

House Bill 791 (AS PASSED HOUSE AND SENATE)

By: Representatives Wilkerson of the 38th, Anulewicz of the 42nd, Allen of the 40th, Bruce of the 61st, Reeves of the 34th, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act creating a new charter for the City of Powder Springs, approved March 13,
2 1970 (Ga. L. 1970, p. 2760), as amended, particularly by an Act approved May 4, 2017 (Ga.
3 L. 2017, p. 3969), so as to update the boundaries of the city; to provide for related matters;
4 to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 style="text-align:center">**SECTION 1.**

7 An Act creating a new charter for the City of Powder Springs, approved March 13, 1970 (Ga.
8 L. 1970, p. 2760), as amended, particularly by an Act approved May 4, 2017 (Ga. L. 2017,
9 p. 3969), is amended by adding a new subparagraph to paragraph (2) of subsection (a) of
10 Section 1.11 as follows:

11 "(D) The boundaries of this city shall also include the following tracts and parcels:

12 Parcel 1

13 Property located at 5455 and 5461 POWDER SPRINGS DALLAS RD more
14 specifically described as follows:

15 ALL THAT TRACT OF PARCEL OF LAND and being in Land Lot 747 of the 19th
16 District, 2nd Section of Cobb County, Georgia and more particularly described as
17 follows:

18 Beginning at a point 700 feet east of where the north right-of-way of the Southern
19 Railroad intersects with the west land lot line of Land Lot 747 at a point marked by an
20 iron pin; thence running north 04 degrees 53 minutes East 384.6 feet to an iron pin on
21 the southwest side o State Highway #6, thence southeasterly along the southwest side
22 of highway 6, 404.9 feet to an iron pin; thence southwesterly 180.2 feet to an iron pin
23 on the north side of Southern Railroad right-of-way; thence West 150 feet around the
24 curve and being the northern side of Southern Railroad right-of-way 150 feet to the
25 beginning point.

26 Less and except as follows: TO LOCATE THE POINT OF BEGINNING commence
27 at the intersection of the west line of Land Lot 747 with the northeastern margin of the
28 right-of-way of Southern Railroad System (having a right-of-way of 50 feet as
29 measured from the centerline thereof and proceed along the following courses and
30 distances: southeasterly along the northeastern margin of the right-of-way of Southern
31 Railroad System a distance of 700 feet, North 04 degrees 42 minutes East a distance of
32 125 feet to the Point of Beginning, thence running North 04 degrees 42 minutes east a
33 distance of 259.6 feet to a point located on the southwestern margin of the right of-way
34 of US Highway 278 (having a right-of-way width of 100 feet); thence running South
35 37 degrees 06 minutes east along the southwestern margin of the right-of-way of U.S.
36 Highway 278a distance of 200 feet to a point, thence running south 55 degrees 02
37 minutes west a distance of 173.1 feet to the POINT OF BEGINNING.

38 AND

39 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
40 747 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND
41 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

42 TO LOCATE THE POINT OF BEGINNING , COMMENCE AT AN IRON PIN
43 FOUND AT THE INTERSECTION THE WEST LAND LOT OF LAND LOT 747
44 AND THE NORTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF THE
45 SOUTHERN RAILROAD SYSTEM (HAVING A RIGHT-OF-WAY OF 50 FEET AS
46 MEASURED FROM THE CENTERE LINE THEREOF); GO THENCE EASTERLY
47 ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF THE
48 SOUTHERN RAILROAD SYSTEM AN ARC DISTANCE OF 700.00 FEET TO AN
49 IRON PIN FOUND; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF
50 SOUTH 82 DEGREES 51 MINUTES 09 SECONDS EAST WITH A CHORD
51 DISTANCE OF 696.42 FEET, USING A RADIUS DISTANCE OF 1995.46 FEET;
52 GO THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS EAST ALONG
53 THE COMMON PROPERTY LINE OF H.P. ADAIR AS PER DEED BOOK 1599
54 PAGE 428 AND THE MISSION OUTREACH MINISTRES, INC. AS PER DEED
55 BOOK 13292 PAGE 2814 FOR A DISTANCE OF 125.00 FEET TO AN IRON PIN
56 SET AND THE TRUE POINT OF BEGINNING; GO THENCE NORTH 04
57 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE COMMON
58 PROPERTY LINE OF H.P. ADAIR AS PER DEED BOOK 1599 PAGE 428 AND
59 WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 A DISTANCE
60 OF 259.60 FEET TO AN IRON PIN SET; SAID POINT BEING LOCATED ON THE
61 SOUTHWESTERN MARGIN OF POWDER SPRINGS DALLAS ROAD (HAVING
62 A RIGHT-OF-WAY WIDTH OF 100 FEET); GO THENCE SOUTH 37 DEGREES
63 09 MINUTES 54 SECONDS EAST ALONG THE SOUTHWESTERN MARGIN OF
64 POWDER SPRINGS DALLAS ROAD A DISTANCE OF 200.00 FEET TO AN IRON
65 PIN SET; SAID PIN BEING THE COMMON LOT CORNER OF THE PROPERTY
66 FOR WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 AND THE
67 MISSION OUTREACH MINISTRIES, INC. AS PEER DEED BOOK 13292 PAGE
68 2814; GO THENCE SOUTH 55 DEGREES 02 MINUTES 24 SECONDS WEST

69 ALONG THE COMMON PROPERTY LINE OF WILLIAM HARRELSON AS PER
70 DEED BOOK 11803 PAGE 506 AND MISSION OUTREACH MINISTRIES, INC.
71 AS PER DEED BOOK 13292 PAGE 2814 A DISTANCE OF 173.38 FEET TO AN
72 IRON PIN SET AND THE TRUE POINT OF BEGINNING.
73 SAID TRACT CONTAINS 0.3977 ACRES (17,325.08 SQUARE FEET) AS SHOWN
74 ON AN AS-BUILT RETRACEMENT SURVEY FOR WILLIAM F. HARRELSON
75 PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.,
76 DATED 12/18/17 AND SEALED BY REGISTERED PROFESSIONAL LAND
77 SURVEYOR MARK G. LEE, #2522.

78 Parcel 2

79 Property located at the southeast corner of Carter Road and Powder Springs Road more
80 specifically described as follows:

81 OVERALL PROPERTY LINE DESCRIPTION FOR 3625 POWDER SPRINGS
82 ROAD (TRACT 1) AND 3441 POWDER SPRINGS RD (TRACT 2)

83 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS
84 869, 870, 907 & 908 OF THE 19TH/ DISTRICT, 2ND/ SECTION, CITY OF
85 POWDER SPRINGS, COBB COUNTY, GEORGIA, AND BEING MORE
86 PARTICULARLY DESCRIBED AS FOLLOWS:

87 COMMENCING AT THE INTERSECTION OF THE WESTERN LAND LOT LINE
88 OF LAND LOT 870 AND THE SOUTHERLY RIGHT OF WAY OF POWDER
89 SPRINGS ROAD (100' R/W); THENCE ALONG SAID RIGHT OF WAY OF
90 POWDER SPRINGS ROAD SOUTH 80 DEGREES 25 MINUTES 54 SECONDS
91 EAST A DISTANCE OF 350.09 FEET TO A #4 REBAR SET, SAID POINT BEING
92 THE TRUE POINT OF BEGINNING. THENCE FROM SAID TRUE POINT OF
93 BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID
94 RIGHT OF WAY OF POWDER SPRINGS ROAD SOUTH 80 DEGREES 25

95 MINUTES 54 SECONDS EAST A DISTANCE OF 583.60 FEET TO A POINT;
96 THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 414.69 FEET,
97 SAID CURVE HAVING A RADIUS OF 2914.79 FEET AND BEING SUBTENDED
98 BY A BEARING OF SOUTH 84 DEGREES 30 MINUTES 27 SECONDS EAST A
99 CHORD DISTANCE OF 414.34 FEET TO A POINT 1.0 FOOT SOUTH OF A #4
100 REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH
101 OF 173.49 FEET, SAID CURVE HAVING A RADIUS OF 2914.79 FEET AND
102 BEING SUBTENDED BY A BEARING OF NORTH 89 DEGREES 42 MINUTES 42
103 SECONDS EAST A CHORD DISTANCE OF 173.46 FEET TO A RIGHT OF WAY
104 MONUMENT FOUND; THENCE NORTH 87 DEGREES 56 MINUTES 29
105 SECONDS EAST A DISTANCE OF 187.87 FEET TO A RIGHT OF WAY
106 MONUMENT FOUND AT THE MITERED INTERSECTION OF THE
107 SOUTHERLY RIGHT OF WAY OF POWDER SPRINGS ROAD (100' R/W) AND
108 THE WESTERLY MITERED RIGHT OF WAY OF CARTER ROAD (VARIABLE
109 R/W); THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF POWDER
110 SPRINGS ROAD AND FOLLOWING ALONG SAID WESTERLY MITERED
111 RIGHT OF WAY OF CARTER ROAD SOUTH 40 DEGREES 50 MINUTES 41
112 SECONDS EAST A DISTANCE OF 27.46 FEET TO A RIGHT OF WAY
113 MONUMENT FOUND; THENCE LEAVING SAID WESTERLY MITERED RIGHT
114 OF WAY AND ALONG SAID WESTERLY RIGHT OF WAY OF CARTER ROAD
115 ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 60.78 FEET, SAID
116 CURVE HAVING A RADIUS OF 328.10 FEET AND BEING SUBTENDED BY A
117 BEARING OF SOUTH 23 DEGREES 05 MINUTES 08 SECONDS WEST A CHORD
118 DISTANCE OF 60.69 FEET TO A POINT; THENCE SOUTH 24 DEGREES 20
119 MINUTES 18 SECONDS WEST A DISTANCE OF 72.00 FEET TO A RIGHT OF
120 WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT AN
121 ARC LENGTH OF 75.23 FEET, SAID CURVE HAVING A RADIUS OF 429.76

122 FEET AND BEING SUBTENDED BY A BEARING OF SOUTH 21 DEGREES 51
123 MINUTES 29 SECONDS WEST A CHORD DISTANCE OF 75.13 FEET TO A
124 RIGHT OF WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE
125 LEFT AN ARC LENGTH OF 120.89 FEET, SAID CURVE HAVING A RADIUS OF
126 429.76 FEET AND BEING SUBTENDED BY A BEARING OF SOUTH 08
127 DEGREES 47 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 120.49
128 FEET TO A POINT; THENCE SOUTH 10 DEGREES 07 MINUTES 21 SECONDS
129 EAST A DISTANCE OF 444.55 FEET TO A #4 REBAR FOUND AT THE
130 INTERSECTION OF SAID WESTERLY RIGHT OF WAY OF CARTER ROAD
131 (VARIABLE R/W) AND THE NORTHEASTERLY RIGHT OF WAY OF THE
132 SILVER COMET TRAIL (VARIABLE R/W); THENCE LEAVING SAID
133 WESTERLY RIGHT OF WAY OF CARTER ROAD AND FOLLOWING ALONG
134 SAID NORTHEASTERLY RIGHT OF WAY OF THE SILVER COMET TRAIL
135 NORTH 79 DEGREES 12 MINUTES 03 SECONDS WEST A DISTANCE OF 368.44
136 FEET TO A CAPPED #4 REBAR FOUND; THENCE SOUTH 01 DEGREES 09
137 MINUTES 55 SECONDS WEST A DISTANCE OF 15.24 FEET TO A CAPPED #4
138 REBAR FOUND; THENCE NORTH 79 DEGREES 13 MINUTES 55 SECONDS
139 WEST A DISTANCE OF 506.24 FEET TO A #4 REBAR SET; THENCE ALONG A
140 CURVE TO THE RIGHT AN ARC LENGTH OF 505.22 FEET, SAID CURVE
141 HAVING A RADIUS OF 5661.80 FEET AND BEING SUBTENDED BY A
142 BEARING OF NORTH 76 DEGREES 40 MINUTES 32 SECONDS WEST A
143 CHORD DISTANCE OF 505.06 FEET TO A CAPPED #4 REBAR FOUND;
144 THENCE NORTH 15 DEGREES 26 MINUTES 15 SECONDS EAST A DISTANCE
145 OF 25.10 FEET TO A CAPPED #4 REBAR FOUND; THENCE ALONG A CURVE
146 TO THE RIGHT AN ARC LENGTH OF 3.20 FEET, SAID CURVE HAVING A
147 RADIUS OF 5636.70 FEET AND BEING SUBTENDED BY A BEARING OF
148 NORTH 74 DEGREES 06 MINUTES 04 SECONDS WEST A CHORD DISTANCE

149 OF 3.20 FEET TO A #4 REBAR SET; THENCE LEAVING SAID RIGHT OF WAY
150 OF THE SILVER COMET TRAIL (VARIABLE R/W) AND RUNNING NORTH 00
151 DEGREES 11 MINUTES 31 SECONDS EAST A DISTANCE OF 607.84 FEET TO
152 A #4 REBAR SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.
153 SAID TRACT OR PARCEL CONTAINS 20.48 ACRES (892,026 SQUARE FEET),
154 MORE OR LESS.

155 Parcel 3

156 Property located at the northwest corner Old Lost Mountain Rd and Macedonia Road
157 more specifically described as follows:

158 OLD LOST MOUNTAIN ROAD TRACT

159 PARCELS 19068000050, 19068000060, 19068000070 & 19072700100

160 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS
161 680 AND 727 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY,
162 GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
163 BEGINNING AT A 1/2" REBAR AT THE INTERSECTION OF THE EASTERLY
164 RIGHT OF WAY LINE OF OLD LOST MOUNTAIN ROAD (RIGHT OF WAY
165 VARIES) AND THE SOUTH LINE OF LAND LOT 680; THENCE ALONG THE
166 EASTERLY RIGHT OF WAY OF OLD LOST MOUNTAIN ROAD NORTH 15
167 DEGREES 36 MINUTES 27 SECONDS EAST, 25.31 FEET TO A POINT; THENCE
168 NORTH 15 DEGREES 36 MINUTES 23 SECONDS EAST, 276.05 FEET TO A
169 POINT; THENCE NORTH 15 DEGREES 36 MINUTES 23 SECONDS EAST, 10.88
170 FEET TO A POINT; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS
171 EAST, 3.01 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE
172 NORTH 15 DEGREES 55 MINUTES 52 SECONDS EAST, 2.44 FEET TO A
173 CONCRETE RIGHT OF WAY MONUMENT; THENCE ALONG A CURVE TO
174 THE LEFT, A DISTANCE 87.40 FEET, HAVING A RADIUS OF 3625.00 FEET,

175 AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 15 DEGREES
176 14 MINUTES 25 SECONDS EAST, 87.40 FEET TO A POINT; THENCE ALONG
177 A CURVE TO THE LEFT, A DISTANCE 228.44 FEET, HAVING A RADIUS OF
178 3625.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH
179 12 DEGREES 44 MINUTES 39 SECONDS EAST, 228.40 FEET TO A POINT;
180 THENCE LEAVING SAID RIGHT OF WAY SOUTH 88 DEGREES 32 MINUTES
181 56 SECONDS EAST, 864.61 FEET TO A 1.5" STEEL ROD FOUND ON THE EAST
182 LINE OF LAND LOT 680; THENCE ALONG THE EAST LINE OF LAND LOT 680
183 SOUTH 00 DEGREES 34 MINUTES 14 SECONDS WEST, 600.62 FEET TO A 3/8"
184 REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 680, 681, 726,
185 AND 727; THENCE SOUTH 00 DEGREES 31 MINUTES 22 SECONDS WEST,
186 291.31 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT
187 LINE AND CONTINUING NORTH 87 DEGREES 48 MINUTES 58 SECONDS
188 WEST, 167.79 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES
189 21 MINUTES 49 SECONDS WEST, 400.30 FEET TO A 1/2" REBAR FOUND ON
190 THE NORTHERLY RIGHT OF WAY OF MACEDONIA ROAD (RIGHT OF WAY
191 50.0 FEET); THENCE ALONG THE NORTHERLY RIGHT OF WAY OF
192 MACEDONIA ROAD ALONG A CURVE TO THE LEFT A DISTANCE 137.16
193 FEET, HAVING A RADIUS OF 1862.32 FEET, AND BEING SUBTENDED BY A
194 CHORD BEARING OF NORTH 86 DEGREES 46 MINUTES 11 SECONDS WEST,
195 137.12 FEET TO A POINT; THENCE NORTH 88 DEGREES 45 MINUTES 32
196 SECONDS WEST, 448.17 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING
197 SAID RIGHT OF WAY AND CONTINUING NORTH 07 DEGREES 13 MINUTES
198 37 SECONDS EAST, 299.94 FEET TO A 1/2" REBAR FOUND; THENCE NORTH
199 88 DEGREES 47 MINUTES 30 SECONDS WEST, 149.31 FEET TO A POINT;
200 THENCE NORTH 07 DEGREES 37 MINUTES 10 SECONDS EAST, 380.34 FEET

201 TO A 1/2" REBAR FOUND; THENCE NORTH 89 DEGREES 18 MINUTES 15
202 SECONDS WEST, 200.47 FEET TO THE POINT OF BEGINNING.
203 SAID TRACT OF LAND CONTAINS 23.968 ACRES MORE OR LESS. SUBJECT
204 TO ALL EASEMENTS RECORDED OR UNRECORDED.

205 Parcel 4

206 Property located on Brownsville Road and Hiram Lithia Springs Road described as:
207 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1046 of the
208 19th District, 2nd Section, Cobb County, Georgia and being more particularly described
209 as follows:

210 COMMENCING at the point at the intersection of the southerly right-of-way of Cherry
211 Lane (50' R/W) and the westerly right-of-way of Hiram-Lithia Springs Road (Variable
212 R/W); then along the westerly right-of-way of Hiram-Lithia Springs Road South 24
213 degrees 13 minutes 00 seconds East a distance of 115.56 feet to a point; then continuing
214 along said right-of way along a curve to the right an arc distance of 147.64 feet said arc
215 having a radius of 2,553.64 feet and a chord that bears South 22 degrees 32 minutes 55
216 seconds East a distance of 147.62 feet to the POINT OF BEGINNING; then continuing
217 along said right of-way of Hiram Lithia Springs Road along a curve to the right an arc
218 distance of 132.73 feet, said arc having a radius of 2535.64 feet and being subtended
219 by a chord bearing South 19 degrees 22 minutes 51 seconds East for 132.72 feet to the
220 intersection of the right of Hiram-Lithia Springs with the right of way of Brownsville
221 Road; then continuing along the right -of-way of Brownsville Road South 32 degrees
222 15 minutes 11 seconds West a distance of 134.47 feet to a point; then continuing along
223 the right-of-way of Brownsville Road along a curve to the right an arc distance of 18.50
224 feet, said arc having a radius of 1,627.36 feet and a chord that bears South 32 degrees
225 34 minutes 44 seconds West a distance of 18.50 feet to a point; then leaving said right
226 of way, proceed North 81 degrees 14 minutes 55 seconds West for 307.70 feet to a

227 point, then North 08 degrees 45 minutes 05 seconds East for 232.56 feet to a point, the
228 South 81 degrees 14 minutes 55 seconds East for 262.76 feet to a point; then North 68
229 degrees 55 minutes 43 seconds East for 50.00 feet to a point on the westerly right of
230 way of Hiram-Lithia Springs Road, said point being the POINT OF BEGINNING.
231 Said Tract or Parcel contains 1.836 acres (79,989 square feet) of land, more or less.

232 All that tract or parcel of land lying and being in Land Lot 1046 of the 19th District,
233 2nd Section, Cobb County, Georgia more particularly described as follows:
234 BEGINNING at an iron pin at the intersection of the southerly right-of-way of Cherry
235 Lane and the southwesterly right-of-way of Hiram-Lithia Springs Road and running
236 thence South 26 degrees 27 minutes East along the southwesterly side of said
237 Hiram-Lithia Springs Road 189.73 feet to an iron pin; continuing thence South 21
238 degrees 31 minutes West along the southwesterly side of said Road a distance of 200
239 feet to an iron pin at the intersection of the southwesterly side of Hiram-Lithia Springs
240 Road and the northwesterly side of Brownville Powder Springs Road; running thence
241 South 30 degrees 09 minutes West along the northwesterly side of said Brownville
242 Powder Springs Road a distance of 228.70 feet to an iron pin; running thence North 69
243 degrees 51 minutes 00 seconds West 280.78 feet to an iron pin; running thence North
244 06 degrees 45 minutes 00 seconds East a distance of 465.09 feet to an iron pin on the
245 southerly side of Cherry Lane; running thence South 88 degrees 21 minutes East along
246 the southerly side of Cherry Lane; 166 feet to the iron pin at the POINT OF
247 BEGINNING.

248
249 All tract or parcel of land lying in Land Lot 1046, 19th District, 2nd Section of Cobb
250 County, Georgia, being more particularly described as follows:
251 Beginning at an iron pin on the northwesterly side of Brownville Road (formerly
252 Brownville-Powder Springs Road), two hundred twenty-eight and seven tenths (228.7)

253 feet southwesterly, as measured along the northwesterly side of Brownsville Road and
254 the southwesterly side of Hiram-Lithia Springs Road (formerly Brownsville - Powder
255 Springs Road); thence running southwesterly along the northwesterly side of
256 Brownsville Road, one hundred seventy-five (175) feet to an iron pin; thence
257 northwesterly forming on interior angle of 123 degrees 15 minutes with the
258 northwesterly side of Brownsville Road, one hundred eighty four and eight tenths
259 (184.8) feet to an iron pin; thence northeasterly two hundred twenty-five (225) feet to
260 an iron pin; thence southeasterly two hundred eighty one (281) feet to an iron pin on the
261 northwesterly side of Brownsville Road and the point of beginning.

262 Parcel 5

263 Property located at the northeast corner of Brownsville Road and Hiram Lithia Springs
264 Road and more particularly described as follows:

265 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
266 1046, 19TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA, AND BEING
267 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

268 BEGINNING AT AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP
269 STAMPED "ROCHESTER-LSF# 000484") AT THE SOUTH END OF A MITERED
270 INTERSECTION OF THE EAST RIGHT-OF-WAY OF HIRAM LITHIA SPRINGS
271 ROAD (RIGHT-OF-WAY VARIES) WITH THE EAST RIGHT-OF-WAY OF
272 BROWNSVILLE ROAD (RIGHT-OF-WAY VARIES); THENCE NORTH 05°49'34"
273 EAST, 58.08 FEET TO AN IRON PIN SET (½ REBAR WITH A YELLOW CAP
274 STAMPED "ROCHESTER - LSF # 000484") AT THE NORTH END OF SAID
275 MITERED INTERSECTION; THENCE ALONG THE EAST RIGHT-OF WAY OF
276 BROWNSVILLE ROAD NORTH 31°15'23" EAST, 407.77 FEET TO AN IRON PIN
277 SET (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER-LSF#
278 000484") TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF

279 OGLESBY ROAD (APPARENT 50' RIGHT-OF-WAY); THENCE WITH THE
280 SOUTH RIGHT-OF-WAY OF OGLESBY ROAD SOUTH 56° 38'32" EAST, 53.19
281 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED
282 "ROCHESTER-LSF# 000484") AT THE INTERSECTION WITH THE APPARENT
283 EAST LAND LOT LINE OF LAND LOT 1046; THENCE ALONG THE APPARENT
284 EAST LINE OF LAND LOT 1046 SOUTH 01° 33'22" WEST 636.13 FEET TO AN
285 IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED
286 "ROCHESTER-LSF# 000484") THENCE ALONG A DIVISION LINE SOUTH 74°
287 07'08" WEST 164.48 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW
288 CAP STAMPED "ROCHESTER-LSF# 000484") ON THE EAST RIGHT-OF-WAY
289 OF HIRAM LITHIA SPRINGS ROAD (RIGHT-OF WAY VARIES); THENCE
290 WITH THE EAST RIGHT OF WAY OF HIRAM LITHIA SPRINGS ROAD NORTH
291 15°52'52" WEST 315.84 FEET TO THE POINT OF BEGINNING, SAID TRACT
292 CONTAINING 2.830 ACRES AND BEING MORE PARTICULARLY SHOWN AS
293 TRACT A AND TRACT A-1 ON THAT CERTAIN ALTA/ACSM LAND TITLE
294 SURVEY FOR SW POWDER SPRINGS LLV, COMPANY PREPARED BY
295 ROBERT S. CLEVELAND, GEORGIA REGISTERED LAND SURVEYOR NO.
296 2894 OF ROCHESTER & ASSOCIATES, INC., DATED SEPTEMBER 14, 2015,
297 LAST REVISED JANUARY 25, 2016.

298 LESS AND EXCEPT that portion of land conveyed by that certain Right-of-Way
299 Quitclaim Deed from SW Powder Springs, LLC to Cobb County, Georgia, dated March
300 2, 2016, filed March 9. 2016, recorded in Deed Book 15318 page 5202, Cobb County,
301 Georgia records.

302 Parcel 6

303 Property located on Lewis Road and more particularly described as Springbrook Estates
304 Written Description-Tract 1, Lewis Road Property:

305 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 975, 976,
306 1024 and 1049, 19th District, 2nd Section, Cobb County, Georgia, and being more
307 particularly described as follows: · BEGINNING at a 2" open top found at the Land Lot
308 corner common to Land Lots 950, 951, 974 and 975; thence along the north line of
309 Land Lot 975 S 88°28'39" E for a distance of 664.88 feet to a 4" (flat metal bar found;
310 thence running along said Land Lot line S 88°26'37" E for a distance of 643.80 feet to
311 a 1/2" open top found; thence S 01°56'03" W for a distance of 441.99 feet to a #3 rebar
312 found; thence S 53°13'40" E for a distance of 92.81 feet to a point; thence S 72°51'25"
313 E for a distance of 552.56 feet to a point on the westerly right of way of Lewis Road
314 (50 foot right of way); thence along said right of way S 26°06'06" W for a distance of
315 36.79 feet to a #3 rebar found; thence continuing along said right of way S 30° 16'49"
316 W for a distance of 77.49 feet to a point; thence continuing southwesterly along said
317 right of way, following the curvature thereof along a curve to the right, for an arc
318 distance of 224.78 feet, said curve having a radius of 947.10 feet and being subtended
319 by a chord of S37°27'46" W 224.25 feet to a point; thence continuing along said right
320 of way S 44°15'43" W for a distance of 250.16 feet to a point; thence continuing along
321 said right of way S 42°55'09" W for a distance of 139.22 feet to a point; thence
322 continuing southwesterly along said right of way, following the curvature thereof along
323 a curve to the left, for an arc distance of 103 .22 feet, said curve having a radius of
324 671.48 feet and being subtended by a chord of S 38°30'45" W 103.12 feet to the
325 intersection of said right of way and the south line of Land Lot 976; ·thence along said
326 Land Lot line N 88°41'14" W for a distance of 24.42 feet to a 1/2" open top found at the
327 Land Lot corner common to Land Lots 975, 976, 1023 and 1024; thence along the west
328 line of Land Lot 1023 S 00°08'59"W for a distance of 40.55 feet to the intersection of
329 said Land Lot line and the westerly right of Lewis Road; thence southerly along said
330 right of way, following the curvature thereof along a curve to the left, for an arc
331 distance of 71.93 feet, said curve having a radius of 279 .44 feet and being subtended

332 by a chord of S19°39'54" W 71.73 feet to a point; thence continuing southerly along
333 said right of way, following the curvature thereof along a curve to the left, for an arc
334 distance of 131.06 feet, said curve having a radius of 617.66 feet and being subtended
335 by a chord of S 06°00'35" W 130.82 feet to a point; thence continuing along said right
336 of way S00°23'12" W for a distance of 419.94 feet to a point; thence continuing along
337 said right of way S 02°04'03" W for a distance of 158.70 feet to a point; thence
338 continuing along said right away S 03'54'47" W for a distance of 171.18 feet to a point;
339 thence continuing along said right of way S 05°00'32" W for a distance of 98.34 feet
340 to a point; thence continuing Southerly along said right of way, following the curvature
341 thereof along a curve to the right, for an arc distance of 78.70 feet, said curve having
342 a radius of 397.13 feet and being subtended by a chord of S 10°41'09" W 78.57 feet to
343 a point; thence N 73° 38'13" W for a distance of 14.55 feet to a point, thence
344 N89°12'15" W for a distance of 74.99 feet to a point; thence westerly, following the
345 curvature thereof along a curve to the left, for an arc distance of 22.32 feet, said curve
346 having a radius of 100.00 feet and being subtended by a chord of S 84°24'05" W 22.27
347 feet to a point; thence S 78°00'25" W for a distance of 163.75 feet to a point; thence S
348 11°59'35" E for a distance of 301.85 feet to a point on the westerly right of way of
349 Lewis Road; thence along said right of way S 36°00'20" W for a distance of 9.37 feet
350 to the intersection of said right of way and the centerline of a creek; thence
351 northwesterly along said creek center line following the meanderings thereof, for a
352 distance of 1,580 feet, more or less, said creek being subtended by the tie line
353 N64°04'57" W 1,188.77 feet to the intersection of said creek centerline and the west
354 line of Land Lot 1024; thence along said Land Lot line N 00°29'49"E for a distance of
355 991.81 feet to an iron pin set at the Land Lot corner common to Land Lots 974, 975,
356 1024 and 1025; thence along the west line of Land Lot 975 N 00°25'35" E for a
357 distance of 906.66 feet to a #3 rebar found; thence continuing along said Land Lot line

358 N 00°27'39" E for a distance of 413.11 feet to the POINT OF BEGINNING. Said tract
359 contains 82.367 acres more or less.

360 Parcel 7

361 Property located on Lewis Road and described in Deed book 14002 Pg 1612 as follows:
362 All that tract or parcel of land lying and being in Land Lots 949 and 950, 19th District,
363 2nd section of Cobb County, Georgia and being more particularly described as follows:
364 BEGINNING at the southwest corner of land lot 950; thence running along the south
365 line of Land Lot 950 in a easterly direction a distance of 664.69 feet to an iron pin,
366 thence running north 01 degrees 25 minutes 35 seconds east a distance of 350.00 feet
367 to an iron pin and the TRUE POINT OF BEGINNING, thence running north 01 degrees
368 25 minutes 35 seconds east a distance of 457.03 feet to an iron pin, thence running
369 south 89 degrees 53 minutes 09 seconds east a distance of 505.43 feet to an iron pin,
370 thence running south 89 degrees 53 minutes 09 seconds east a distance of 23.19 feet to
371 the centerline of powder Springs Creek, thence continuing along the centerline of
372 Powder Springs Creek south 10 degrees 14 minutes 37 seconds east a distance of 53.87
373 feet to a point, thence continuing along centerline of said creek south 19 degrees 22
374 minutes 30 seconds east a distance of 85.88 feet to a point: thence continuing along
375 centerline of said creek south 19 degrees 44 minutes 05 seconds east a distance 11
376 degrees 26 minutes 02 seconds east a distance of 73.47 feet to a point; : thence
377 continuing along centerline of said creek south 18 degrees 00 minutes 52 seconds east
378 a distance of 88.69 feet to a point, : thence continuing along centerline of said creek
379 south 20 degrees 53 minutes 02 seconds east a distance of 80.20 feet to a point; : thence
380 continuing along centerline of said creek south 19 degrees 15 minutes 14 seconds east
381 a distance of 67.99 feet to a point; to an iron pin, thence running north 85 degrees 09
382 minutes 34 seconds west a distance of 680.37 feet to an iron pin and the TRUE POINT
383 OF BEGINNING, Being Tract I containing 5.488 acres as shown on plat of survey for

384 Wayne Zimmerman and Linda Zimmerman by George Willis Crusselle, registers
385 surveyor. Dated October 2, 1989.

386 Parcel 8

387 Property located on Lewis Road and described as follows:

388 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
389 976 OF THE 19TH DISTRICT, OF COBB COUNTY, DESCRIBED AS FOLLOWS:
390 BEGINNING AT THE NORTHWEST CORNER OF LAND LOT 976 SAID POINT
391 OF BEGINNING BEING THE COMMON CORNER OF LAND LOTS 950,949,975
392 AND 976; THENCE RUNNING EAST ALONG THE NORTH ORIGINAL LINE OF
393 LAND LOT 976 TO THE CENTER LINE OF POWDER CREEK; THENCE
394 FOLLOWING THE MEANDERINGS OF SAID CREEK SOUTHEASTERLY TO AN
395 IRON PIN LOCATED ON THE NORTHWESTERLY SIDE OF LEWIS
396 ROAD; THENCE RUNNING NORTHWESTERLY ALONG THE CENTER LINE OF
397 OLD CREEK RUN 545 FEET, MORE OR LESS, TO AN IRON PIN; THENCE
398 RUNNING NORTH 53° 35' WEST A DISTANCE OF 93.0 FEET TO AN IRON PIN
399 LOCATED ON THE WEST ORIGINAL LINE OF LAND LOT 976; THENCE
400 RUNNING NORTH 01 °25'04" EAST ALONG THE WEST ORIGINAL LINE OF
401 LAND LOT 976 a distance of 442 feet to an iron pin located at the northwest corner of
402 Land Lot 976 AND THE POINT OF BEGINNING.

403 SAID PROPERTY WAS CONVEYED TO GRANTOR BY TAX DEED DATED
404 DECEMBER 6, 1983, RECORDED IN DEED BOOK 2958, PAGE 175, COBB
405 COUNTY RECORDS AND HAS A CURRENT STREET ADDRESS OF 4230
406 LEWIS ROAD. PARCEL NUMBER 19097600030

407 Parcel 9

408 Property located on 4033 Wylie Lane and more particularly described as:

409 All that tract or parcel of land lying and being in Land Lots 949 and 950, 19th District,
410 2nd Section of Cobb County, Georgia and being more particularly described as follows:
411 BEGINNING at an iron pin located at the intersection of the northwesterly side of
412 Lewis Road and the south line of Land Lot 949; running thence in a northeasterly
413 direction along the northwesterly side of Lewis Road 230 feet to a point; running thence
414 north 85 degrees 10 minutes 05 seconds west a distance of 960 feet to the center line
415 of Powder Creek and the TRUE POINT OF BEGINNING; thence running 684.26 feet
416 north 85 degrees 10 minutes 05 seconds west to a point; running thence north 01 degree
417 25 minutes 04 seconds east a distance of 620 feet to a point; running thence in an
418 easterly direction approximately 500 feet to a point located in the center of Powder
419 Creek; thence running in a southeasterly direction along the centerline of Powder Creek
420 a distance of approximately 690 feet to a point and the TRUE POINT OF
421 BEGINNING. Said tract containing+/- 9 acres.

422 AND

423 All that tract or parcel of land lying and being in Land Lot 901 of the 19th District, 2nd
424 Section of Cobb County, Georgia and being more particularly described as follows:
425 BEGINNING at a point located at the intersection of the southern line of Land Lot 901
426 with the center line of Powder Creek; thence running west along said land lot line a
427 distance of approximately 390 feet to a point; thence running north 01 degrees, 25
428 minutes, 04 seconds east a distance of approximately 905 feet to a point located in the
429 center of Powder Creek; thence running in a southeasterly direction along the center
430 line of Powder Creek a distance of approximately 1000 feet to a point located on the
431 southern line of Land Lot 901 and being the POINT OF BEGINNING.

432 Said tract containing+/- 4 acres.

433 AND

434 All that tract or parcel of land lying and being in Land Lot 950 of the 19th District, 2nd
435 Section of Cobb County, Georgia and being more particularly described as follows:

436 BEGINNING at a point located at the intersection of Land Lots 949, 950, 975, and 976;
437 thence running West 647 feet along the Southern line of Land Lot 950 to a point; thence
438 running North 01 degrees 25 minutes, 35 seconds East a distance of 946.57 feet to an
439 iron pin and point and TRUE POINT OF BEGINNING; thence running North 01
440 degrees, 25 minutes, 35 seconds East a distance of 378 feet to an iron pin located on the
441 Northern line of Land Lot 950; thence running East a distance of approximately 388
442 feet to the center line of Powder Creek; thence running South 15 degrees, 35 minutes,
443 34 seconds East along the center of said creek a distance of approximately 392 feet to
444 a point located in center of said creek; thence running West a distance of approximately
445 507 feet to an iron pin and the TRUE POINT OF BEGINNING.

446 Said tract containing 4 acres as shown by survey for Nick Petty by West Metro Land
447 Surveying Company dated August 21, 1981 and revised August 24, 1981.

448 LESS AND EXCEPT all that property conveyed described as 6.488 acres recorded in
449 Deed Book 5553, Page 38 and in Corrective Warranty Deed recorded 12/13/1994 in
450 Book 8630, Page 295.

451 All that tract or parcel of land lying and being in Land Lots 949 and 950, 19th District,
452 2nd Section of Cobb County, Georgia and being more particularly described as follows:
453 BEGINNING at the southwest corner of Land Lot 950; thence running along the south
454 line of Land Lot 950 in a easterly direction a distance of 664.69 feet to an iron pin;
455 thence running north 01 degrees 25 minutes 35 seconds east a distance of 350.00 feet
456 to an iron pin and the TRUE POINT OF BEGINNING; thence running north 01 degree
457 25 Minutes 35 seconds east a distance of 457.03 feet to an iron pin; thence running
458 south 89 degrees 53 minutes 09 seconds east a distance of 505.43 feet to an iron pin;
459 thence running south 89 degrees 53 minutes 09 seconds east a distance of 23.19 feet to
460 the centerline of Powder Springs Creek; thence continuing along the centerline of
461 Powder Springs Creek south 10 degrees 14 minutes 37 second. east a distance of 53.87
462 feet to a point; thence continuing along centerline of said creek south 19 degrees 22

463 minutes 30 seconds east a distance of 85.88 feet to a point; thence continuing along
464 centerline of said creek south 19 degrees 44 minutes 05 seconds east a distance of 89.02
465 feet to a point; thence continuing along centerline of said creek south 11 degrees 26
466 minutes 02 seconds east a distance of 73.47 feet to a point; thence continuing along
467 centerline of said creek south 18 degrees 00 minutes 52 seconds east a distance of 88.69
468 feet to a point, thence continuing along centerline of said creek south 20 degrees 53
469 minutes 02 seconds east a distance of 80.20 feet to a point; thence continuing along
470 centerline of said creek south 19 degrees 15 minutes 14 seconds east a distance of 67.99
471 feet to a point; thence running north 85 degrees 09 minutes 34 seconds west a distance
472 of 20 feet to an iron pin; thence running north 85 degrees 09 minutes 34 seconds west
473 a distance of 680.37 feet to an iron pin and the TRUE POINT OF BEGINNING,
474 Being Tract I containing 6.488 acres as shown on plat of survey for Wayne Zimmerman
475 and Linda Zimmerman by George Willis Crusselle, registered surveyor, dated October
476 2, 1989. Parcel ID Number: 19090100030 Commonly known as: 4033 Wylie Lane,
477 Powder Springs, GA 30127

478 Parcel 10

479 Property located on Lewis Road, described as follows:

480 ALL THAT TRACT or parcel of land lying and being in Land Lots 949 and 950 of the
481 19th District, 2nd section, Cobb County, Georgia, said tract being 5.138 acres as
482 described on a survey dated August 7, 2000 for Dave Harris Commercial Realty, Inc. and
483 prepared by West Georgia Surveyors, Inc., said property being described as follows:
484 BEGINNING at an iron pin located on the South line of Land Lot 950 at a point located
485 664.90 feet from the Southwest corner of Land Lot 950. From said POINT OF
486 BEGINNING, run thence North 0.01 degrees 21 minutes 12 seconds East 315 feet to
487 an iron pin; thence South 86 degrees 04 minutes 28 seconds East 685.14 feet, more or
488 less, to a point located on the centerline of Powder Springs Creek; thence South 25

489 degrees 40 minutes 20 seconds East along the centerline of said creek 414.06 feet to a
490 point; thence North 88 degrees 57 minutes 27 seconds West 827.17 feet, more or less,
491 to an iron pin and the POINT OF BEGINNING (the "Property").

492 Parcel 11

493 Property located on Brownsville Road and more particularly described as follows:

494 All that tract or parcel of land lying and being in Land Lots 1027 and 1046 of the 19th
495 District 2nd Section, City of Powder Springs, Cobb County, Georgia and being more:
496 particularly described as follows:

497 To find the POINT OF BEGINNING commence at the southeasternmost point of the
498 mitered intersection of the northwesterly right of way line of Brownsville Road (right
499 of way varies) with the northeasterly right of way line of Hiram-Lithia Springs Road
500 (a/k/a/ Hiram-Lithia Road) (right of way varies), and run thence along said right of way
501 line of Brownsville Road North 31 Degrees 04 Minutes 39 Seconds East a distance of
502 220.17 feet to a calculated point; thence North 30 Degrees 55 Minutes 22 Seconds West
503 a distance of 9.18 feet to a 1/2" Rebar Found and the POINT OF BEGINNING; Thence
504 from said POINT OF BEGINNING leaving said right of way line of Brownsville Road
505 running North 30 Degrees 55 Minutes 22 Seconds West a distance of 281.21 feet to a
506 1/2" Rebar Found; thence North 57 Degrees 48 Minutes 13 Seconds East a distance of
507 184.80 feet to a 1/2" Rebar Found; thence South 40 Degrees 08 Minutes 37 Seconds
508 East a distance of 165.83 feet to a 1/2" Rebar Set on the northwesterly right of way line
509 of Brownsville Road; thence continuing along said right of way line running South 29
510 Degrees 09 Minutes 16 Seconds West a distance of 243.83 feet to a 1/2" Rebar Found
511 and the POINT OF BEGINNING; having an area of 44889 Sq. Ft., 1.031 Acres, as
512 shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing
513 the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No.
514 3028, and being referenced as Job Number 199512."

515

SECTION 2.

516 All laws and parts of laws in conflict with this Act are repealed.