



**SPRING ROAD  
(PUBLIC, VARIABLE R/W)**

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 774, 775, 810 & 811 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin set, pk nail, on the Southeastly Right of Way Line of the relocated right of way of Campbell Road (Public, Variable R/W), said pk nail having Georgia State Plain Coordinates (NAD83, West Zone) of Northing-1412447.24 and Easting-2199629.32 and being the TRUE POINT OF BEGINNING.

Thence leaving said Southeastly Right of Way Line of the relocated right of way of Campbell Road North 54 degrees 50 minutes 54 seconds East, a distance of 207.32 feet to an iron pin set, #4 rebar; thence North 55 degrees 37 minutes 43 seconds East, a distance of 112.71 feet to an iron pin set, #4 rebar; thence North 00 degrees 08 minutes 43 seconds West, a distance of 62.10 feet to an iron pin set, #4 rebar on the Southerly Right of Way Line of Spring Road (Public, Variable R/W); thence following along the Southerly Right of Way Line of Spring Road the following courses and distances: North 89 degrees 48 minutes 27 seconds East, a distance of 227.50 feet to a point; thence South 74 degrees 39 minutes 21 seconds West, a distance of 32.10 feet to a right of way monument found; thence South 89 degrees 42 minutes 23 seconds East, a distance of 86.88 feet to a right of way monument found; thence South 25 degrees 45 minutes 07 seconds East, a distance of 6.17 feet to a right of way monument; thence leaving said Southerly Right of Way Line of Spring Road South 02 degrees 45 minutes 53 seconds West, a distance of 751.38 feet to an iron pin found, nail in concrete monument; thence South 89 degrees 56 minutes 56 seconds East, a distance of 500.00 feet to an iron pin set, #4 rebar; thence South 02 degrees 32 minutes 45 seconds West, a distance of 416.06 feet to an iron pin set, #4 rebar; thence South 89 degrees 19 minutes 41 seconds East, a distance of 392.34 feet to an iron pin set, #4 rebar; thence South 01 degrees 08 minutes 48 seconds West, a distance of 656.89 feet to an iron pin found, nail in concrete monument on the Northerly Right of Way Line of CSX Transportation (F/K/A Louisville & Nashville Railroad, Private, 66' r/w); thence following along said Northerly Right of Way Line of CSX Transportation the following courses and distances: South 77 degrees 45 minutes 50 seconds West, a distance of 84.76 feet to a point; thence South 79 degrees 46 minutes 40 seconds West, a distance of 106.50 feet to a point; thence South 82 degrees 55 minutes 40 seconds West, a distance of 107.00 feet to a point; thence South 88 degrees 37 minutes 55 seconds West, a distance of 132.40 feet to a point; thence North 89 degrees 31 minutes 49 seconds West, a distance of 123.92 feet to a point; thence North 85 degrees 37 minutes 27 seconds West, a distance of 59.87 feet to an iron pin set, #4 rebar set; thence leaving said Northerly Right of Way Line of CSX Transportation North 01 degrees 18 minutes 16 seconds East, a distance of 304.42 feet to an iron pin set, #4 rebar; along a curve turning to the left with an arc length of 473.03 feet, having a radius of 586.62 feet, being subtended by a chord bearing of North 21 degrees 47 minutes 54 seconds West, and a chord length of 460.32 feet to an iron pin set, #4 rebar; thence North 44 degrees 49 minutes 39 seconds West, a distance of 667.16 feet to an iron pin set, #4 rebar; along a curve turning to the right with an arc length of 397.71 feet, having a radius of 686.62 feet, being subtended by a chord bearing of North 28 degrees 14 minutes 01 seconds West, and a chord length of 392.18 feet to an iron pin set, #4 rebar on said Southeastly Right of Way Line of the relocated right of way of Campbell Road; thence following along said Southeastly Right of Way line of the relocated right of way of Campbell Road with a reverse curve turning to the left with an arc length of 71.50 feet, having a radius of 200.00 feet, being subtended by a chord bearing of North 36 degrees 08 minutes 10 seconds East, and a chord length of 71.12 feet an iron pin found, pk nail which is the TRUE POINT OF BEGINNING.

Said tract having an area of 1,043,413 square feet, 23.954 acres.

**TITLE EXCEPTIONS**

Chicago Title Insurance Company Issuing Office File Number: 3202-0036 with a Commitment Date of March 14, 2019 was used in the preparation of this survey and the listed exceptions are as follows:

- Right of Way Easement from William J. MacKenna to Georgia Power Company, dated September 6, 1962, recorded at Deed Book 664, Page 439, Cobb County, Georgia Records. Comment: Affects a portion of the property in Land Lot 775. Easement is blanket in nature. Easement location cannot be determined from the record document.
- Exchange of Right-of-Way Agreement by and between Argyle Realty Company and Cobb County, Georgia, dated November 2, 1992, recorded at Deed Book 6960, Page 451, aforesaid records. Comment: Affects, as shown on survey, Deed Book 6960, Pages 453 & 455 further define north property line/Southerly Right of Way Line of Spring Road and quit claim a portion of the old right of way location of Campbell Road.
- Right of Way Deed from Argyle Realty Company to Cobb County, Georgia, dated September 25, 1996, recorded at Deed Book 9911, Page 364, aforesaid records. Comment: Affects, as shown on survey.
- Reciprocal Easement Agreement by and between TGC, L.L.C., Williams J. MacKenna and Argyle Realty Company, dated October 22, 1997, recorded at Deed Book 10755, Page 399, aforesaid records. Comment: May Affect and Benefits. Sewer Easement in Exhibit C may affect property subject property but the easement location cannot be determined from the record document. Exhibit C calls for Lot 21 of Argyle Estates Subdivision in PB 57, PG 137. PB 57, PG 137 calls for Lot 12 of Argyle Estates. Sewer Easements in Exhibits D & E automatically terminate and cease to exist due to plats of record and approval by governmental authorities. PB 179 PG 63 and PB 182 PG 21 show sanitary sewer easements outside of the public road right of way.



**NOTES**

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0138G, PANEL 138 OF 252, EFFECTIVE DATE DECEMBER 16, 2008 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
- THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JULY 2019. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
- 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.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC. - PHONE- (770) 557-4142.
- NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
- PROPOSED FUTURE MOUNT WILKINSON PARKWAY EXTENSION SHOWN ON UNRECORDED PLAT AND ADJOINING PROPERTY PB 179 PG 63 AND PB 182 PG 21 HAS BEEN REMOVED FROM ALTA. EMAIL FROM PATRICK LEWIS AT COBB COUNTY SAYS NO RECORDED DEED FOUND AND NO CLEAR EVIDENCE EXISTS FOR ROAD TO FUTURE A NEED/OR RESOURCES TO SEARCH.

**ACREAGE**  
23.954 ACRES  
1,043,413 S.F.

N/F ARGYLE REALTY CO  
TAX PARCEL ID: 17-775-3  
DB 208 PG 196  
DB 667 PG 281  
DB 1105 PG 615  
DB 5617 PG 125  
DB 7013 PG 305  
UNINCORPORATED  
COBB COUNTY

N/F COBB COUNTY BOARD OF EDUCATION  
~ARGYLE ELEMENTARY~  
TAX PARCEL ID: 17-775-3  
DB 454 PG 154  
PB 44 PG 78  
CITY OF SMYRNA

**REFERENCES**

- UNRECORDED BOUNDARY SURVEY FOR PULTE HOME CORPORATION BY TRAVIS PRUITT & ASSOCIATES, P.C. DATED SEPTEMBER 20, 1996, STAMPED BY TRAVIS N. PRUITT, SR., GEORGIA REGISTERED LAND SURVEYORS #1729.

To INLINE COMMUNITIES, 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 08/05/19

Date of Map or Plat: 08/05/19

The field data upon which this map or plat is based has a closure precision of one foot in 39,619 feet and an angular error of 00' 00" 05" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 413,466 feet.

**EQUIPMENT USED:**

ANGULAR: TOPCON TOTAL STATION  
LINEAR: TOPCON TOTAL STATION



REV	DATE	DESCRIPTION	BY
5			
4			
3	10/30/19	REVISE NW P/L TO FORMER NW CAMPBELL ROAD RW	MM
2	10/29/19	REMOVE PROP. RIGHT OF WAY AFTER DOT RESPONSE	MM
1	10/29/19	REMOVE PROP. RIGHT OF WAY AFTER DOT RESPONSE	MM

FOR REVIEW 10-30-19  
SHEET 1 OF 2

DRAWN BY: MM  
CHECKED BY: JH  
FILE NO: 17770-00E  
SCALE: 1"=50'  
DATE OF FIELD WORK: 08/05/19

ALTA/NSPS LAND TITLE SURVEY FOR INLINE COMMUNITIES, LLC AND CHICAGO TITLE INSURANCE COMPANY

LAND LOT(S) 774, 775, 810 & 811  
DISTRICT 17

COBB COUNTY  
GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE  
"WE PROVIDE SOLUTIONS"

SITE PLANNING & LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING & LAND SURVEYING  
350 RESEARCH COURT PEACREE CORNER, GEORGIA 30092  
1770161-1  
C.O.A.-LS00004