

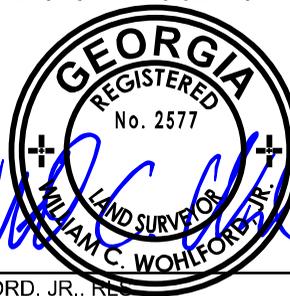
**PROPOSED R/W EXHIBIT
FOR
ALLGOOD-75 IND. PROPS., INC.
(MITCHELL ROAD)**

LOCATED IN
LAND LOT 684, 17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA, COBB COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK OF
THE SUPERIOR COURT.

SURVEYOR'S CERTIFICATE

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.



WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2577

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. 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.
3. THE PROPOSED R/W TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 67,645 FEET. THE PROPOSED R/W TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 58,239 FEET.
4. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF COBB COUNTY, GEORGIA (PANEL NUMBER 13067C0228H), DATED MARCH 4, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
5. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
6. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON 01/06/2021.

EXHIBIT "A"
PAGE 1 OF 2

INITIAL(S) _____

LOCATED IN LAND LOT 684
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA, COBB COUNTY, GA

DATE: 10/06/2021 SHEET NO. 1 OF 2
REVISED: 11/10/2021

R/W DEDICATION EXHIBIT
AS REQUIRED BY:

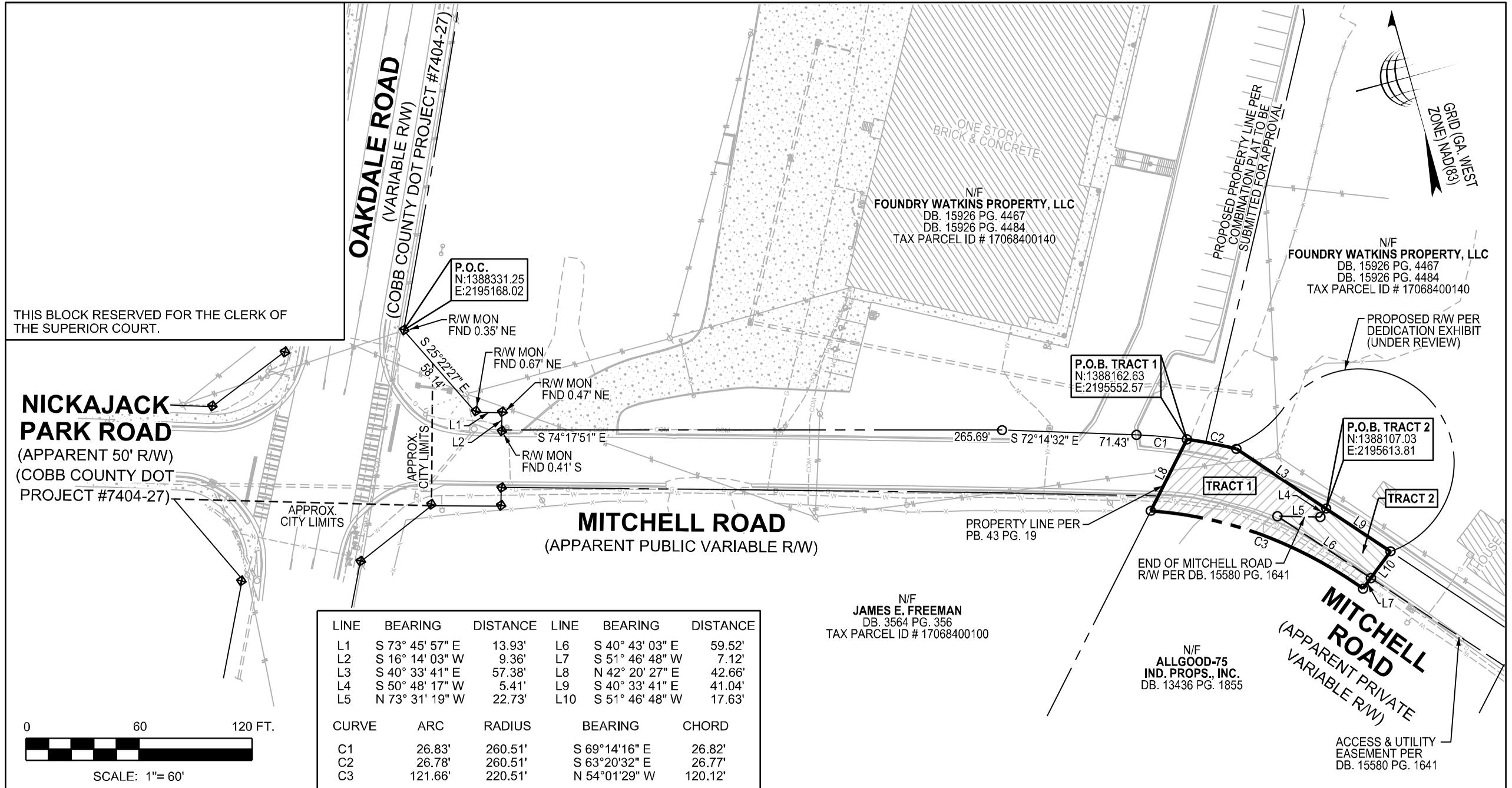
COBB COUNTY

PROJECT: LAT/LONG -
33°48'56.34" N 84°29'57.44" W

PROPOSED R/W TRACT 1: 3,071 SQ. FT./ 0.0705 AC.
PROPOSED R/W TRACT 2: 838 SQ. FT./ 0.0192 AC.

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927





THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

NICKAJACK PARK ROAD
(APPARENT 50' R/W)
(COBB COUNTY DOT PROJECT #7404-27)

OAKDALE ROAD
(VARIABLE R/W)
(COBB COUNTY DOT PROJECT #7404-27)

P.O.C.
N:1388331.25
E:2195168.02

R/W MON
FND 0.35' NE

R/W MON
FND 0.67' NE

R/W MON
FND 0.47' NE

R/W MON
FND 0.41' S

P.O.B. TRACT 1
N:1388162.63
E:2195552.57

N/F
FOUNDRY WATKINS PROPERTY, LLC
DB. 15926 PG. 4467
DB. 15926 PG. 4484
TAX PARCEL ID # 17068400140

PROPOSED R/W PER DEDICATION EXHIBIT (UNDER REVIEW)

P.O.B. TRACT 2
N:1388107.03
E:2195613.81

MITCHELL ROAD
(APPARENT PUBLIC VARIABLE R/W)

N/F
JAMES E. FREEMAN
DB. 3564 PG. 356
TAX PARCEL ID # 17068400100

N/F
ALLGOOD-75 IND. PROPS., INC.
DB. 13436 PG. 1855

MITCHELL ROAD
(APPARENT PRIVATE VARIABLE R/W)

ACCESS & UTILITY EASEMENT PER DB. 15580 PG. 1641

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 73° 45' 57" E	13.93'	L6	S 40° 43' 03" E	59.52'
L2	S 16° 14' 03" W	9.36'	L7	S 51° 46' 48" W	7.12'
L3	S 40° 33' 41" E	57.38'	L8	N 42° 20' 27" E	42.66'
L4	S 50° 48' 17" W	5.41'	L9	S 40° 33' 41" E	41.04'
L5	N 73° 31' 19" W	22.73'	L10	S 51° 46' 48" W	17.63'

CURVE	ARC	RADIUS	BEARING	CHORD
C1	26.83'	260.51'	S 69° 14' 16" E	26.82'
C2	26.78'	260.51'	S 63° 20' 32" E	26.77'
C3	121.66'	220.51'	N 54° 01' 29" W	120.12'

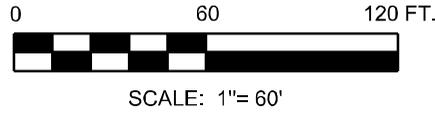


EXHIBIT "A"
PAGE 2 OF 2

INITIAL(S) _____

LOCATED IN LAND LOT 684
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA, COBB COUNTY, GA

DATE: 10/06/2021 SHEET NO. 2 OF 2
REVISED: 11/10/2021

PROPOSED R/W EXHIBIT
AS REQUIRED BY:

COBB COUNTY

PROJECT: LAT/LONG -
33°48'56.34" N 84°29'57.44" W

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