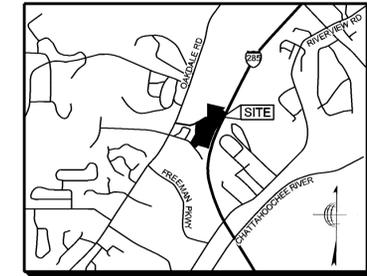


Plat Book 281 Page 288
Filed and Recorded 09/02/22 6:44:00 AM
2022-0102212
Comrie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3845429121

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RECONFIGURATION PLAT FOR FOUNDRY WATKINS PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (WATKINS ROAD PROPOSED INDUSTRIAL SITE)

LOCATED IN LAND LOTS 684, 685 & 686, 17TH DISTRICT, 2ND SECTION CITY OF SMYRNA, COBB COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
LAT - 33° 48' 59.70" N
LONG - 84° 29' 54.12" W

REFERENCE MATERIAL

- RIGHT-OF-WAY PLANS FOR ATLANTA CIRCUMFERENTIAL ROUTE (PHASE 3) GEORGIA STATE HIGHWAY DEPARTMENT FEDERAL AID PROJECT 1-285-02298 ROW DATED SEPTEMBER 17, 1964 AND LAST REVISED OCTOBER 16, 1967
- RIGHT-OF-WAY PLANS FOR OAKDALE ROAD COBB COUNTY DEPARTMENT OF TRANSPORTATION PROJECT #7404-27 DATED AUGUST 31, 1998
- BOUNDARY SURVEYS FOR 1953, 1960 & 2021 WATKINS ROAD PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED SEPTEMBER 11, 2020.
- BOUNDARY AND TOPOGRAPHIC SURVEY FOR FOUNDRY COMMERCIAL ACQUISITIONS, LLC PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED JANUARY 13, 2021
- ALTANSPS LAND TITLE SURVEYS FOR FORMER TRACTS 6-12 SHOWN HEREON PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED JANUARY 13, 2021
- WATKINS ROAD RIGHT-OF-WAY ABANDONMENT EXHIBIT PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED SEPTEMBER 13, 2021 DOCUMENT NOT YET RECORDED
- WATKINS ROAD RIGHT-OF-WAY DEDICATION EXHIBIT PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED SEPTEMBER 13, 2021 DOCUMENT NOT YET RECORDED
- MITCHELL ROAD RIGHT-OF-WAY DEDICATION EXHIBIT PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED SEPTEMBER 15, 2021 DOCUMENT NOT YET RECORDED
- DEEDS AND PLATS AS SHOWN HEREON

CERTIFICATION OF THE COBB COUNTY BOARD OF HEALTH

THIS PLAT OR SURVEY HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED EXCAVATION OR FILLING OF LOTS MAY RENDER THEIR APPROVAL VOID.

[Signature] 8/12/22
ENVIRONMENTAL HEALTH DISTRICT DIRECTOR DATE/
COBB COUNTY BOARD OF HEALTH

NOTE ON INDIVIDUAL SEPTIC SYSTEMS:

- SP: APPROVAL OF INDIVIDUAL SITE PLAN REQUIRED PRIOR TO ISSUANCE OF ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT.
- SPA: APPROVAL OF INDIVIDUAL SITE PLAN UTILIZING AN ALTERNATIVE ON-SITE SEWAGE MANAGEMENT SYSTEM REQUIRED PRIOR TO PERMIT ISSUANCE.
- OUT: CURRENTLY UNSUITABLE FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.
- SEWER: TO BE SERVED BY SANITARY SEWER ONLY.

PURPOSE STATEMENT

THE PURPOSE OF THIS RECONFIGURATION PLAT IS TO COMBINE THE TRACTS LABELED WITH "O.P.L." (OLD PROPERTY LINES) AND A PORTION OF THE FORMER WATKINS ROAD RIGHT-OF-WAY AND MITCHELL ROAD RIGHT-OF-WAY INTO ONE OVERALL TRACT - "COMBINED TRACT".

A PORTION OF TRACT 10 IS BEING COMBINED INTO THE OVERALL "COMBINED TRACT". THE REMAINING PORTION OF THIS TRACT IS SHOWN HEREON IN ORDER TO SHOW THE REMAINING AREA AFTER THE COMBINATION.

AREA TABLE

COMBINED TRACT:	497,365 SQ.FT. OR 11.4179 AC.
REMAINDER TRACT 10 (OUT):	4,522 SQ.FT. OR 0.1038 AC.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BBL	BUILDING SETBACK LINE	OPL	OLD PROPERTY LINE
BW	BANK WIRE	PB	PLAT BOOK
CH	CHORD LENGTH	PG	PAGE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMF	CONCRETE MONUMENT FOUND	POC	POINT OF COMMENCEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CONC.	CONCRETE	ROW	RIGHT OF WAY
CTF	CRIMP TOP PIPE	RW MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	RB	REBAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAINAGE EASEMENT
FO	FOUND	SQ. FT.	SQUARE FEET
HDP	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

ZONING INFORMATION

ZONING: (L) LIGHT INDUSTRIAL
JURISDICTION: CITY OF SMYRNA

MAXIMUM LOT COVERAGE: 90%

BUILDING SETBACKS:
FRONT: 75 FEET (MAJOR THOROUGHFARE)
FRONT: 50 FEET (OTHER STREETS)
SIDE: 20 FEET
REAR: 30 FEET

LOCAL GOVERNING AUTHORITIES SHOULD BE CONSULTED TO DETERMINE THE LOCATION AND DIMENSIONS OF SETBACKS FOR THE COMBINED SUBJECT PROPERTY.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE. THE COMBINED TRACT IS ACCURATE WITHIN ONE FOOT IN 398,395 FEET. REMAINDER TRACT 10 IS ACCURATE WITHIN ONE FOOT IN 116,333 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 76,408 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMBINATION OF STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

ALL HORIZONTAL DISTANCES SHOWN ARE GRID DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 6, 2021.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEIPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. APPROXIMATE PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

[Signature] 8/13/22
CITY ENGINEER DATE

[Signature] 8-18-22
MAYOR, CITY OF SMYRNA DATE

[Signature] 8/18/22
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 8/13/22
PUBLIC WORKS DIRECTOR DATE

[Signature] 8/19/22
BUILDING INSPECTOR DATE

[Signature] 8/13/22
PLANNING AND ZONING COMMISSIONER DATE

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF COBB COUNTY, WHICH ARE REFERENCED ON ALTANSPS LAND TITLE SURVEYS FOR EACH TRACT TO THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF INDIVIDUAL TITLE REPORTS, WHICH ARE REFERENCED ON ALTANSPS LAND TITLE SURVEYS FOR EACH TRACT TO BE COMBINED INTO THE OVERALL COMBINED TRACT.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF WATKINS ROAD AND MITCHELL ROAD.

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LENDER'S SIGNATURE

LENDER: CADENCE BANK, A MISSISSIPPI BANKING CORPORATION, SUCCESSOR BY MERGER TO CADENCE BANK, N.A. A NATIONAL BANKING ASSOCIATION

CADENCE BANK MORTGAGEE HEREBY JOINS IN, CONSENTS TO, AND SUBORDINATES ITS DEED TO SECURE DEBT TO THE PLAT, THE DEDICATION(S) SET FORTH IN THE PLAT AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER MATTERS AFFECTED BY OR REFLECTED ON THE PLAT.

BY: *[Signature]*
NAME: Leo Karpelas
TITLE: Senior Vice President
DATE: 6/29/2022

OWNER'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY THE CITY OF SMYRNA IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF SMYRNA SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

BY: *[Signature]*
NAME: Pryse R. Elam
TITLE: Vice President
DATE: June 21, 2022

OWNER: FOUNDRY WATKINS PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

WILLIAM C. WOLFFORD, JR.
REGISTERED NUMBER: 2577

Project No.	2020-162	No.	1	2	3	4	5	6	7	8
Revision										
Date										
Scale:	1"=50'									

RECONFIGURATION PLAT FOR FOUNDRY WATKINS PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (WATKINS ROAD PROPOSED INDUSTRIAL SITE) LOCATED IN LAND LOTS 684, 685 & 686, 17TH DISTRICT, 2ND SECTION CITY OF SMYRNA, COBB COUNTY, GEORGIA

SHEET NO. 1/2
DRAWING# TM 20-162

TerraMark Professional Land Surveying, Inc.
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-0552
www.TerraMark.com
C. O. A.# LP000970

Plat Book 281 Page 289
 Connie Taylor
 Clerk of Superior Court

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

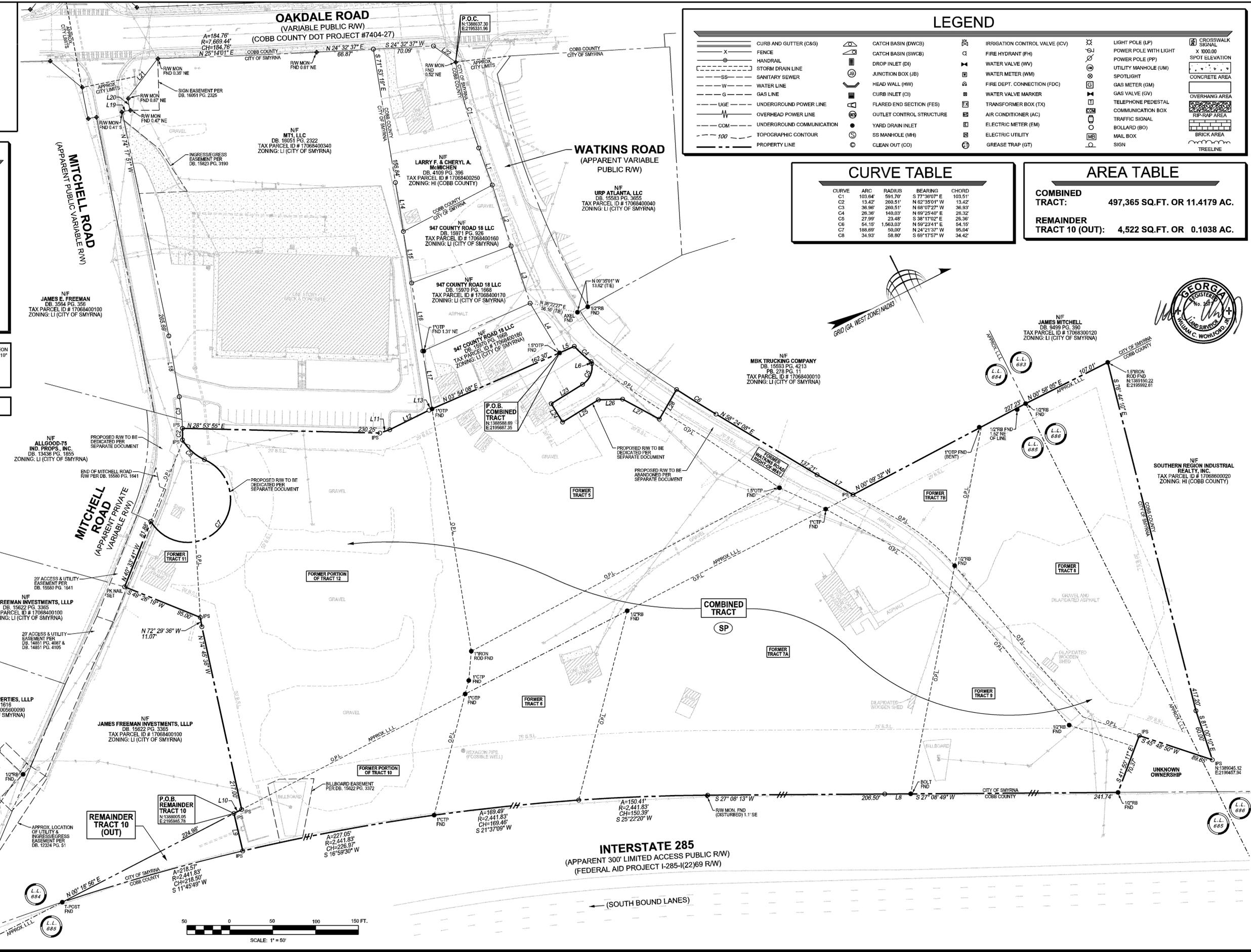
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82° 37' 21" E	45.76
L2	S 79° 40' 06" E	73.99
L3	S 80° 55' 58" E	70.07
L4	N 86° 42' 27" E	67.10
L5	N 03° 54' 08" E	18.75
L6	S 81° 46' 54" E	2.57
L7	N 55° 15' 33" E	47.84
L8	S 27° 13' 40" W	30.20
L9	N 75° 40' 19" W	44.70
L10	N 00° 18' 58" E	10.00
L11	N 09° 00' 00" E	12.20
L12	N 01° 14' 18" E	51.03
L13	N 03° 54' 08" E	3.74
L14	S 71° 40' 35" E	57.59
L15	S 71° 40' 35" E	60.61
L16	S 71° 40' 35" E	80.00
L17	S 71° 40' 35" E	68.00
L18	N 72° 14' 32" W	71.43
L19	N 16° 14' 03" E	9.36
L20	N 73° 40' 57" W	13.93
L21	N 25° 22' 27" W	68.14
L22	S 63° 07' 05" W	31.71
L23	S 04° 10' 08" E	42.50
L24	N 85° 49' 54" E	25.00
L25	N 04° 10' 08" E	49.00
L26	N 25° 51' 04" E	28.54
L27	N 55° 54' 03" E	48.76
L28	N 32° 12' 11" W	39.81

NOTE: THE IPS (IRON PIN SET) SHOWN HEREON ARE TO BE A 1/2" REBAR WITH CAP "L35F00810" SET IN THE FUTURE UPON COMPLETION OF CONSTRUCTION. THE PK NAILS SET SHOWN HEREON WILL BE A PK NAIL WITH WASHER "L35F00810" SET IN THE FUTURE UPON COMPLETION OF CONSTRUCTION.

NOTE: EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS.

JOB NUMBER 2020-182 (PLOT SIZE 24 X 36)



LEGEND

- CURB AND GUTTER (C&G)
- X FENCE
- HANDRAIL
- STORM DRAIN LINE
- SS SANITARY SEWER
- W WATER LINE
- G GAS LINE
- UGE UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COM UNDERGROUND COMMUNICATION
- 100 TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

CURVE TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	103.64	591.70	S 77° 36' 07" E	103.51
C2	13.42	260.51	N 62° 35' 01" W	13.42
C3	38.86	260.51	N 68° 07' 27" W	38.95
C4	26.36	140.03	N 69° 25' 40" E	26.32
C5	27.99	23.48	S 38° 17' 02" E	26.36
C6	64.19	1,563.03	N 69° 23' 11" E	64.15
C7	188.89	50.00	N 24° 21' 37" W	95.04
C8	34.93	58.80	S 69° 17' 57" W	34.42

AREA TABLE

COMBINED TRACT: 497,365 SQ.FT. OR 11.4179 AC.
REMAINDER TRACT 10 (OUT): 4,522 SQ.FT. OR 0.1038 AC.



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Project No.	No.	Date	Revision
2020-182	#1	06/20/2022	
	#2		
	#3		
	#4		
	#5		
	#6		
	#7		
	#8		
	#9		
	#10		

RECONFIGURATION PLAN FOR FOUNDRY WATKINS PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (WATKINS ROAD PROPOSED INDUSTRIAL SITE) LOCATED IN LAND LOTS 684, 685 & 686, 17TH DISTRICT, 2ND SECTION CITY OF SMYRNA, COBB COUNTY, GEORGIA

SHEET NO.
 2/2
 DRAWING# TM 20-182