SOLD SOLD SOLD

SURVEY NOTES

1. 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.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.

3. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.

4. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.

5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

SURVEY DATA

1. FIELD SURVEY COMPLETED ON 10-08-2018

2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 270,275 FEET.

5. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0111H, EFFECTIVE DATE OF MARCH 04, 2013.

NOTES

1. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0-132/1505, DATED DECEMBER 29, 2017.

2. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.

3. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.

4. NUMBER OF MARKED PARKING SPACES: 0 INCLUDING 0 HANDICAP

TITLE EXCEPTIONS

NOTES TO TITLE EXCEPTIONS AS APPEARING IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0-132/1505, WITH AN EFFECTIV DATE OF DECEMBER 29, 2017.

10. Easements granted in Right of Way Deed from J.E. Mozley to State Highway Board of Georgia, dated August 25, 1937, filed October 16, 1937, recorded in Deed Book 126, page 414, Cobb County, Georgia records. DOES NOT AFFECT THE SUBJECT PROPERTY.

11. Easements granted in Right of Way Deed from Benjamin Davis Walker, Johnny Mac Walker and Agnes Walker McKenzie to State Highway Department of Georgia, dated December 15, 1965, filed October 31, 1968, recorded in Deed Book 1066, page 376, aforesaid records. (affects Appurtenant Easement only) UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE APPURTENANT EASEMENT BASED ON THE INFORMATION CONTAINED THEREIN.

12. Easements granted in Right of Way Deed from B. Davis Walker, Johnny Mac Walker and Agnes Walker McKenzie to State Highway Department of Georgia, undated, filed August 14, 1969, recorded in Deed Book 1113, page 622, aforesaid records. (affects Appurtenant Easement only) UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE APPURTENANT EASEMENT BASED ON THE INFORMATION CONTAINED THEREIN.

13. Easements in that certain Judgment of Court (Civil Action No. 40174) for an In Rem Condemnation Proceeding styled Georgia Power Company vs. a portion of land lying in the 19th District, 2nd Section, being more particularly described in the following: (a) Warranty Deed from J.E. Mozley to John S. Walker, dated January 20, 1942, filed January 20, 1942, recorded in Deed Book 146, page 18, aforesaid records and (b) Warranty Deed from T.C. (Cliff) Benson to John S. Walker, dated February 8, 1943, filed February 8, 1943, recorded in Deed Book 153, page 68, aforesaid records; Benjamin D. Walker, individually and as Executor Under the Last Will and Testament of John S. Walker, deceased; Agnes Walker McKenzie a/k/a Agnes McCollum Walker; Johnny M. Walker; Mt. Zion Baptist Church; Honorable Vernon W. Duncan, Ordinary; and Honorable John K. Chastain, Tax Commissioner, dated August 30, 1973, filed September 10, 1973, recorded in Deed Book 1459, page 178, aforesaid records; as affected by Encroachment Agreement from Municipal Electric Authority of Georgia to Johnny M. Walker Estate, dated January 30, 2007, filed February 19, 2007, recorded in Deed Book 14453, page 3781, aforesaid records. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

14. Easement Agreement with Restrictive Covenants by and among Jebco Powder Springs, L.L.C., a Georgia limited liability company, and Benjamin D. Walker, as Executor of the Last Will and Testament of John S. Walker, deceased, Benjamin Davis Walker and Johnny McCollum Walker, as Co-Executors of the Last Will and Testament of Agnes McCollum Mackenzie a/k/a Agnes Walker Mackenzie and Mrs. Agnes M. Walker Mackenzie, deceased, and Benjamin D. Walker a/k/a B. Davis Walker, Benjamin Davis Walker and B.D. Walker and Johnny McCollum Walker a/k/a Johnny M. Walker and Johnny Mac Walker, dated June X, 1998, filed June 30, 1998, recorded in Deed Book 11429, page 307, aforesaid records. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

15. Water Line and Sanitary Sewer Easement from Johnny Mac Walker a/k/a Johnny McCollum Walker a/k/a Johnny M. Walker, individually and as co-Executor of the Last Will and Testament of John S. Walker, deceased; and as co-Executor of the Last Will and Testament of Agnes McCollum MacKenzie a/k/a Agnes Walker MacKenzie and Mrs. Agnes M. Walker MacKenzie, deceased; and Benjamin D. Walker a/k/a Benjamin Davis Walker a/k/a Benjamin D. Walker a/k/a B. Davis Walker, individually and as co-Executor of the Last Will and Testament of John S. Walker, deceased; and as co-Executor of the Last Will and Testament of Agnes McCollum MacKenzie, a/k/a Agnes Walker MacKenzie and Mrs. Agnes M. Walker MacKenzie, deceased to Landmark Properties, LLC, dated May 26, 2000, filed May 30, 2000, recorded in Deed Book 13265, page 5340, aforesaid records. AFFECTS THE SUBJECT PROPERTY AS SHOWN IN APPROXIMATION HEREON.

16. Easements granted in Right of Way Deed from John S. Walker to Cobb County, dated August 18, 1943, filed October 30, 1956, recorded in Deed Book 381, page 446, aforesaid records. (affects Appurtenant Easement only) UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE APPURTENANT EASEMENT BASED ON THE INFORMATION CONTAINED THEREIN.

17. INTENTIONALLY DELETED

18. Easements granted in Right of Way Deed from Benjamin Davis Walker and Johnny Mac Walker to Cobb County, dated March 10, 1992, filed April 28, 1992, recorded in Deed Book 6611, page 226, aforesaid records. (affects Appurtenant Easement only) UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE APPURTENANT EASEMENT BASED ON THE INFORMATION CONTAINED THEREIN. EXHIBIT IS ILLEGIBLE.

19. All matters disclosed on that certain ALTA/NSPS Land Title Survey for Loyd Development Services, LLC and First American Title Insurance Company prepared by JAMES H RADER, Georgia Registered Land Surveyor No. 3033, of LANDPRO SURVEY AND MAPPING, dated OCTOBER 11, 2018.

POSSIBLE ENCROACHMENTS

FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY:
NONE APPARENT

FROM ADJACENT PROPERTY ONTO SUBJECT PROPERTY:
-FENCE 22.7' OVER ℄ IN NORTHERN PORTION OF SITE

BY UTILITIES OUTSIDE OF EASEMENTS:
NONE APPARENT

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 339 AND 402, DISTRICT 19, SECTION 2, COBB COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LAND LOT 402, SAID CORNER ALSO BEING COMMON TO LAND LOTS 338, 339 AND 403; THENCE TRAVELING ALONG THE NORTH LINE OF LAND LOT 402, SAID LINE ALSO BEING THE SOUTH LINE OF LAND LOT 339, A DISTANCE OF 508.73 FEET TO A CAPPED REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID LAND LOT LINE SOUTH 43 DEGREES 58 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 106.42 FEET TO A CAPPED REBAR FOUND; THENCE SOUTH 89 DEGREES 20 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 73.94 FEET TO AN IRON PIN SET; THENCE SOUTH 44 DEGREES 04 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 382.38 FEET TO AN IRON PIN SET; THENCE SOUTH 45 DEGREES 55 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 33.96 FEET TO AN IRON PIN SET; THENCE SOUTH 40 DEGREES 36 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 263.88 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 49 DEGREES 20 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 267.26 FEET TO A CAPPED REBAR FOUND ON THE NORTHERN BOUNDARY OF JOHN WARD ACCESS DRIVE EASEMENT; THENCE ALONG SAID NORTHERN BOUNDARY OF JOHN WARD ROAD ACCESS DRIVE EASEMENT ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 273.79 FEET AND A RADIUS OF 407.45 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 59 DEGREES 57 MINUTES 20 SECONDS WEST A DISTANCE OF 268.67 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTHERN BOUNDARY OF JOHN WARD ACCESS DRIVE EASEMENT SOUTH 79 DEGREES 12 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 94.81 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 11 DEGREES 01 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 603.90 FEET TO A POINT; THENCE NORTH 40 DEGREES 35 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 610.86 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 23 DEGREES 51 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 151.96 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTH LINE OF LAND LOT 402; THENCE TRAVELING ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 20 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 177.71 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.954 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED FOR LOYD DEVELOPMENT SERVICES, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY, BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED OCTOBER 11, 2018, LAST REVISED OCTOBER 23, 2018..

SURVEY CERTIFICATION

TO LOYD DEVELOPMENT SERVICES, LLC, A GEORGIA LIMITED LIABILITY COMPANY; LDS WALKER OVERLOOK, LLC, A GEORGIA LIMITED LIABILITY COMPANY; SOUTHERN DEVELOPMENT PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY; & FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(A), 7(B1), 7(C), 8, 9, 13, 16, 17 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/08/2018. DATE OF PLAT 10/09/2018.

GEORGIA REGISTERED No. 3033 LAND SURVEYOR JAMES H. RADER

JAMES H RADER GEORGIA RLS# 3033

0' 50' 100' 150'

REVISION	DATE	PURPOSE
1	10-15-18	REVISE LEGAL DESCRIPTION
2	10-23-18	REVISE CERTIFICATION
3	04-17-19	REVISE CERTIFICATION

ALTA/NSPS LAND TITLE SURVEY

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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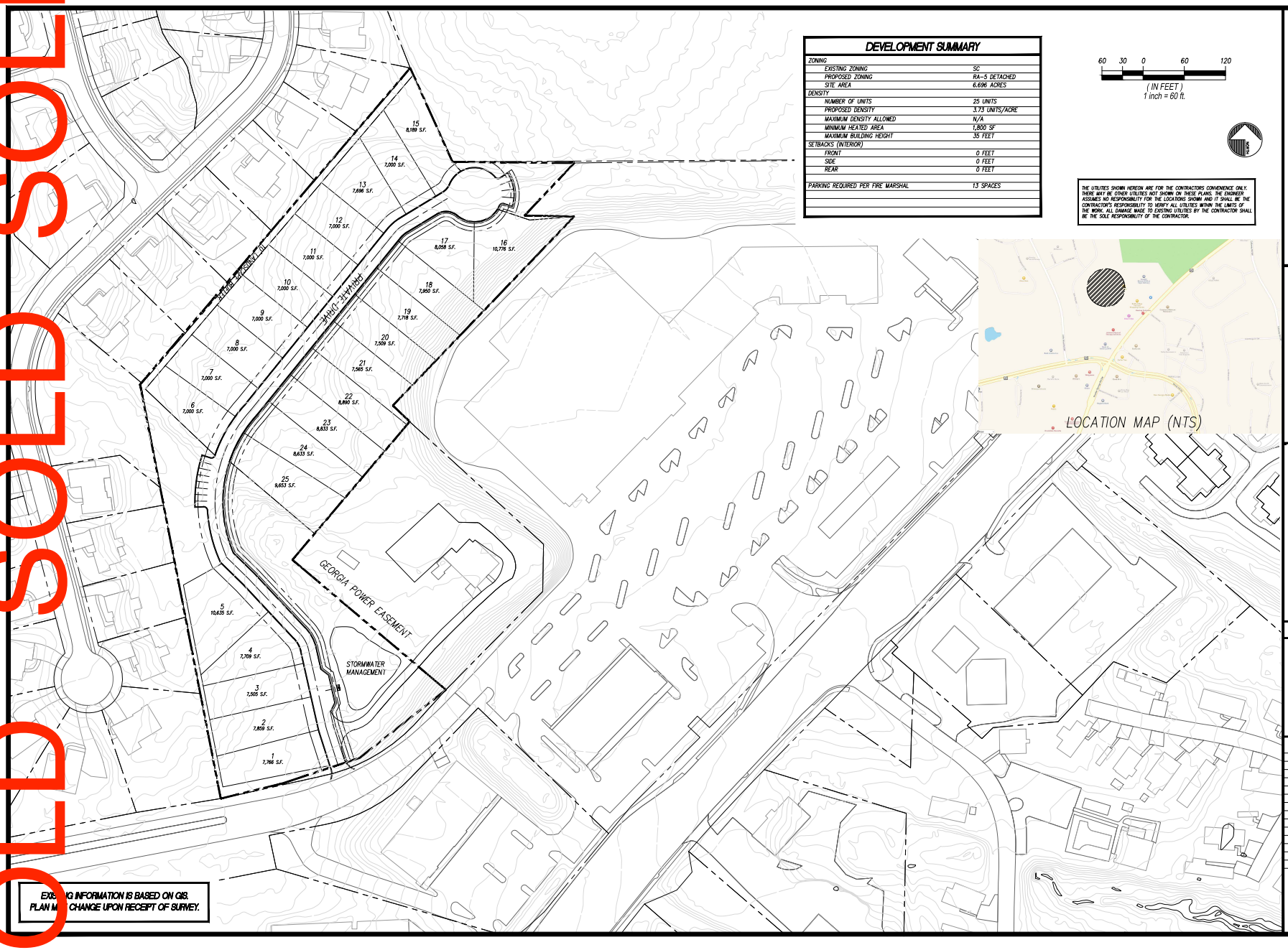
CURRENT OWNER: ITEM SIX RESIDUARY TRUST
LAND LOTS 339 & 402,
DISTRICT 19, SECTION 2
COBB COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 50'	10/11/18	20181011	1 OF 1

SOLD SOLD SOLD



DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	SC
PROPOSED ZONING	RA-5 DETACHED
SITE AREA	6.696 ACRES
DENSITY	
NUMBER OF UNITS	25 UNITS
PROPOSED DENSITY	3.73 UNITS/ACRE
MAXIMUM DENSITY ALLOWED	N/A
MINIMUM HEATED AREA	1,800 SF
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS (INTERIOR)	
FRONT	0 FEET
SIDE	0 FEET
REAR	0 FEET
PARKING REQUIRED PER FIRE MARSHAL	13 SPACES

60 30 0 60 120

(IN FEET)
1 inch = 60 ft.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

PROJECT NAME:

WALKER OVERLOOK

LL 339 AND 402, 19TH DIST, 2ND SECTION
COBB COUNTY, GEORGIA

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

GEORGIA REGISTERED 41974 PROFESSIONAL ENGINEER MARK D. SHELFER

REVISIONS

Z100

10.5.2017

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