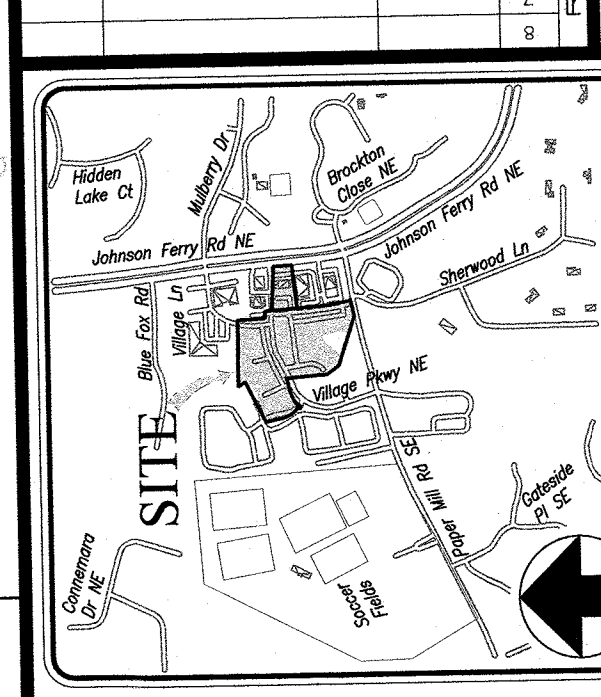


NO.	DATE	DESCRIPTION
1	07/29/2022	REVISIONS
2	07/29/2022	REVISIONS
3	07/29/2022	REVISIONS
4	07/29/2022	REVISIONS
5	07/29/2022	REVISIONS
6	07/29/2022	REVISIONS
7	07/29/2022	REVISIONS
8	07/29/2022	REVISIONS

CERTIFICATE OF AUTHORIZATION No. 438
 P.O. BOX 80143
 Acworth, Georgia 30101
 Phone: (770) 375-3933
 help@ccsland.com



SITE INFORMATION:
 Parcel Identification Number: 255 Village Parkway, NE, Marietta, Georgia 30067
 Deed Book 13325, Page 2103
 287,011 sq. ft. / 6.12 acres
 Current Zoning: CF
 Parcel Identification Number: 37 Johnson Ferry Road, LLC, Marietta, Georgia 30067
 Deed Book 14871, Page 4248
 31,344 sq. ft. / 0.71 acres
 Current Zoning: CF

Tract 1
 Building 700
 One Story Brick and Frame
 6,315 sq. ft.

Building 100-1
 One Story Brick and Frame
 (with Basement)
 1,355 sq. ft.

Building 100-2
 One Story Brick and Frame
 (with Basement)
 4,065 sq. ft.

Building 100-3
 One Story Brick and Frame
 (with Basement)
 3,075 sq. ft.

Building 600
 One Story Brick and Frame
 6,546 sq. ft.

Building 500
 One Story Brick and Frame
 9,520 sq. ft.

Building 200-1
 One Story Brick and Frame
 (with Basement)
 4,020 sq. ft.

Building 200-2
 One Story Brick and Frame
 (with Basement)
 4,315 sq. ft.

Building 400
 One Story Brick and Frame
 (with Basement)
 3,567 sq. ft.

Building 300
 One Story Brick and Frame
 9,680 sq. ft.

Tract 2
 P.O.C. Tract 2
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 3
 P.O.B. Tract 3
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 4
 P.O.B. Tract 4
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 5
 P.O.B. Tract 5
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 6
 P.O.B. Tract 6
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 7
 P.O.B. Tract 7
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 8
 P.O.B. Tract 8
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 9
 P.O.B. Tract 9
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 10
 P.O.B. Tract 10
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 11
 P.O.B. Tract 11
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 12
 P.O.B. Tract 12
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 13
 P.O.B. Tract 13
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 14
 P.O.B. Tract 14
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

Tract 15
 P.O.B. Tract 15
 R/W LINE OF PAPER
 MILL ROAD (60' R/W)

CURRENT ZONING: CF
 Tract 1 - CF (Future Commercial District)
 Minimum Lot Area: 20,000 sq. ft.
 Minimum Lot Width at Front Setback: 60'
 Minimum Building Height: 6 Stories
 Minimum Public Road Frontage: 50'
 Minimum Floor Area: 10,000 sq. ft.
 Minimum Lot Area: 10,000 sq. ft.
 Minimum Undeveloped Area: 15%
 Setbacks:
 Front Setback: 50'
 Side Setback: 15'
 Rear Setback: 30'
 This Plat is Pursuant to the orders of the Superior Court of Cobb County, dated September 13, 1975 and May 1, 1981, in the subject property's original subdivision Section 134-4.

This information is reported from public information obtained from Cobb County records on 07/29/2022. In respect to the above information, the surveyor makes no conclusions regarding the zoning designation shown hereon.

There are no apparent visible encroachments on the property.

There is no evidence that the Property has been used as a landfill.

CURRENT PARKING SUMMARY:
 Regular Parking Spaces: 24
 Total Parking Spaces: 282
 51

NOTES:
 1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title commitment, and is not to be construed as a warranty of any kind by the surveyor. The surveyor is not responsible for any errors or omissions in this plat, and the surveyor is not liable for any damages, including reasonable attorney's fees, arising from the use of this plat. The surveyor is not responsible for any errors or omissions in this plat, and the surveyor is not liable for any damages, including reasonable attorney's fees, arising from the use of this plat.

CERTIFICATION:
 I, the undersigned, being a duly Licensed Professional Engineer and Land Surveyor in the State of Georgia, do hereby certify that the above and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown on the plat, and that the same conform to the requirements of the Georgia Code and the Georgia Board of Registration for Professional Engineers and Land Surveyors.

Parcel Line Table

Line #	Length	Direction
L1	43.83	N84° 11' 11.00"E
L2	10.00	S8° 11' 15.00"E
L3	34.78	S84° 11' 11.00"E
L4	47.99	S0° 31' 55.00"E
L5	10.00	S89° 28' 05.00"W
L6	57.10	N0° 31' 55.00"W

Impervious Areas
 37 Johnson Ferry Road
 Asphalt/Curb and Gutter: 16,025 sf
 Building/Porches: 4,222 sf
 Sidewalks: 1,537 sf
 Power Box: 48 sf
 Sign: 12 sf
 Total Impervious Area: 21,844 sf
 Parcel Area: 31,344 sf
 Percent of Impervious Area: 69.7%

Impervious Areas
 Tract 1
 Asphalt/Curb and Gutter: 117,712 sf
 Building/Porches: 64,968 sf
 Sidewalks: 30,573 sf
 Total Impervious Area: 213,253 sf
 Parcel Area: 267,011 sf
 Percent of Impervious Area: 79.9%

DELIMITATION SERVICES PROVIDED BY:
 ECS SOUTHEAST, LLP
 GEOTECHNICAL * CONSTRUCTION MATERIALS
 1381 KENNEDY SQUARE NE, SUITE 200
 MARIETTA, GEORGIA 30066
 770-590-1971 ~ eestimated.com
 Dated: 01-20-2022
 0.002 ac

Proposed Zoning:
 NRC
 Neighborhood Retail Commercial
 20,000 sq. ft.
 1. Minimum Lot Area: N/A
 2. Min. Lot Width at Front Setback: 60'
 3. Min. Lot Area: 20,000 sq. ft.
 4. Min. Lot Width at Side Setback: 40'
 5. Min. Lot Width at Rear Setback: 25'
 6. Min. Side Yard Setback: 40'
 7. Max. Height: 35'
 8. Max. Building Footprint: 35%
 9. Max. Building Coverage: 35%
 10. Maximum Coverage: N/A
 11. Building Height: 35'

LEGEND:
 CA West 1002 GRID
 THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

UTILITY STATEMENT:
 1. Information regarding the required presence, location, and structure is shown in this plat. The surveyor is not responsible for any errors or omissions in this plat, and the surveyor is not liable for any damages, including reasonable attorney's fees, arising from the use of this plat.

REFERENCE PLATS:
 1. Boundary Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: Due West Surveying, Inc. Dated: 04-03-20, Job No. 000281F
 2. Boundary & Foundation Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: Due West Surveying, Inc. Dated: 04-03-20, Job No. 000281F
 3. ALI/ACSM Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318
 4. Boundary Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318
 5. A-Ball Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318
 6. A-Ball Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318
 7. A-Ball Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318
 8. Condominium Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318
 9. Condominium Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318
 10. Condominium Survey for PREMIER BANK, L.P., A GEORGIA LIMITED PARTNERSHIP Prepared By: P. & B. Engineering, Inc. Dated: 08-31-19, Job No. 99-0318

Copyright 2022 CC Land Surveyors, Inc.
 All Rights Reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.

RECEIVED
 MAR 8 2022
 COBB COUNTY CLERK'S OFFICE

Amers Bank, a Georgia banking corporation, its successors and/or assigns
 Fidelity National Title Insurance Company
 Land Lots 73 and 81 ~ 1st District ~ 2nd Section
 Cobb County, Georgia
 7-25-2022

RECEIVED
 MAR 8 2022
 COBB COUNTY CLERK'S OFFICE

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS