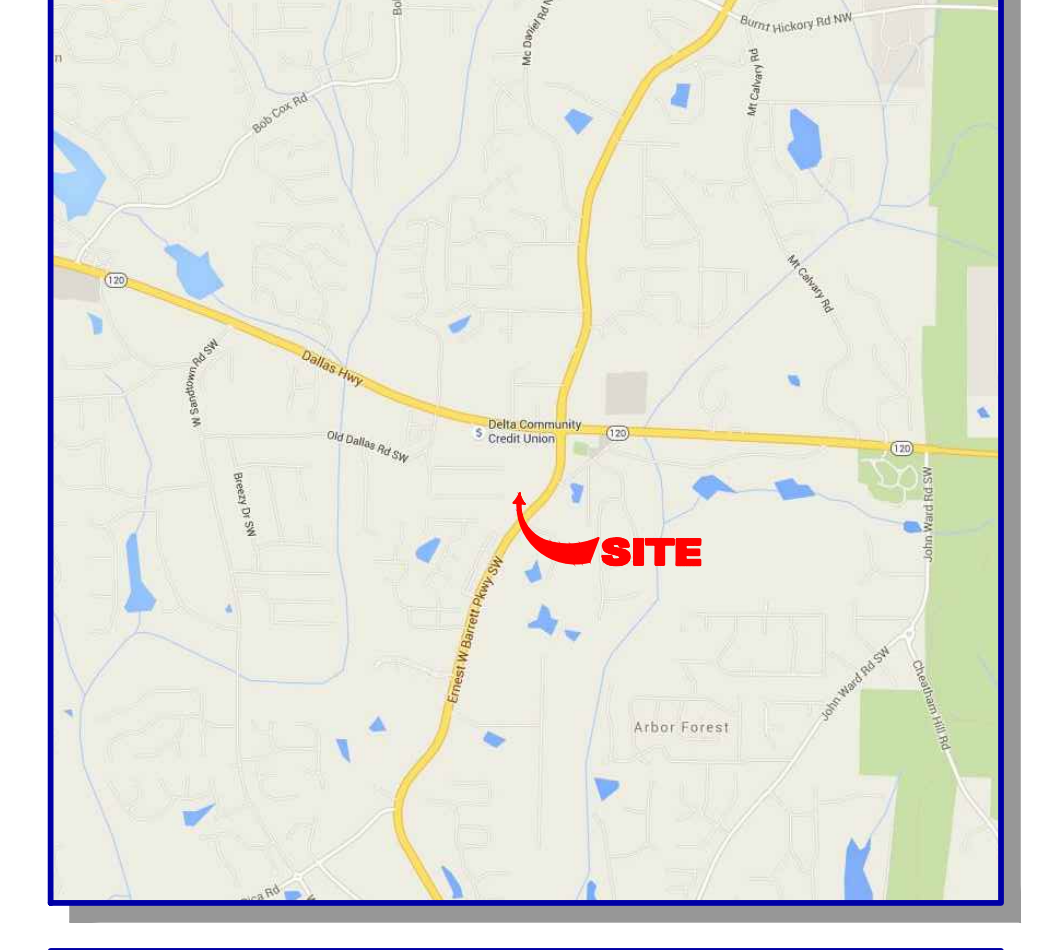




SITE PHOTOGRAPHS



VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1306700840 AND THE DATE OF SAD MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

DATUM
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "LRO" (LOW-RISE OFFICE DISTRICT).
THE MINIMUM YARD SETBACKS ARE:
FRONT - 50 FEET
SIDE - 15 FEET
REAR - 30 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET, WITH NO MORE THAN TWO STORES

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1) COBB COUNTY DDT RIGHT-OF-WAY MAP PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC. FOR PROJECT 7257, DATED NOVEMBER 11, 1998, LAST REVISED MAY 2, 2000.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 21162496, EFFECTIVE DATE AUGUST 2, 2021.

10. Joint Driveway Agreement between Lorinda Malko and Walter Skunda, and Robbin B. Sotir and Alton P. Simms, dated January 21, 2000, filed for record January 21, 2000, recorded at Deed Book 13237, Page 4900, Records of Cobb County, Georgia.

11. Temporary Construction Easement and Temporary Driveway Easement, as contained in that certain Cobb County Right of Way Deed from Robbin B. Sotir and Alton P. Simms to Cobb County, Georgia, dated January 19, 2000, filed March 31, 2000 and recorded in Deed Book 13252, Page 1429, aforesaid easement.

12. All matters affecting subject property as shown on the following plots, all of which are recorded in Deed Book 14, Page 167.

DOES NOT AFFECT SITE, EASEMENT EXPIRED

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 27 & 48 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a 3/4-inch cramped top pipe found at the Land Lot Corner common to land lots 26, 27, 48 and 49. Thence along the Land Lot Line common to land lots 26 and 27 the following courses and distances: North 00 degrees 27 minutes 01 seconds West a distance of 206.54 feet to a 1/2-inch rebar found at the terminus of the southern right-of-way of Big Oaks Drive (30' right-of-way). Thence continuing along said Land Lot Line, North 00 degrees 54 minutes 50 seconds East a distance of 49.59 feet to a 1-inch open top pipe found at the terminus of the northern right-of-way of Big Oaks Drive. Thence continuing along said Land Lot Line, North 00 degrees 24 minutes 20 seconds West a distance of 183.69 feet to a 1/2-inch rebar found. Thence leaving said Land Lot Line, South 87 degrees 38 minutes 44 seconds East a distance of 67.95 feet to a concrete monument found on the western right-of-way of Barrett Parkway (variable right-of-way). Thence along said right-of-way the following two courses and distances: South 46 degrees 00 minutes 42 seconds West a distance of 481.56 feet to a PK nail set; South 38 degrees 51 minutes 56 seconds West a distance of 38.99 feet to a 5/8-inch rebar set. Thence leaving said right-of-way, North 51 degrees 07 minutes 07 seconds West a distance of 256.29 feet to a 3/4-inch cramped top pipe found at the Land Lot Corner common to land lots 26, 27, 48 and 49; said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 4.366 Acres.

SURVEYOR CERTIFICATION

This plot 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 herein. 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 does not certify that this plot conforms 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 43-6-67.

David L. Hester
Georgia Registered
Land Surveyor # 3042

SURVEYOR CERTIFICATION

To: DYNAMIS DEVELOPMENT, LLC and CHICAGO 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 Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 11, & 11, & 13 of Table A therein. The field work was completed on September 30, 2021.

Date: September 30, 2021

David L. Hester
Georgia Registered
Land Surveyor # 3042

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊖ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMP CORRUGATED METAL PIPE	⊕ LIGHT POLE
CMF CONCRETE MONUMENT FND	⊕ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDESTAL	
CPT CRIMPED TOP PIPE	
DI DROP INLET	
DIP DUCTILE IRON PIPE	
DWBC DOUBLE WING CATCH BASIN	
FNC FENCE	
FND FUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OMP OVERHEAD POWER	
OTF OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RES 5/8" REBAR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	
	⊕ WATER VAULT
	⊕ GAS VALVE
	⊕ GAS METER
	⊕ WATER VALVE
	⊕ WATER METER
	⊕ FIRE HYDRANT
	— UNDERGROUND ELECTRIC LINE
	— UNDERGROUND GAS LINE
	— UNDERGROUND COMMUNICATION LINE
	— UNDERGROUND WATER LINE
	⊕ PHOTO POSITION INDICATOR
	⊕ REGULAR PARKING SPACE COUNT
	⊕ HANDICAP PARKING SPACE
	⊕ TREE POSITION INDICATOR

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY: UTILISURVEY, LLC, 514 DUNELLA LANE, PEACHTREE CITY, GEORGIA 30269

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

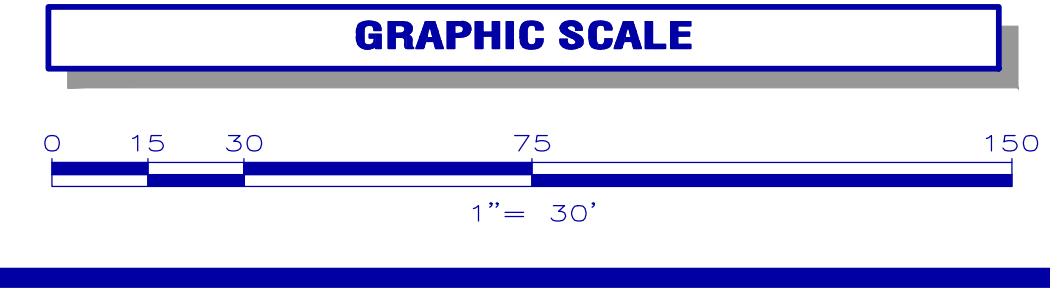
IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,032.1, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,922 FEET. SEE INT.



Land Surveying • 3D Laser Scanning

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Certificate of Authorization #LSF-000621

ALTA/ACSM LAND TITLE SURVEY

3602 Barrett Parkway

FOR

CS JOB NO: 20155129 DRAWING SCALE: 1" = 30' SURVEY DATE: SEPTEMBER 30, 2021

FIELD WORK: CML/WG CITY: UNINCORPORATED

PROJ MGR: DLH COUNTY: COBB STATE: GA

REVIEWED: JRC LAND LOT: 48 & 27

DWG FILE: 20155129-02.dwg DISTRICT: 19th SECTION: 2nd