

RESERVED FOR PLAT FILING

LEGAL DESCRIPTION – RIGHT-OF-WAY DEDICATION 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Proposed R/W) with the southwesterly right-of-way line of Nichols Drive (Proposed R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 - Easting: 2194456.99; Thence along the existing intersection North 16 degrees 42 minutes 35 seconds West a distance of 28.24 feet to a point; thence along the proposed right-of-way line of Nichols Drive the following courses and distances: North 65 degrees 46 minutes 20 seconds West a distance of 13.07 feet to a point; thence North 61 degrees 23 minutes 00 seconds West a distance of 191.21 feet to a point; thence North 59 degrees 37 minutes 03 seconds West a distance of 32.45 feet to a point; thence North 58 degrees 09 minutes 56 seconds West a distance of 26.43 feet to a point; thence North 35 degrees 31 minutes 49 seconds East a distance of 4.28 feet to a point on the existing right-of-way line of Nichols Drive; thence along said right-of-way line the following courses and distances: South 54 degrees 59 minutes 37 seconds East a distance of 8.66 feet to a point; thence 120.75 feet along an arc of a curve to the left, said curve having a radius of 263.73 feet and a chord bearing and distance of South 68 degrees 41 minutes 46 seconds East 119.70 feet to a point; thence South 81 degrees 48 minutes 46 seconds East a distance of 134.58 feet to a point; thence South 27 degrees 48 minutes 56 seconds East a distance of 40.95 feet to a point on the existing right-of-way line of River View Road; thence along said right-of-way line of River View Road South 28 degrees 33 minutes 57 seconds West a distance of 404.17 feet to a point; thence leaving said existing right-of-way line North 61 degrees 25 minutes 54 seconds West a distance of 5.01 feet to a point; thence along the proposed right-of-way line of River View Road North 28 degrees 34 minutes 06 seconds East a distance of 339.97 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.242 acres (10,545 square feet).

LEGAL DESCRIPTION – RIGHT-OF-WAY DEDICATION 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 171 & 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Proposed R/W) with the northwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383311.34 - Easting: 2194530.94; Thence along a proposed right-of-way line of River View Road the following courses and distances: North 27 degrees 59 minutes 04 seconds East a distance of 33.33 feet to a point; thence North 26 degrees 53 minutes 02 seconds East a distance of 27.51 feet to a point; thence North 24 degrees 30 minutes 44 seconds East a distance of 262.03 feet to a point; thence North 25 degrees 32 minutes 03 seconds East a distance of 162.97 feet to a point; thence 232.46 feet along an arc of a curve to the right, said curve having a radius of 10,040.00 feet and a chord bearing and distance of North 26 degrees 12 minutes 00 seconds East 232.45 feet to a point; thence North 26 degrees 51 minutes 49 seconds East a distance of 141.93 feet to a point; thence North 27 degrees 09 minutes 05 seconds East a distance of 134.78 feet to a point on the existing right-of-way line of River View Road (60' R/W); thence along the existing right-of-way line of River View Road the following courses and distances: 88.46 feet along an arc of a curve to the right, said curve having a radius of 589.41 feet and a chord bearing and distance of South 22 degrees 31 minutes 10 seconds West 88.38 feet to a point; thence South 25 degrees 09 minutes 36 seconds West a distance of 66.17 feet to a point; thence South 26 degrees 37 minutes 00 seconds West a distance of 345.31 feet to a point; thence 37.88 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of South 24 degrees 17 minutes 37 seconds West 37.88 feet to a point; thence 29.78 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of South 27 degrees 31 minutes 07 seconds West 29.78 feet to a point; thence South 25 degrees 02 minutes 37 seconds West a distance of 296.46 feet to a point; thence 129.41 feet along an arc of a curve to the right, said curve having a radius of 2,834.79 feet and a chord bearing and distance of South 26 degrees 21 minutes 05 seconds West 129.39 feet to a point; thence North 79 degrees 33 minutes 22 seconds West a distance of 6.46 feet to a point and the TRUE POINT OF BEGINNING.

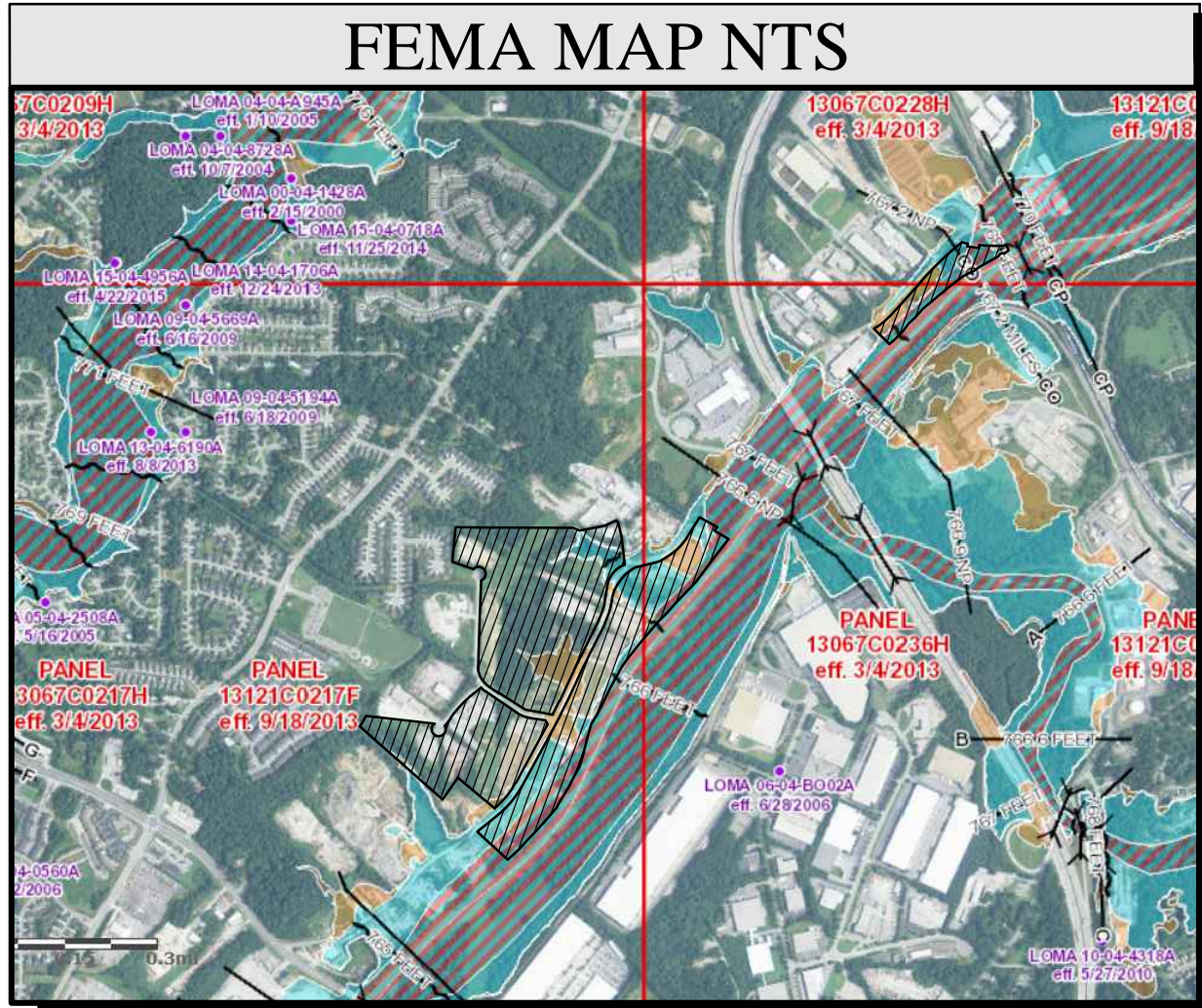
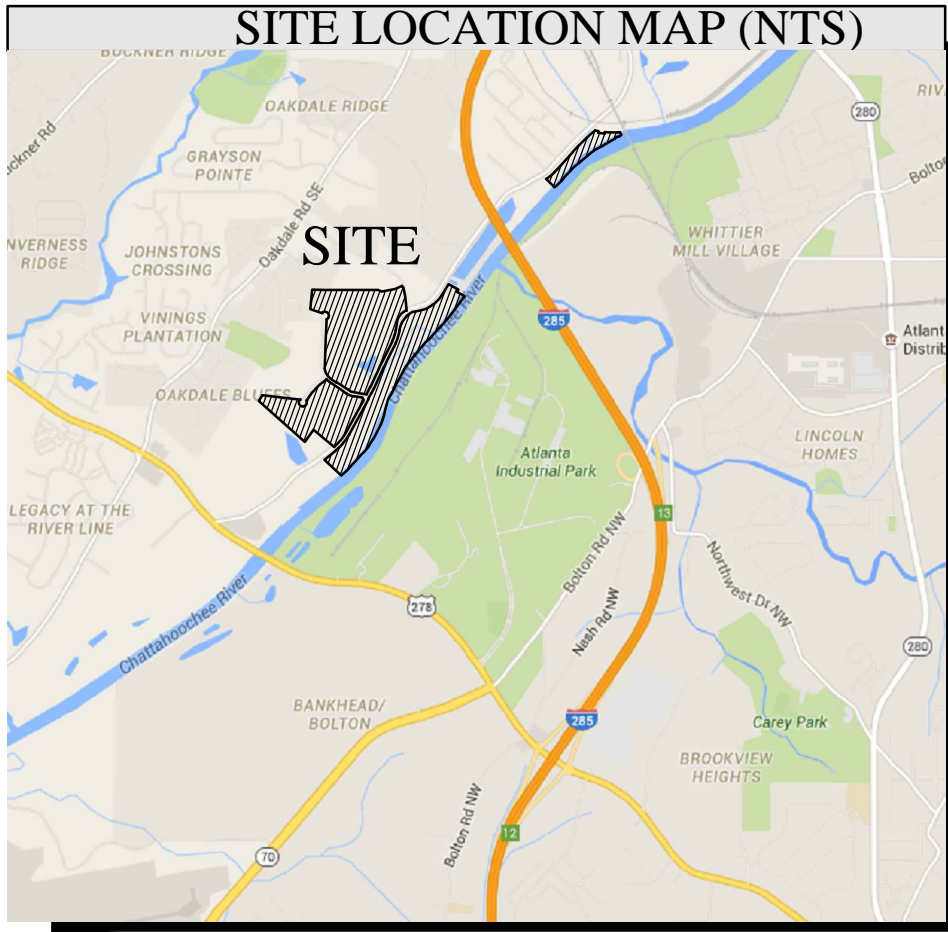
Said tract containing 0.187 acres (8,130 square feet).

LEGAL DESCRIPTION – RIGHT-OF-WAY DEDICATION 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 61, 172, 174 & 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Proposed R/W) with the southwesterly right-of-way line of Nichols Drive (Proposed R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 - Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the proposed southeasterly right-of-way line of said River View Road, said point being the TRUE POINT OF BEGINNING and having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 - Easting: 2194562.57, from the TRUE POINT OF BEGINNING, as thus established, thence along said proposed right-of-way line of River View South 28 degrees 34 minutes 06 seconds West a distance of 413.84 feet to a point; thence North 61 degrees 25 minutes 54 seconds West a distance of 15.66 feet to a point on the existing right-of-way line of River View Road (60' R/W); thence along said existing right-of-way line the following courses and distances: North 28 degrees 42 minutes 29 seconds East a distance of 293.25 feet to a point; thence North 28 degrees 33 minutes 25 seconds East a distance of 161.00 feet to a point; thence 87.86 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of North 27 degrees 19 minutes 35 seconds East 87.86 feet to a point; thence 90.29 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of North 26 degrees 18 minutes 04 seconds East 90.29 feet to a point; thence North 25 degrees 02 minutes 37 seconds East a distance of 112.13 feet to a point; thence North 25 degrees 02 minutes 37 seconds East, a distance of 152.94 feet; thence North 25 degrees 02 minutes 37 seconds East, a distance of 31.39 feet; thence 66.24 feet along an arc of a curve to the right, said curve having a radius of 2,834.79 feet and a chord bearing and distance of North 25 degrees 42 minutes 47 seconds East 66.23 feet to a point; thence North 25 degrees 59 minutes 12 seconds East a distance of 129.81 feet to a point; thence North 26 degrees 51 minutes 08 seconds East a distance of 250.08 feet to a point; thence North 24 degrees 17 minutes 32 seconds East a distance of 31.61 feet to a point; thence 207.61 feet along an arc of a curve to the left, said curve having a radius of 649.41 feet and a chord bearing and distance of North 17 degrees 13 minutes 27 seconds East 206.72 feet to a point; thence North 03 degrees 16 minutes 13 seconds East a distance of 11.51 feet to a point; thence 101.12 feet along an arc of a curve to the right, said curve having a radius of 366.16 feet and a chord bearing and distance of North 17 degrees 48 minutes 29 seconds East 100.80 feet to a point; thence 124.38 feet along an arc of a curve to the right, said curve having a radius of 365.14 feet and a chord bearing and distance of North 35 degrees 01 minutes 49 seconds East 123.78 feet to a point; thence 133.52 feet along an arc of a curve to the right, said curve having a radius of 365.14 feet and a chord bearing and distance of North 54 degrees 36 minutes 19 seconds East 132.78 feet to a point; thence North 76 degrees 27 minutes 58 seconds East a distance of 172.83 feet to a point; thence North 67 degrees 42 minutes 17 seconds East a distance of 40.32 feet to a point; thence North 59 degrees 29 minutes 41 seconds East a distance of 59.88 feet to a point; thence North 54 degrees 46 minutes 32 seconds East a distance of 40.16 feet to a point; thence 195.63 feet along an arc of a curve to the left, said curve having a radius of 425.14 feet and a chord bearing and distance of North 45 degrees 08 minutes 31 seconds East 193.91 feet to a point; thence North 31 degrees 57 minutes 32 seconds East a distance of 177.95 feet to a point; thence leaving said right-of-way line South 60 degrees 29 minutes 04 seconds East a distance of 9.33 feet to a point on the proposed right-of-way line of River View Road; thence along said proposed right-of-way line the following courses and distances: South 31 degrees 56 minutes 00 seconds West a distance of 136.02 feet to a point; thence 366.79 feet along an arc of a curve to the right, said curve having a radius of 640.00 feet and a chord bearing and distance of South 48 degrees 21 minutes 07 seconds West 361.79 feet to a point; thence South 64 degrees 46 minutes 14 seconds West a distance of 177.91 feet to a point; thence 288.81 feet along an arc of a curve to the left, said curve having a radius of 360.00 feet and a chord bearing and distance of South 41 degrees 47 minutes 17 seconds West 281.12 feet to a point; thence South 18 degrees 51 minutes 42 seconds West a distance of 151.62 feet to a point; thence South 26 degrees 52 minutes 15 seconds West a distance of 298.10 feet to a point; thence South 26 degrees 12 minutes 00 seconds West a distance of 230.57 feet to a point; thence South 25 degrees 22 minutes 29 seconds West a distance of 162.61 feet to a point; thence South 23 degrees 15 minutes 19 seconds West a distance of 266.23 feet to a point; thence South 27 degrees 55 minutes 58 seconds West a distance of 95.27 feet to a point; thence South 39 degrees 56 minutes 37 seconds West a distance of 32.34 feet to a point; thence South 28 degrees 34 minutes 06 seconds West a distance of 18.30 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.179 acres (51,368 square feet).



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 NUMBERS 13067C0217H, 13067C0236H AND 13067C0228H, PANELS 217 - 228 AND 236 OF 252, EFFECTIVE DATE MARCH 4, 2013 AND FOUND PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD) AND ZONE X (AREAS OF 500 YEAR FLOOD AND 100 YEAR FLOOD WITH CONDITIONS). THE LOCATION OF THE ZONE AE LINE AND ZONE X LINE IS BASED ON THE ELEVATIONS LISTED ON THE PANEL IN ADDITION TO FIELD RUN TOPOGRAPHIC INFORMATION.
- THIS SITE IS TIED TO COBB COUNTY BENCHMARKS BM180285-01 (ELEVATION 774.385) AND BM180060-1 (ELEVATION 772.435), 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 CREEKS AND DITCHES SHOWN HEREON MAY BE PERENNIAL, INTERMITTENT OR EPHEMERAL AND WOULD NEED TO BE CLASSIFIED BY A PROFESSIONAL QUALIFIED TO MAKE SUCH DETERMINATIONS.
- NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
- THE ORIGINAL DATE OF FIELD WORK WAS DONE IN JANUARY AND FEBRUARY OF 2009. THE SITE WAS UPDATED FOR PHYSICAL CHANGES IN DECEMBER OF 2016.
- DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL, GROUND DISTANCES.

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 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 City of Smyrna shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the 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.'

SIGNATURE PRINTED NAME DATE

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 OF DEDICATION OF ALL ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

CITY ENGINEER	DATE
MAYOR, CITY OF SMYRNA	DATE
COMMUNITY DEVELOPMENT DIRECTOR	DATE
PUBLIC WORKS DIRECTOR	DATE
BUILDING INSPECTOR	DATE
PLANNING AND ZONING COMMISSIONER	DATE

REFERENCES

- GEORGIA POWER COMPANY ENGINEERING DEPARTMENT PLAN, FILE L-61, DATED SEPTEMBER 1944.
- RIGHT-OF-WAY MAPS FOR THE STATE HIGHWAY DEPARTMENT OF GEORGIA, PROJECT I-285-1(22) DATED SEPTEMBER 17, 1964, LAST REVISED OCTOBER 16, 1967.
- RIGHT-OF-WAY MAPS FOR THE GEORGIA D.O.T., FEDERAL AID PROJECT F-003-1(16), BANKHEAD HIGHWAY IMPROVEMENTS DATED FEBRUARY 22, 1983, LAST REVISED JULY 17, 1985.
- RIGHT-OF-WAY MAPS FOR THE GEORGIA D.O.T., FEDERAL AID PROJECT NH-003-1(29), BANKHEAD HIGHWAY WIDENING DATED JANUARY 14, 1988, LAST REVISED JUNE 25, 1990.
- PLAN AND PROFILE OF PROPOSED RIVER VIEW ROAD FOR THE COBB D.O.T., PROJECT NO 7404-33 BY PBS&J DATED OCTOBER 29, 1996, LAST REVISED NOVEMBER 4, 1997.
- SEWER PLAN & PROFILE OF ELMWOOD SANITARY SEWER INTERCEPTOR BY HENSLEY-SCHMIDT, INC. DATED APRIL 1985, LAST REVISED JANUARY 1988.
- SURVEY FOR W.T. MAYFIELD SONS TRUCKING CO. INC. BY LOO-TURLEY & ASSOCIATES DATED JUNE 12, 1995, LAST REVISED AUGUST 4, 1995.

ENGINEER / SURVEYOR
PLANNERS AND ENGINEERS
350 RESEARCH COURT
NORCROSS, GEORGIA 30092
PHONE: 770-451-2741
CONTACT: KEN WOOD OR JONATHAN HOWARD

OWNER
THE ARDENT COMPANIES, LLC
2100 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339
PHONE: 770-450-8796
CONTACT: NEVILLE ALLISON

SITE DATA:	
TOTAL SITE AREA	87.418 ACRES
ZONING	
ZONING JURISDICTION	CITY OF SMYRNA
EXISTING ZONING	PVC-VILLAGE
SINGLE FAMILY SETBACK REQUIREMENTS: LENGTH:	
FRONT YARD	20 FEET
SIDE YARD	5 FEET
REAR YARD	15 FEET

LEGEND

- IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IRON PIN SET (#4 Re-Rod unless noted otherwise)
- IRON PIN FOUND (open top pipe)
- IRON PIN SET (crimp top pipe)
- POINT
- CONCRETE MONUMENT FOUND
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- TEMPORARY BENCHMARK
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- COMB. STORM & SAN. SEWER LINE
- SINGLE-WING CATCH BASIN
- DOUBLE-WING CATCH BASIN
- JUNCTION BOX
- DROP INLET
- WEIR INLET
- CURB INLET
- POWER POLE
- POWER POLE W/ GUY WIRE
- GUY POLE
- TRAFFIC SIGNAL POLE
- OVERHEAD POWER / TELEPHONE LINE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- LIGHT POLE
- CALLS PER DEED
- TOP OF WALL
- BOTTOM OF WALL
- WALL (TYP)
- TRANSFORMER
- BORERHOLE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- TRAFFIC SIGNAL BOX
- BUILDING SETBACK LINE
- SIGN
- BACK OF CURB
- ELECTRIC OUTLET
- ELECTRIC BOX
- IRRIGATION BOX
- FIRE INDICATOR
- SWEETGUM
- HARDWOOD

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 163,992 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS ADJUSTMENT RULE.

TRACT ONE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 547,036 FEET.

TRACT TWO HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 243,036 FEET.

TRACT THREE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 752,219 FEET.

TRACT FOUR HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 498,566 FEET.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION
LINEAR: TOPCON TOTAL STATION

SURVEYOR'S CERTIFICATION

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 used of any parcel. 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 of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

JONATHAN N. HOWARD REGISTERED GEORGIA SURVEYOR NO. 3008



FOR
RIVERVIEW LANDING

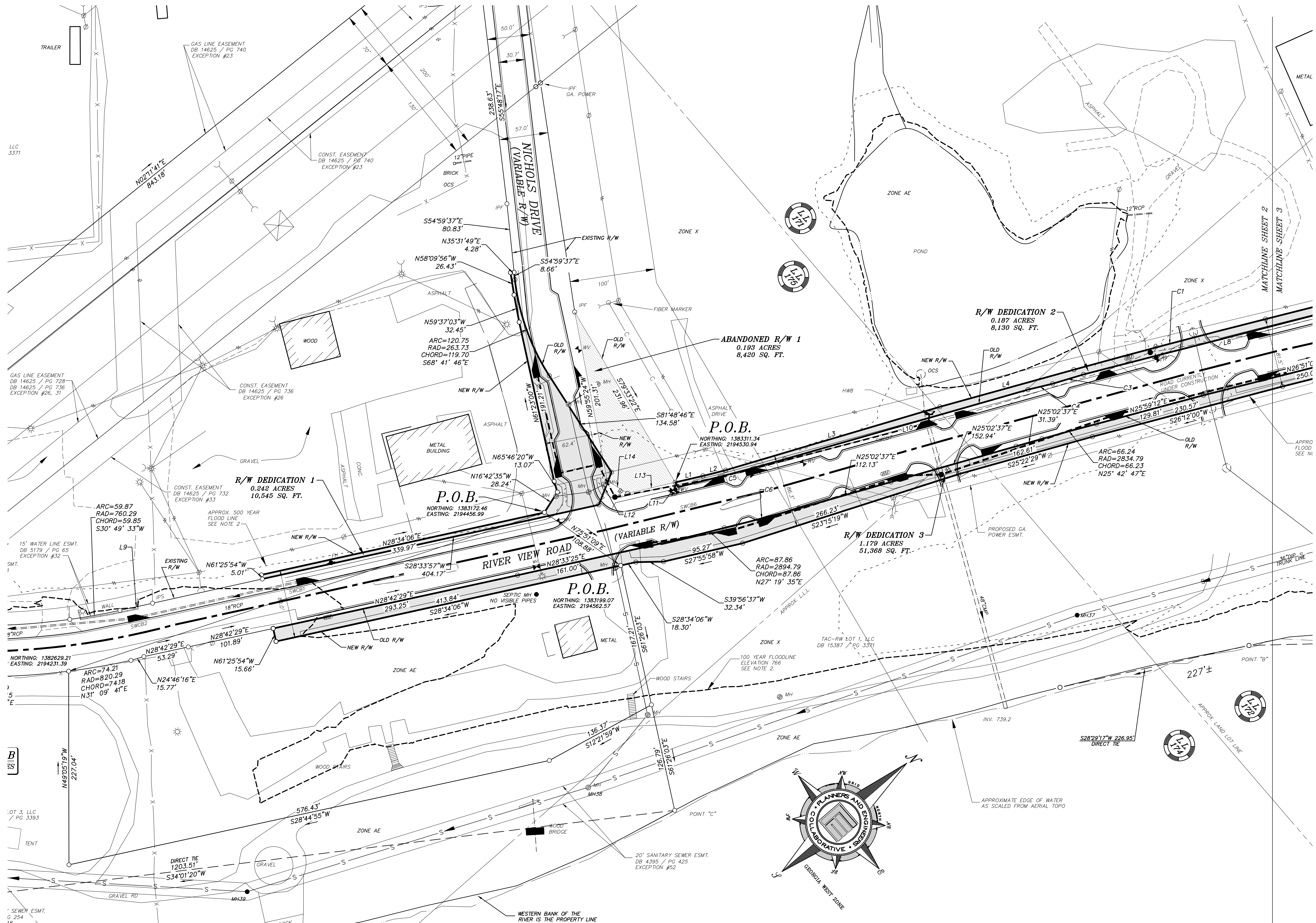
RIGHT-OF-WAY SWAP PLAT
DRAWN BY: B. J. J. J.
CHECKED BY: J. J. J.
DATE: DECEMBER 22, 2016
SCALE: 1" = 100'
DATE OF FIELD WORK: DECEMBER 2016

CITY OF SMYRNA

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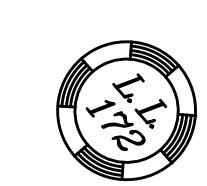
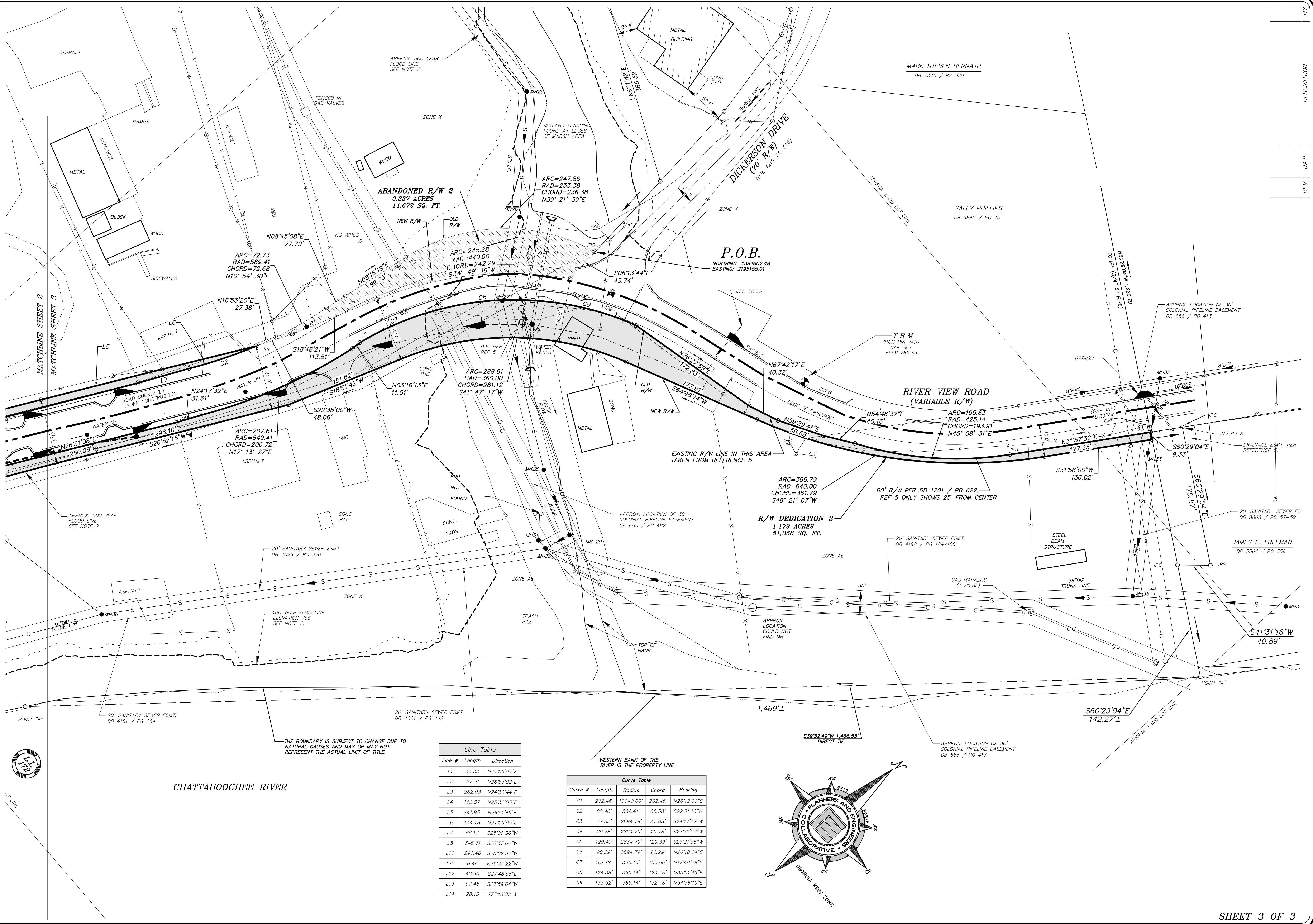


REV	DATE	DESCRIPTION	BY

RIGHT-OF-WAY SWAP PLAT
DRAWN BY: J. W. W.
CHECKED BY: J. W. W.
DATE: APRIL 24, 2017
SCALE: 1" = 50'
DATE OF FIELD WORK: DECEMBER 2016

FOR
RIVERVIEW LANDING
CITY OF SMYRNA
COUNTY
GEORGIA

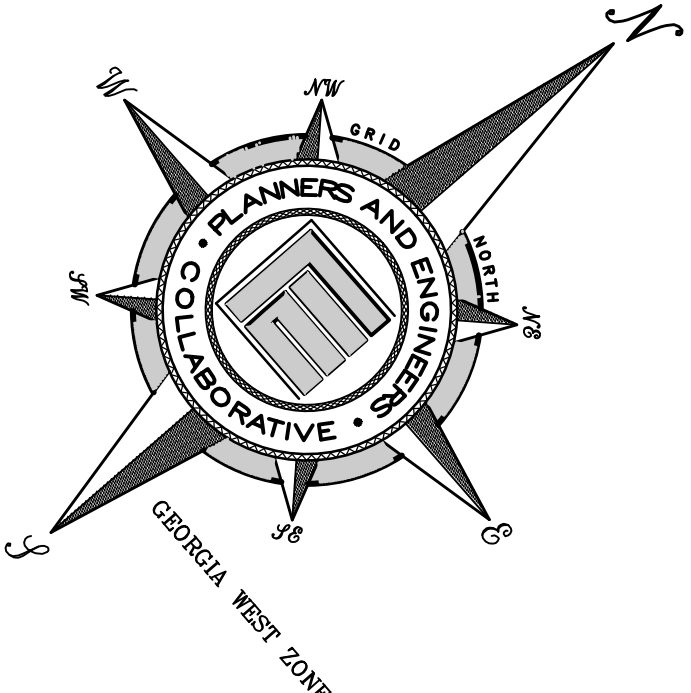
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CHATTAHOOCHEE RIVER

Line Table		
Line #	Length	Direction
L1	33.33	N27°59'04"E
L2	27.51	N26°53'02"E
L3	262.03	N24°30'44"E
L4	162.97	N25°32'03"E
L5	141.93	N26°51'49"E
L6	134.78	N27°09'05"E
L7	66.17	S25°09'36"W
L8	345.31	S26°37'00"W
L10	296.46	S25°02'37"W
L11	6.46	N79°33'22"W
L12	40.95	S27°48'56"E
L13	57.48	S27°59'04"W
L14	28.13	S73°18'02"W

Curve Table			
Curve #	Length	Radius	Bearing
C1	232.46'	10040.00'	N26°12'00"E
C2	88.46'	589.41'	S22°31'10"W
C3	37.88'	2894.79'	S24°17'37"W
C4	29.78'	2894.79'	S27°31'07"W
C5	129.41'	2834.79'	S26°21'05"W
C6	90.29'	2894.79'	N26°18'04"E
C7	101.12'	366.16'	N17°48'29"E
C8	124.38'	365.14'	N35°01'49"E
C9	133.52'	365.14'	N54°36'19"E



REV	DATE	DESCRIPTION	BY

RIGHT-OF-WAY SWAP PLAT

DRAWN BY: J. W. H. / J. W. H.
CHECKED BY: J. W. H. / J. W. H.
DATE: APRIL 24, 2016
SCALE: 1" = 50'
DATE OF FIELD WORK: DECEMBER 2016

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FOR

RIVERVIEW LANDING

CITY OF SMYRNA

LAND LOT(S) DISTRICT Ex = 17th, 2nd SECTION