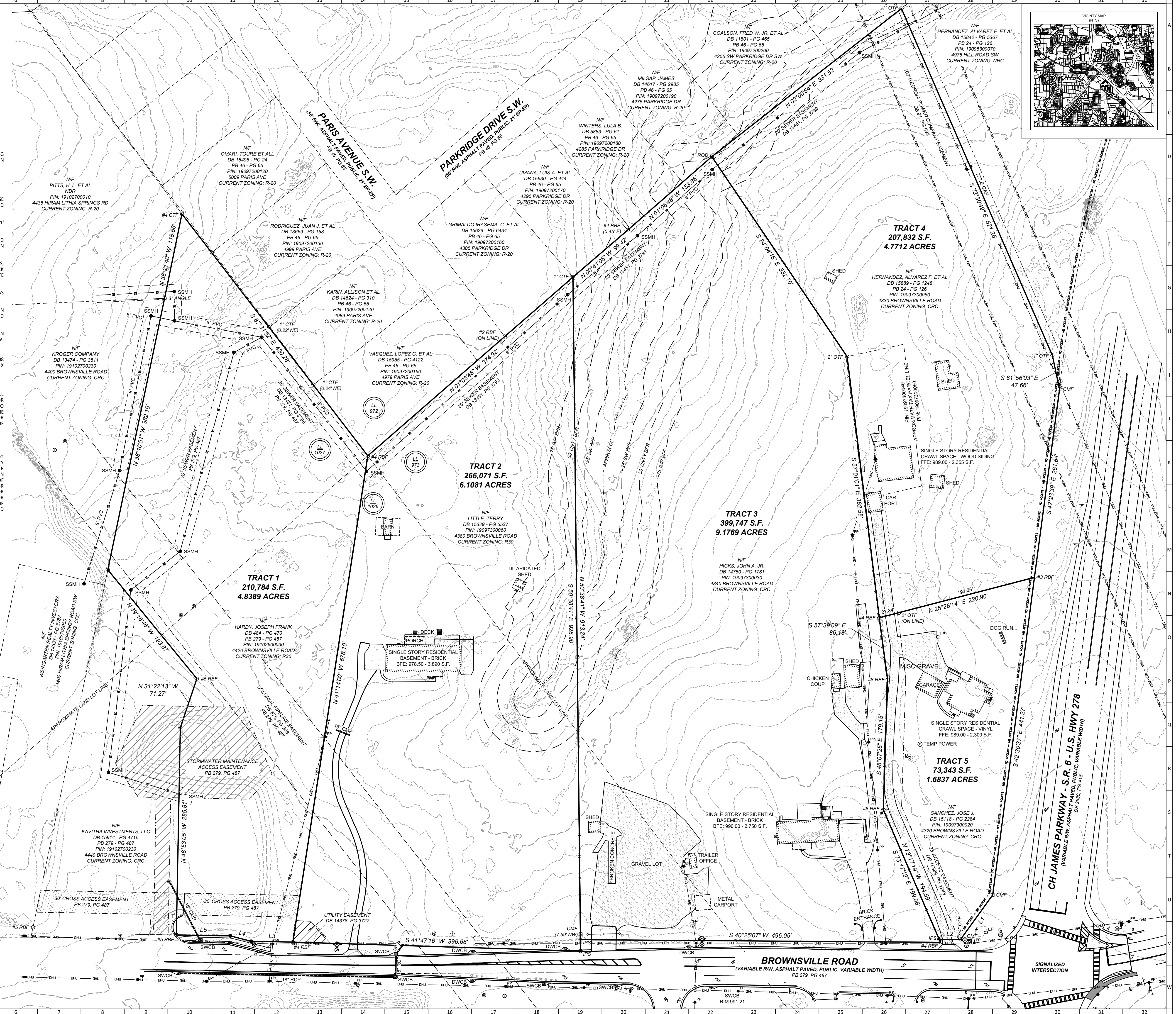
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 31°12'33" E	73.72'
L2	S 40°21'49" W	29.46'
L3	S 41°06'32" W	57.40'
L4	S 44°24'42" W	29.42'
L5	S 40°59'13" W	74.63'



**ABBREVIATION LEGEND**

- |        |                                |        |                           |
|--------|--------------------------------|--------|---------------------------|
| RFB    | REBAR FOUND                    | W.M.   | WATER METER               |
| CMF    | CONCRETE MONUMENT              | W.V.   | WATER VALVE               |
| IPS    | IRON PIN SET (#4 CAPPED REBAR) | G.M.   | GAS METER                 |
| PKS    | PK NAIL SET                    | PP     | LIGHT POLE                |
| PKF    | PK NAIL FOUND                  | LP     | LIGHT POLE                |
| NIF    | NOW OR FORMERLY                | COMM   | COMMUNICATION LINES       |
| DB     | DEED BOOK                      | UG     | UNDERGROUND               |
| PB     | PLAT BOOK                      | CONC.  | CONCRETE                  |
| PG     | PAGE                           | SWCB   | SINGLE WING CATCH BASIN   |
| D.E.   | DRAINAGE EASEMENT              | DWCB   | DOUBLE WING CATCH BASIN   |
| N.T.S. | NOT TO SCALE                   | DI     | DRAIN INLET               |
| P.O.C. | POINT OF COMMENCEMENT          | YI     | YARD INLET                |
| P.O.B. | POINT OF BEGINNING             | HW     | HEADWALL                  |
| GDOT   | GA DEPT. OF TRANSPORTATION     | RCF    | REINFORCED CONC. PIPE     |
| A      | ARC LENGTH                     | CMP    | CORRUGATED METAL PIPE     |
| R      | RADIUS                         | HDPE   | HIGH DENSITY POLYETHYLENE |
| B      | CHORD BEARING                  | IE     | INVERT ELEVATION          |
| C      | CHORD LENGTH                   | SSMH   | SANITARY SEWER MANHOLE    |
| TBM    | BENCHMARK                      | CO     | CLEANOUT                  |
| FFE    | FINISH FLOOR ELEVATION         | CLF    | CHAINLINK FENCE           |
| EL     | ELEVATION                      | TC     | CLAY PIPE                 |
| FH     | FIRE HYDRANT                   | D.I.P. | DUCTILE IRON PIPE         |



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BOUNDARY RETRACEMENT TITLE SURVEY FOR:

**CAPITAL GROWTH BUCHALTER**

Land Lots 972, 973, 1026, & 1027, 19th Land District, 2nd Section  
City of Powder Springs, Cobb County, Georgia

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

PROJECT NO.:	22CGB004
ISSUE DATE:	08/30/2022
SCALE:	1" = 60'
FIELD:	DBR
DATE:	08/29/2022
DRAWN BY:	AEH
CHECKED BY:	KRS

DATE	REVISIONS	DESCRIPTION

BOUNDARY SURVEY

SHEET 1 OF 1