ALTA/NSPS LAND TITLE SURVEY
FOR
WSE DEVELOPMENT LLC
LAND LOT 491 17th DISTRICT
CITY OF SMYRNA, COBB COUNTY, GEORGIA

VICINITY MAP

EXCEPTIONS IN TITLE COMMITMENT

TRACT 1 AND TRACT 2
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-1201521-ATL
COMMITMENT DATE: DECEMBER 12, 2023

12. Easement from Thos. W. Hogan to Atlanta Gas Light Company, dated April 4, 1930, filed for record December 30, 1930, and recorded in Deed Book 105, Page 260, Cobb County, Georgia records. **(Does Not Affect Subject Property)**
13. Easement from J. T. Garner to Georgia Power Company, dated May 20, 1937, filed for record June 10, 1937, and recorded in Deed Book 124, Page 469, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
14. Easement from J. T. Garner to Georgia Power Company, dated December 28, 1938, filed for record January 12, 1939, and recorded in Deed Book 132, Page 31, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
15. Easement from A. Paul Hogan and Thomas. W. Hogan, by Executors to Georgia Power Company, dated February 25, 1938, filed for record February 25, 1939, and recorded in Deed Book 132, Page 229, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
16. Easement from E. H. Yancey to Georgia Power Company, dated February 23, 1938, filed for record February 25, 1939, and recorded in Deed Book 132, Page 230, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
17. Easement from B. F. Reed, Jr. to Georgia Power Company, dated February 3, 1938, filed for record February 25, 1939, and recorded in Deed Book 132, Page 234, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
18. Easement from J. T. Garner to Georgia Power Company, dated November 6, 1939, filed for record December 21, 1939, and recorded in Deed Book 135, Page 431, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
19. Easement from M. H. Gwin to Georgia Power Company, dated March 31, 1942, filed for record November 27, 1942, and recorded in Deed Book 148, Page 358, aforesaid records. **(Does NOT Affect Subject Property, Land Lot 492 listed)**
20. Easement from J. T. Garner to Georgia Power Company, dated March 11, 1942, filed for record May 12, 1943, and recorded in Deed Book 152, Page 317, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
21. Easement contained in Warranty Deed from J. T. Garner to Mrs. Toledo Patron, dated April 1, 1943, filed for record March 13, 1944, and recorded in Deed Book 162, Page 39, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
22. Easement contained in Warranty Deed from J. T. Garner to Mrs. Annie Ruth Echols Stephens, dated June 4, 1943, filed for record December 2, 1944, and recorded in Deed Book 166, Page 260, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
23. Easement from J. T. Garner to Georgia Power Company, dated May 13, 1946, filed for record June 17, 1946, and recorded in Deed Book 177, Page 603, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
24. Easement from J. T. Garner to Georgia Power Company, dated September 24, 1948, filed for record October 4, 1948, and recorded in Deed Book 202, Page 206, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
25. Easement from J. T. Garner to Georgia Power Company, dated September 24, 1948, filed for record October 4, 1948, and recorded in Deed Book 202, Page 207, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
26. Easement from G. W. White and Sara H. White to Georgia Power Company, dated January 31, 1949, filed for record March 23, 1949, and recorded in Deed Book 202, Page 506, aforesaid records. **(Does NOT Affect Subject Property)**
27. Easement from Rosa Thomas and Clarence Thomas to Georgia Power Company, dated January 28, 1949, filed for record March 23, 1949, and recorded in Deed Book 202, Page 522, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
28. Easement from C. T. Thomas and Rosa Thomas to Georgia Power Company, dated January 24, 1950, filed for record January 28, 1950, and recorded in Deed Book 209, Page 524, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
29. Easement from B. F. Reed, Jr. to Georgia Power Company, dated February 28, 1950, filed for record April 12, 1950, and recorded in Deed Book 218, Page 191, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
30. General Permit from J. E. Newbern to Southern Bell Telephone and Telegraph Company, dated January 14, 1950, filed for record January 1_, 1951, and recorded in Deed Book 225, Page 291, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
31. Easement from E. W. Bryan to Georgia Power Company, dated July 26, 1951, filed for record August 25, 1951, and recorded in Deed Book 232, Page 386, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
Note: This easement bears an incorrect Land Lot reference and should recite Land Lot 491 as the surrounding owner references indicate a portion of the subject property in Land Lot 491.
32. Right-of-Way Easement from J. C. Thomas to Georgia Power Company, dated April 26, 1960, filed for record May 25, 1960, and recorded in Deed Book 545, Page 88, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
33. Permit for Anchors, Guy Poles and Wires from Mrs. J. T. Garner to Georgia Power Company, a corporation, dated December 10, 1962, filed for record January 18, 1963, and recorded in Deed Book 682, Page 375, aforesaid records. **(Does Affect Subject Property, Insufficient description to determine exact location)**
34. Permit for Anchors, Guy Poles and Wires from Barry M. Pannell to Georgia Power Company, a corporation, dated December 6, 1967, filed for record January 16, 1968, and recorded in Deed Book 1017, Page 648, aforesaid records. **(Does Affect Subject Property, Insufficient description to determine exact location)**
35. Right-of-Way Easement from Verney Bently Jr. to Georgia Power Company, dated September 30, 1975, filed for record November 26, 1975, and recorded in Deed Book 1647, Page 330, aforesaid records. **(Does Affect Subject Property, Insufficient description to determine exact location)**
36. Exception is hereby taken to any utilities or easements contained within the abandoned rights of way of former Park Drive and Maple Drive as reserved by that certain Quit-Claim Deed from Cobb County, acting by and through its Board of Commissioners, to John W. Heaton, dated October 18, 1977, filed October 27, 1977 and recorded in Deed Book 1830, Page 781, aforesaid records. **(Does Affect Subject Property, Not Plottable)**
37. Access rights and covenants contained in Right of Way Deed from Berry M. Pannell a/k/a Barry M. Pannell to Cobb County, Georgia, dated March 29, 1985, filed for record April 9, 1985, and recorded in Deed Book 3459, Page 189, aforesaid records. **(Does Affect Subject Property as Shown Hereon)**
38. Construction Easement from Berry M. Pannell a/k/a Barry M. Pannell to Department of Transportation, dated March 29, 1985, filed for record April 9, 1985, and recorded in Deed Book 3459, Page 194, aforesaid records. **(Does NOT Affect Subject Property, easement has expired)**
39. Construction Easement from James A. McArthur to Department of Transportation, dated April 12, 1985, filed for record April 18, 1985, and recorded in Deed Book 3470, Page 26, aforesaid records. **(Does NOT Affect Subject Property, easement has expired)**
40. Conveyance of Access Rights from James A. McArthur to Cobb County, Georgia, dated April 12, 1985, filed for record April 18, 1985, and recorded in Deed Book 3470, Page 29, aforesaid records. **(Does Affect Subject Property as Shown Hereon)**
41. Easements as conveyed in Right-of-Way Deed from James A. McArthur to Cobb County, Georgia, dated April 12, 1985, filed for record April 18, 1985 and recorded in Deed Book 3470, Page 31, aforesaid records. **(Does NOT Affect Subject Property, Is current R/W of Windy Hill Road, No easements described in deed)**
42. Easements conveyed to Cobb County, Georgia, by virtue of that certain Order and Judgment styled Cobb County, Georgia, Condemnor, versus The hereinafter described lands and rights in lands, and John W. Heaton, et. al., Condemnee, Superior Court of Cobb County, Georgia, Civil Action File No. 861282399, dated and filed for record May 16, 1986, aforesaid records. **(Does NOT Affect Subject Property, easement has expired)**
43. Easements conveyed to Cobb County, Georgia, by virtue of that certain Order and Judgment styled Cobb County, Georgia, Condemnor, versus The hereinafter described lands and rights in lands, and John Heaton, et. al., Condemnee, Superior Court of Cobb County, Georgia, Civil Action File No. 861282499, dated and filed for record May 16, 1986, aforesaid records. **(Does Affect Subject Property, Not Plottable)**
44. Easements conveyed to Cobb County, Georgia, by virtue of that certain Order and Judgment styled Cobb County, Georgia, Condemnor, versus The hereinafter described lands and rights in lands, and John Heaton, et. al., Condemnee, Superior Court of Cobb County, Georgia, Civil Action File No. 861282699, dated and filed for record May 16, 1986, aforesaid records. **(Does NOT Affect Subject Property, easement has expired)**
45. Easement from John Heaton to Georgia Power Company, dated April 6, 1988, filed for record May 11, 1988, and recorded in Deed Book 4916, Page 500, aforesaid records. **(Does Affect Subject Property, Not Plottable)**
46. Matters as shown on that certain plat recorded in Plat Book 3, Page 69, aforesaid records. **(Does Affect Subject Property, No Plottable matters)**
47. Matters as shown on that certain plat recorded in Plat Book 17, Page 136, aforesaid records. **(Does Affect Subject Property, No Plottable matters)**
48. Matters as shown on that certain plat recorded in Plat Book 30, Page 64, aforesaid records. **(Does Affect Subject Property, No Plottable matters)**

SITE ADDRESS

TRACT 1
1101 WINDY HILL ROAD
SMYRNA, GEORGIA 30080

TRACT 2
NO ADDRESS ASSIGNED

TRACT 3
NO ADDRESS ASSIGNED

TRACT 4
1278 DAVIS ROAD SE
SMYRNA, GEORGIA 30080

SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

PARKING COUNT

364 REGULAR SPACES
8 HANDICAP SPACES
372 TOTAL SPACES

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED MU (MIXED USE) PER CITY OF SMYRNA ZONING MAP.

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13013C0119 H, DATED MARCH 4, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE VERTICAL DATUM IS NAVD 88.

CONFORMITY STATEMENT

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.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ____35,456____FEET AND AN ANGULAR ERROR OF _02"_PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A ___LEICA TS12___TOTAL STATION AND AN_CARLSON_DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ___81,396___ FEET.

EXCEPTIONS IN TITLE COMMITMENT

TRACT 3
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-1201521B-ATL
COMMITMENT DATE: APRIL 2, 2025

12. Easement from J. T. Garner to Georgia Power Company, dated March 11, 1942, filed for record May 12, 1943, and recorded in Deed Book 152, Page 317, Cobb County, Georgia records. **(May Affect Subject Property, Insufficient description to determine exact location)**
13. Easement from J. T. Garner to Georgia Power Company, dated May 13, 1946, filed for record June 17, 1946, and recorded in Deed Book 177, Page 603, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
14. Easement from Charles C. Thomas Ruth Thomas to Georgia Power Company, dated January 28, 1949, filed for record March 23, 1949, and recorded in Deed Book 202, Page 522, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
15. Driveway Easement from Doyle Fountain and Hazel Fountain to Department of Transportation, dated May 31, 1985, filed for record June 5, 1985, and recorded in Deed Book 3522, Page 227, aforesaid records. **(Does NOT Affect Subject Property, easement has expired)**
16. Matters as shown on that certain plat recorded in Plat Book 3, Page 69, aforesaid records. **(Does Affect Subject Property, No Plottable matters)**

EXCEPTIONS IN TITLE COMMITMENT

TRACT 4
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-1219199-ATL
COMMITMENT DATE: MAY 9, 2024

12. Easement from J. T. Garner to Georgia Power Company, dated December 28, 1938, filed for record January 12, 1939, and recorded in Deed Book 132, Page 31, Cobb County, Georgia records. **(May Affect Subject Property, Insufficient description to determine exact location)**
13. Easement from J. T. Garner to Georgia Power Company, dated November 6, 1939, filed for record December 21, 1939, and recorded in Deed Book 135, Page 431, aforesaid records. **(May Affect Subject Property, Insufficient description to determine exact location)**
14. Easement from J. T. Garner to Georgia Power Company, dated March 11, 1942, filed for record May 12, 1943, and recorded in Deed Book 152, Page 317, Cobb County, Georgia records. **(May Affect Subject Property, Insufficient description to determine exact location)**
15. Matters as shown on that certain plat recorded in Plat Book 3, Page 69, aforesaid records. **(Does Affect Subject Property, No Plottable matters)**
16. Matters as shown on that certain plat recorded in Plat Book 17, Page 136, aforesaid records. **(Does Affect Subject Property, No Plottable matters)**

LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lot 491 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a Right of Way monument at the southern most end of the mitered intersection of the northerly Right of Way of Windy Hill Road (variable R/W) and the easterly Right of Way of Dixie Avenue (variable R/W) said monument being the TRUE POINT OF BEGINNING; thence from the point thus established and running along said miter North 49° 10' 47" West a distance of 74.07 feet to a Right of Way monument found at the northerly end of said miter; thence leaving said miter and running along said Right of Way of Dixie Avenue and a curve to the left an arc length of 273.51 feet, (said curve having a radius of 1145.29 feet, with a chord bearing of North 29° 09' 15" West, and a chord length of 272.86 feet) to a Right of Way monument found at the southerly end of the mitered intersection of said Right of Way of Dixie Avenue and the southerly Right of Way of Maple Drive (variable R/W); thence leaving Dixie Avenue and running along said miter North 07° 24' 48" East a distance of 34.44 feet to a Right of Way monument found at the northerly end of said miter; thence leaving said miter and running easterly along said Right of Way of Maple Drive the following courses: North 83° 26' 28" East a distance of 53.09 feet to a Right of Way monument found; thence North 07° 20' 56" West a distance of 2.80 feet to a Right of Way monument found; thence North 81° 46' 38" East a distance of 303.36 feet to an iron pin set at the intersection of said southerly Right of Way of Maple Drive and the easterly Right of Way of Park Drive (30' R/W); thence leaving Maple Drive and running along said Right of Way of Park Drive North 21° 46' 15" West a distance of 433.90 feet to an iron pin set at the intersection of said easterly Right of Way of Park Drive and the southerly Right of Way of Hillside Avenue (30' R/W); thence leaving Park Drive and running along said Right of Way of Hillside Avenue North 81° 50' 53" East a distance of 373.16 feet to an iron pin set at the intersection of said Right of Way of Hillside Avenue and the westerly Right of Way of Davis Road (30' R/W); thence leaving Hillside Avenue and running along said Right of Way of Davis Road South 00° 32' 43" East a distance of 432.70 feet to an angle iron found; thence leaving Davis Road and running South 80° 45' 56" West a distance of 128.12 feet to a 1\2 inch rebar found; thence South 03° 28' 29" East a distance of 185.09 feet to a 1\2 inch rebar with cap found; thence North 80° 35' 08" East a distance of 123.91 feet to a 1\2 inch rebar with cap found on the aforementioned Right of Way of Davis Road; thence running along said Right of Way of Davis Road South 01° 50' 04" West a distance of 199.16 feet to a Right of Way monument found at the intersection of said Right of Way of Davis Road and the aforementioned Right of Way of Windy Hill Road; thence leaving Davis Road and running along said Right of Way of Windy Hill Road and a curve to the left an arc length of 381.61 feet, (said curve having a radius of 4082.26 feet, with a chord bearing of South 88° 10' 12" West, and a chord length of 381.48 feet) to a Right of Way monument found and the TRUE POINT OF BEGINNING. Said tract contains 6.427 Acres (279,974 Square Feet).

LEGAL DESCRIPTION

Tract 2

All that tract or parcel of land lying and being in Land Lot 491 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a Right of Way monument at the southern most end of the mitered intersection of the northerly Right of Way of Windy Hill Road (variable R/W) and the easterly Right of Way of Dixie Avenue (variable R/W); thence running along said miter North 49° 10' 47" West a distance of 74.07 feet to a Right of Way monument found at the northerly end of said miter; thence leaving said miter and running along said Right of Way of Dixie Avenue and a curve to the left an arc length of 273.51 feet, (said curve having a radius of 1145.29 feet, with a chord bearing of North 29° 09' 15" West, and a chord length of 272.86 feet) to a Right of Way monument found; thence continuing along said Right of Way of Dixie Avenue North 36° 10' 41" West a distance of 103.46 feet to a Right of Way monument found at the intersection of said Right of Way of Dixie Avenue and the northerly Right of Way of Maple Drive (variable R/W) and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along Dixie Avenue and a curve to the right an arc length of 230.96 feet, (said curve having a radius of 934.46 feet, with a chord bearing of North 24° 50' 15" West, and a chord length of 230.37 feet) to an iron pin set; thence leaving Dixie Avenue North 81° 43' 12" East a distance of 182.97 feet to an iron pin set; thence North 21° 12' 35" West a distance of 46.13 feet to an iron pin set; thence North 21° 12' 35" West a distance of 101.87 feet to an iron pin set on the southerly Right of Way of Hillside Avenue (30' R/W); thence running along said Right of Way North 81° 50' 53" East a distance of 197.90 feet to an iron pin set at the intersection of said southerly Right of Way of Hillside Avenue and the westerly Right of Way of Park Drive (30' R/W); thence leaving Hillside Avenue and running along said Right of Way of Park Drive South 21° 46' 15" East a distance of 392.79 feet to an iron pin set at the intersection of said westerly Right of Way of Park Drive and the aforementioned northerly Right of Way of Maple Drive; thence leaving Park Drive and running along said Right of Way of Maple Drive the following courses: South 81° 46' 38" West a distance of 356.78 feet to a Right of Way monument found; thence North 53° 16' 03" West a distance of 23.99 feet to a Right of Way monument found and the TRUE POINT OF BEGINNING. Said tract contains 2.730 Acres (118,926 Square Feet).

LEGAL DESCRIPTION

Tract 3

All that tract or parcel of land lying and being in Land Lot 491 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a Right of Way monument at the southern most end of the mitered intersection of the northerly Right of Way of Windy Hill Road (variable R/W) and the easterly Right of Way of Dixie Avenue (variable R/W); thence running along said miter North 49° 10' 47" West a distance of 74.07 feet to a Right of Way monument found at the northerly end of said miter; thence leaving said miter and running along said Right of Way of Dixie Avenue and a curve to the left an arc length of 273.51 feet, (said curve having a radius of 1145.29 feet, with a chord bearing of North 29° 09' 15" West, and a chord length of 272.86 feet) to a Right of Way monument found; thence continuing along said Right of Way of Dixie Avenue the following courses: North 36° 10' 41" West a distance of 103.46 feet to a Right of Way monument found; thence along a curve to the right an arc length of 230.96 feet, (said curve having a radius of 934.46 feet, with a chord bearing of North 24° 50' 15" West, and a chord length of 230.37 feet) to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along said Right of Way of Dixie Avenue North 21° 41' 07" West a distance of 45.98 feet to an iron pin set; thence leaving Dixie Avenue North 81° 38' 46" East a distance of 183.31 feet to an iron pin set; thence South 21° 12' 35" East a distance of 46.13 feet to an iron pin set; thence South 81° 43' 12" West a distance of 182.97 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 0.189 Acres (8,213 Square Feet).

LEGAL DESCRIPTION

Tract 4

All that tract or parcel of land lying and being in Land Lot 491 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a Right of Way monument at the southern most end of the mitered intersection of the northerly Right of Way of Windy Hill Road (variable R/W) and the easterly Right of Way of Dixie Avenue (variable R/W); thence running along a curve to the right an arc length of 381.61 feet, (said curve having a radius of 4082.26 feet, with a chord bearing of North 88° 10' 12" East, and a chord length of 381.48 feet) to a Right of Way monument found at the intersection of said northerly Right of Way of Windy Hill Road and the westerly Right of Way of Davis Road (30' R/W); thence leaving Windy Hill Road and running along said westerly Right of Way of Davis Road North 01° 50' 04" East a distance of 199.16 feet to a 1\2 inch rebar with cap found and the TRUE POINT OF BEGINNING; thence from the point thus established and leaving Davis Road South 80° 35' 08" West a distance of 123.91 feet to a 1\2 inch rebar with cap found; thence North 03° 28' 29" West a distance of 185.09 feet to a 1\2 inch rebar found; thence North 80° 45' 56" East a distance of 128.12 feet to an angle iron found on the aforementioned Right of Way of Davis Road; thence running along said Right of Way South 02° 09' 54" East a distance of 185.18 feet to a 1\2 inch rebar with cap found and the TRUE POINT OF BEGINNING. Said tract contains 0.532 Acres (23,178 Square Feet).

LEGAL DESCRIPTION

Right of Way Tract

All that tract or parcel of land lying and being in Land Lot 491 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a Right of Way monument at the southern most end of the mitered intersection of the northerly Right of Way of Windy Hill Road (variable R/W) and the easterly Right of Way of Dixie Avenue (variable R/W); thence running along said miter North 49° 10' 47" West a distance of 74.07 feet to a Right of Way monument found at the northerly end of said miter; thence leaving said miter and running along said Right of Way of Dixie Avenue and a curve to the left an arc length of 273.51 feet, (said curve having a radius of 1145.29 feet, with a chord bearing of North 29° 09' 15" West, and a chord length of 272.86 feet) to a Right of Way monument found at the southerly end of the mitered intersection of said Right of Way of Dixie Avenue and the southerly Right of Way of Maple Drive (variable R/W) and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along said Right of Way of Dixie Avenue and across Maple Drive North 36° 10' 41" West a distance of 103.46 feet to a Right of Way monument found at the intersection of said Dixie Avenue and the northerly Right of Way of Maple Drive; thence leaving Dixie Avenue and running along said Right of Way of Maple Drive South 53° 16' 03" East a distance of 23.99 feet to a Right of Way monument found; thence North 81° 46' 38" East a distance of 356.78 feet to an iron pin set at the intersection of said northerly Right of Way of Maple Drive and the westerly Right of Way of Park Drive (30' R/W); thence leaving Maple Drive and running along said Right of Way of Park Drive North 21° 46' 15" West a distance of 392.79 feet to an iron pin set at the intersection of said Right of Way of Park Drive and the southerly Right of Way of Hillside Avenue (30' R/W); thence crossing Park Drive North 81° 50' 53" East a distance of 30.87 feet to an iron pin set at the intersection of said Right of Way of Hillside Avenue and the easterly Right of Way of Park Drive; thence leaving Hillside Avenue and running along said easterly Right of Way of Park Drive South 21° 46' 15" East a distance of 433.90 feet to an iron pin set at the intersection of said easterly Right of Way of Park Drive and the southerly Right of Way of Maple Drive; thence leaving Park Drive and running along said Right of Way of Maple Drive the following courses: South 81° 46' 38" West a distance of 303.36 feet to a Right of Way monument found; thence South 07° 20' 56" East a distance of 2.80 feet to a Right of Way monument found; thence South 83° 26' 28" West a distance of 53.09 feet to a Right of Way monument found; thence South 07° 24' 48" West a distance of 34.44 feet to a Right of Way monument found and the TRUE POINT OF BEGINNING. Said tract contains 0.644 Acres (28,035 Square Feet).

SURVEYOR'S CERTIFICATION

To **WSE Development LLC and 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17 & 19_ of Table A thereof. The fieldwork was completed on _October 31, 2024_.

____________ ______________ _April 28, 2025_
Aubrey J. Akin, R.L.S. #3138 Date of Plat

TSS
TECHNICAL SURVEY SERVICES, INC.
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
info@tss-atl.com
www.tss-atl.com

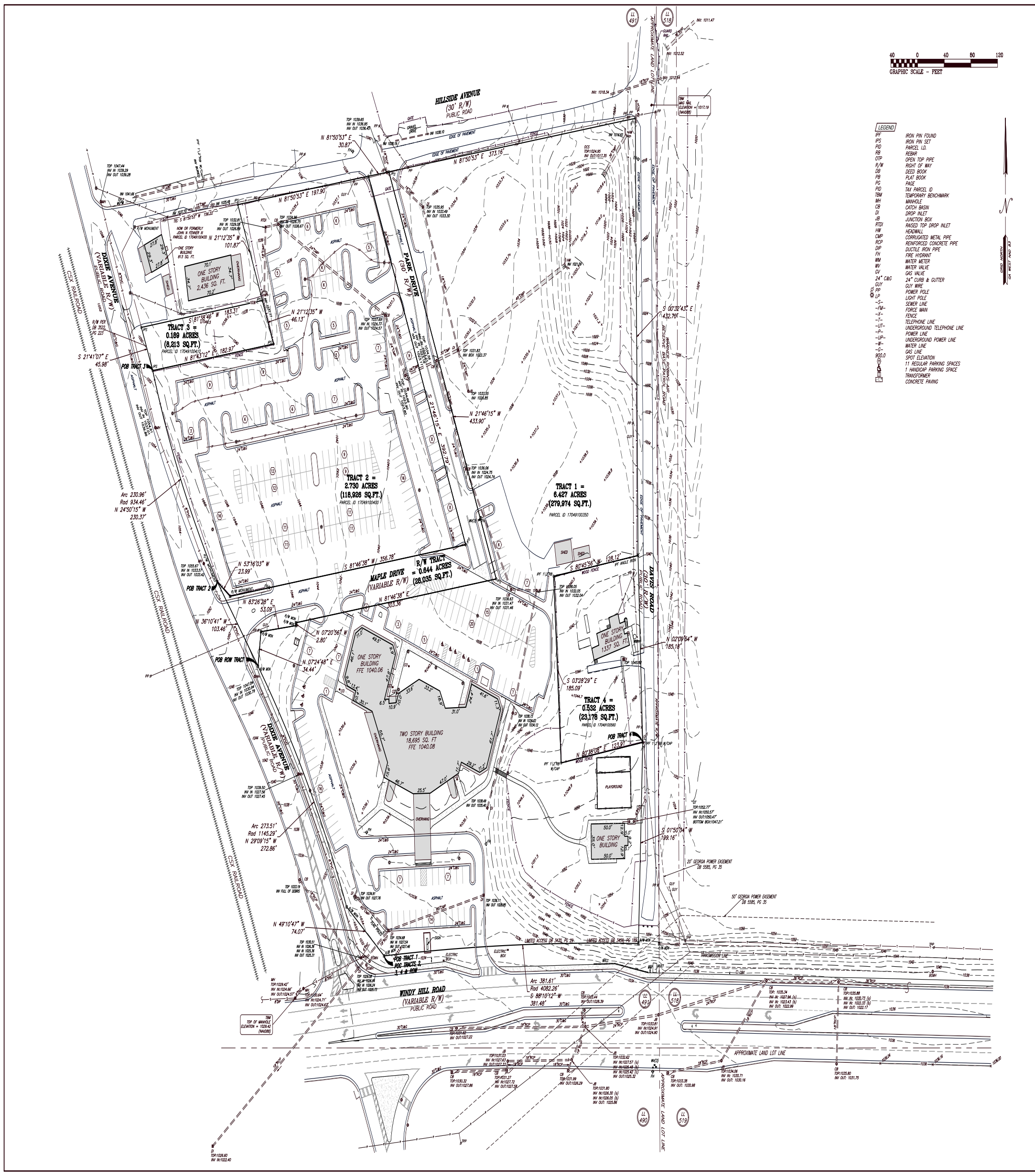
Date	Revision	No

Orig Bndy: 10/31/2024
Field Date: 10/31/2024
Plat Date: 4/28/2025
Scale: 1" = 40'

ALTA/NSPS LAND TITLE SURVEY
FOR
WSE DEVELOPMENT LLC
LAND LOT 491 17th DISTRICT
COBB COUNTY, GEORGIA

1
SHEET 1 OF 2

JOB #: 2024-1148
CRD: WORTHING SMYRNA
DWG: 2024-1148 WORTHING
LSV:



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Date	Revision	No

Orig Bndy: 10/31/2024
Field Date: 10/31/2024
Plat Date: 4/28/2025
Scale: 1" = 40'

ALTA/NSPS LAND TITLE SURVEY
FOR
WSE DEVELOPMENT LLC
LAND LOT 491 17th DISTRICT
COBB COUNTY, GEORGIA

2
SHEET 2 OF 2

JOB #: 2024-1148
CRD: WORTHING SMYRNA
DWG: 2024-1148 WORTHING
LSV: