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

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

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.
An Act creating a new charter for the City of Powder Springs, approved March 13, 1970 (Ga. L. 1970, p. 2760), as amended, particularly by an Act approved May 4, 2017 (Ga. L. 2017, p. 3969), is amended by adding a new subparagraph to paragraph (2) of subsection (a) of Section 1.11 as follows:

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

Parcel 1

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

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

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

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

AND

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 747 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO LOCATE THE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND AT THE INTERSECTION THE WEST LAND LOT OF LAND LOT 747 AND THE NORTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF THE SOUTHERN RAILROAD SYSTEM (HAVING A RIGHT-OF-WAY OF 50 FEET AS MEASURED FROM THE CENTERLINE THEREOF); GO THENCE EASTERLY ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF THE SOUTHERN RAILROAD SYSTEM AN ARC DISTANCE OF 700.00 FEET TO AN IRON PIN FOUND; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82 DEGREES 51 MINUTES 09 SECONDS EAST WITH A CHORD DISTANCE OF 696.42 FEET, USING A RADIUS DISTANCE OF 1995.46 FEET; GO THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE COMMON PROPERTY LINE OF H.P. ADAIR AS PER DEED BOOK 1599 PAGE 428 AND THE MISSION OUTREACH MINISTRIES, INC. AS PER DEED BOOK 13292 PAGE 2814 FOR A DISTANCE OF 125.00 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING; GO THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE COMMON PROPERTY LINE OF H.P. ADAIR AS PER DEED BOOK 1599 PAGE 428 AND WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 A DISTANCE OF 259.60 FEET TO AN IRON PIN SET; SAID POINT BEING LOCATED ON THE SOUTHWESTERN MARGIN OF POWDER SPRINGS DALLAS ROAD (HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET); GO THENCE SOUTH 37 DEGREES 09 MINUTES 54 SECONDS EAST ALONG THE SOUTHWESTERN MARGIN OF POWDER SPRINGS DALLAS ROAD A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; SAID PIN BEING THE COMMON LOT CORNER OF THE PROPERTY FOR WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 AND THE MISSION OUTREACH MINISTRIES, INC. AS PER DEED BOOK 13292 PAGE 2814; GO THENCE SOUTH 55 DEGREES 02 MINUTES 24 SECONDS WEST.
ALONG THE COMMON PROPERTY LINE OF WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 AND MISSION OUTREACH MINISTRIES, INC. AS PER DEED BOOK 13292 PAGE 2814 A DISTANCE OF 173.38 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.3977 ACRES (17,325.08 SQUARE FEET) AS SHOWN ON AN AS-BUILT RETRACEMENT SURVEY FOR WILLIAM F. HARRELSON PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC., DATED 12/18/17 AND SEALED BY REGISTERED PROFESSIONAL LAND SURVEYOR MARK G. LEE, #2522.

Parcel 2

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

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

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

COMMENCING AT THE INTERSECTION OF THE WESTERN LAND LOT LINE OF LAND LOT 870 AND THE SOUTHERLY RIGHT OF WAY OF POWDER SPRINGS ROAD (100' R/W); THENCE ALONG SAID RIGHT OF WAY OF POWDER SPRINGS ROAD SOUTH 80 DEGREES 25 MINUTES 54 SECONDS EAST A DISTANCE OF 350.09 FEET TO A #4 REBAR SET, SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID RIGHT OF WAY OF POWDER SPRINGS ROAD SOUTH 80 DEGREES 25
BLE R/W); THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF POWDER SPRINGS ROAD AND FOLLOWING ALONG SAID WESTERLY MITERED RIGHT OF WAY OF CARTER ROAD SOUTH 40 DEGREES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 27.46 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID WESTERLY MITERED RIGHT OF WAY AND ALONG SAID WESTERLY RIGHT OF WAY OF CARTER ROAD ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 60.78 FEET, SAID CURVE HAVING A RADIUS OF 328.10 FEET AND BEING SUBTENDED BY A BEARING OF SOUTH 23 DEGREES 05 MINUTES 08 SECONDS WEST A CHORD DISTANCE OF 60.69 FEET TO A POINT; THENCE SOUTH 24 DEGREES 20 MINUTES 18 SECONDS WEST A DISTANCE OF 72.00 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 75.23 FEET, SAID CURVE HAVING A RADIUS OF 429.76
FEET AND BEING SUBTENDED BY A BEARING OF SOUTH 21 DEGREES 51
MINUTES 29 SECONDS WEST A CHORD DISTANCE OF 75.13 FEET TO A
RIGHT OF WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE
LEFT AN ARC LENGTH OF 120.89 FEET, SAID CURVE HAVING A RADIUS OF
429.76 FEET AND BEING SUBTENDED BY A BEARING OF SOUTH 08
DEGREES 47 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 120.49
FEET TO A POINT; THENCE SOUTH 10 DEGREES 07 MINUTES 21 SECONDS
EAST A DISTANCE OF 444.55 FEET TO A #4 REBAR FOUND AT THE
INTERSECTION OF SAID WESTERLY RIGHT OF WAY OF CARTER ROAD
(VARIABLE R/W) AND THE NORTHEASTERLY RIGHT OF WAY OF THE
SILVER COMET TRAIL (VARIABLE R/W); THENCE LEAVING SAID
WESTERLY RIGHT OF WAY OF CARTER ROAD AND FOLLOWING ALONG
SAID NORTHEASTERLY RIGHT OF WAY OF THE SILVER COMET TRAIL
NORTH 79 DEGREES 12 MINUTES 03 SECONDS WEST A DISTANCE OF 368.44
FEET TO A CAPPED #4 REBAR FOUND; THENCE SOUTH 01 DEGREES 09
MINUTES 55 SECONDS WEST A DISTANCE OF 15.24 FEET TO A CAPPED #4
REBAR FOUND; THENCE NORTH 79 DEGREES 13 MINUTES 55 SECONDS
WEST A DISTANCE OF 506.24 FEET TO A #4 REBAR SET; THENCE ALONG A
CURVE TO THE RIGHT AN ARC LENGTH OF 505.22 FEET, SAID CURVE
HAVING A RADIUS OF 5661.80 FEET AND BEING SUBTENDED BY A
BEARING OF NORTH 76 DEGREES 40 MINUTES 32 SECONDS WEST A
CHORD DISTANCE OF 505.06 FEET TO A CAPPED #4 REBAR FOUND;
THENCE NORTH 15 DEGREES 26 MINUTES 15 SECONDS EAST A DISTANCE
OF 25.10 FEET TO A CAPPED #4 REBAR FOUND; THENCE ALONG A CURVE
TO THE RIGHT AN ARC LENGTH OF 3.20 FEET, SAID CURVE HAVING A
RADIUS OF 5636.70 FEET AND BEING SUBTENDED BY A BEARING OF
NORTH 74 DEGREES 06 MINUTES 04 SECONDS WEST A CHORD DISTANCE  

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

Parcel 3
Property located at the northwest corner Old Lost Mountain Rd and Macedonia Road
more specifically described as follows:

OLD LOST MOUNTAIN ROAD TRACT
PARCELS 19068000050, 19068000060, 19068000070 & 19072700100
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS
680 AND 727 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY,
GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" REBAR AT THE INTERSECTION OF THE EASTERLY
RIGHT OF WAY LINE OF OLD LOST MOUNTAIN ROAD (RIGHT OF WAY
VARIES) AND THE SOUTH LINE OF LAND LOT 680; THENCE ALONG THE
EASTERLY RIGHT OF WAY OF OLD LOST MOUNTAIN ROAD NORTH 15
DEGREES 36 MINUTES 27 SECONDS EAST, 25.31 FEET TO A POINT; THENCE
NORTH 15 DEGREES 36 MINUTES 23 SECONDS EAST, 276.05 FEET TO A
POINT; THENCE NORTH 15 DEGREES 36 MINUTES 23 SECONDS EAST, 10.88
FEET TO A POINT; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS
EAST, 3.01 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE
NORTH 15 DEGREES 55 MINUTES 52 SECONDS EAST, 2.44 FEET TO A
CONCRETE RIGHT OF WAY MONUMENT; THENCE ALONG A CURVE TO
THE LEFT, A DISTANCE 87.40 FEET, HAVING A RADIUS OF 3625.00 FEET,
AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 15 DEGREES 14 MINUTES 25 SECONDS EAST, 87.40 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, A DISTANCE 228.44 FEET, HAVING A RADIUS OF 3625.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 12 DEGREES 44 MINUTES 39 SECONDS EAST, 228.40 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 88 DEGREES 32 MINUTES 56 SECONDS EAST, 864.61 FEET TO A 1.5" STEEL ROD FOUND ON THE EAST LINE OF LAND LOT 680; THENCE ALONG THE EAST LINE OF LAND LOT 680 SOUTH 00 DEGREES 34 MINUTES 14 SECONDS WEST, 600.62 FEET TO A 3/8" REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 680, 681, 726, AND 727; THENCE SOUTH 00 DEGREES 31 MINUTES 22 SECONDS WEST, 291.31 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE AND CONTINUING NORTH 87 DEGREES 48 MINUTES 58 SECONDS WEST, 167.79 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 21 MINUTES 49 SECONDS WEST, 400.30 FEET TO A 1/2" REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF MACEDONIA ROAD (RIGHT OF WAY 50.0 FEET); THENCE ALONG THE NORTHERLY RIGHT OF WAY OF MACEDONIA ROAD ALONG A CURVE TO THE LEFT A DISTANCE 137.16 FEET, HAVING A RADIUS OF 1862.32 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 86 DEGREES 46 MINUTES 11 SECONDS WEST, 137.12 FEET TO A POINT; THENCE NORTH 88 DEGREES 45 MINUTES 32 SECONDS WEST, 448.17 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY AND CONTINUING NORTH 07 DEGREES 13 MINUTES 37 SECONDS EAST, 299.94 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 88 DEGREES 47 MINUTES 30 SECONDS WEST, 149.31 FEET TO A POINT; THENCE NORTH 07 DEGREES 37 MINUTES 10 SECONDS EAST, 380.34 FEET
TO A 1/2" REBAR FOUND; THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST, 200.47 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 23.968 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS RECORDED OR UNRECORDED.

Parcel 4
Property located on Brownsville Road and Hiram Lithia Springs Road described as:
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1046 of the 19th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:
COMMENCING at the point at the intersection of the southerly right-of-way of Cherry Lane (50' R/W) and the westerly right-of-way of Hiram-Lithia Springs Road (Variable R/W); then along the westerly right-of-way of Hiram-Lithia Springs Road South 24 degrees 13 minutes 00 seconds East a distance of 115.56 feet to a point; then continuing along said right-of-way along a curve to the right an arc distance of 147.64 feet said arc having a radius of 2,553.64 feet and a chord that bears South 22 degrees 32 minutes 55 seconds East a distance of 147.62 feet to the POINT OF BEGINNING; then continuing along said right of-way of Hiram Lithia Springs Road along a curve to the right an arc distance of 132.73 feet, said arc having a radius of 2535.64 feet and being subtended by a chord bearing South 19 degrees 22 minutes 51 seconds East for 132.72 feet to the intersection of the right of Hiram-Lithia Springs with the right of way of Brownsville Road; then continuing along the right -of-way of Brownsville Road South 32 degrees 15 minutes 11 seconds West a distance of 134.47 feet to a point; then continuing along the right-of-way of Brownsville Road along a curve to the right an arc distance of 18.50 feet, said arc having a radius of 1,627.36 feet and a chord that bears South 32 degrees 34 minutes 44 seconds West a distance of 18.50 feet to a point; then leaving said right of way, proceed North 81 degrees 14 minutes 55 seconds West for 307.70 feet to a
point, then North 08 degrees 45 minutes 05 seconds East for 232.56 feet to a point, the
South 81 degrees 14 minutes 55 seconds East for 262.76 feet to a point; then North 68
degrees 55 minutes 43 seconds East for 50.00 feet to a point on the westerly right of
way of Hiram-Lithia Springs Road, said point being the POINT OF BEGINNING.
Said Tract or Parcel contains 1.836 acres (79,989 square feet) of land, more or less.

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

All tract or parcel of land lying in Land Lot 1046, 19th District, 2nd Section of Cobb
County, Georgia, being more particularly described as follows:
Beginning at an iron pin on the northwesterly side of Brownsville Road (formerly
Brownsville-Powder Springs Road), two hundred twenty-eight and seven tenths (228.7)
feet southwesterly, as measured along the northwesterly side of Brownsville Road and the southwesterly side of Hiram-Lithia Springs Road (formerly Brownsville - Powder Springs Road); thence running southwesterly along the northwesterly side of Brownsville Road, one hundred seventy-five (175) feet to an iron pin; thence northwesterly forming on interior angle of 123 degrees 15 minutes with the northwesterly side of Brownsville Road, one hundred eighty four and eight tenths (184.8) feet to an iron pin; thence northeasterly two hundred twenty-five (225) feet to an iron pin; thence southeasterly two hundred eighty one (281) feet to an iron pin on the northwesterly side of Brownsville Road and the point of beginning.

Parcel 5

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

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

BEGINNING AT AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER-LSF# 000484") AT THE SOUTH END OF A MITERED INTERSECTION OF THE EAST RIGHT-OF-WAY OF HIRAM LITHIA SPRINGS ROAD (RIGHT-OF-WAY VARIES) WITH THE EAST RIGHT-OF-WAY OF BROWNSVILLE ROAD (RIGHT-OF-WAY VARIES); THENCE NORTH 05°49'34" EAST, 58.08 FEET TO AN IRON PIN SET (½ REBAR WITH A YELLOW CAP STAMPED "ROCHESTER - LSF # 000484") AT THE NORTH END OF SAID MITERED INTERSECTION; THENCE ALONG THE EAST RIGHT-OF-WAY OF BROWNSVILLE ROAD NORTH 31°15'23" EAST, 407.77 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER-LSF# 000484") TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF
OGLESBY ROAD (APPARENT 50' RIGHT-OF-WAY); THENCE WITH THE
SOUTH RIGHT-OF-WAY OF OGLESBY ROAD SOUTH 56° 38'32" EAST, 53.19
FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED
"ROCHESTER-LSF# 000484") AT THE INTERSECTION WITH THE APPARENT
EAST LAND LOT LINE OF LAND LOT 1046; THENCE ALONG THE APPARENT
EAST LINE OF LAND LOT 1046 SOUTH 01° 33'22" WEST 636.13 FEET TO AN
IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED
"ROCHESTER-LSF# 000484") THENCE ALONG A DIVISION LINE SOUTH 74°
07'08" WEST 164.48 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW
CAP STAMPED "ROCHESTER-LSF# 000484") ON THE EAST RIGHT-OF-WAY
OF HIRAM LITHIA SPRINGS ROAD (RIGHT-OF-WAY VARIES); THENCE
WITH THE EAST RIGHT OF WAY OF HIRAM LITHIA SPRINGS ROAD NORTH
15°52'52" WEST 315.84 FEET TO THE POINT OF BEGINNING, SAID TRACT
CONTAINING 2.830 ACRES AND BEING MORE PARTICULARLY SHOWN AS
TRACT A AND TRACT A-1 ON THAT CERTAIN ALTA/ACSM LAND TITLE
SURVEY FOR SW POWDER SPRINGS LLV, COMPANY PREPARED BY
ROBERT S. CLEVELAND, GEORGIA REGISTERED LAND SURVEYOR NO.
2894 OF ROCHESTER & ASSOCIATES, INC., DATED SEPTEMBER 14, 2015,
LAST REVISED JANUARY 25, 2016.

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

Parcel 6

Property located on Lewis Road and more particularly described as Springbrook Estates

Written Description-Tract 1, Lewis Road Property:
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 975, 976, 1024 and 1049, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows: BEGINNING at a 2" open top found at the Land Lot corner common to Land Lots 950, 951, 974 and 975; thence along the north line of Land Lot 975 S 88°28'39" E for a distance of 664.88 feet to a 4" (flat metal bar found; thence running along said Land Lot line S 88°26'37" E for a distance of 643.80 feet to a 1/2" open top found; thence S 01°56'03" W for a distance of 441.99 feet to a #3 rebar found; thence S 53°13'40" E for a distance of 92.81 feet to a point; thence S 72°51'25" E for a distance of 552.56 feet to a point on the westerly right of way of Lewis Road (50 foot right of way); thence along said right of way S 26°06'06" W for a distance of 36.79 feet to a #3 rebar found; thence continuing along said right of way S 30° 16'49" W for a distance of 77.49 feet to a point; thence continuing southwesterly along said right of way, following the curvature thereof along a curve to the right, for an arc distance of 224.78 feet, said curve having a radius of 947.10 feet and being subtended by a chord of S37°27'46" W 224.25 feet to a point; thence continuing along said right of way S 44°15'43" W for a distance of 250.16 feet to a point; thence continuing along said right of way S 42°55'09" W for a distance of 139.22 feet to a point; thence continuing southwesterly along said right of way, following the curvature thereof along a curve to the left, for an arc distance of 103 .22 feet, said curve having a radius of 671.48 feet and being subtended by a chord of S 38°30'45" W 103.12 feet to the intersection of said right of way and the south line of Land Lot 976; thence along said Land Lot line N 88°41'14" W for a distance of 24.42 feet to a ½" open top found at the Land Lot corner common to Land Lots 975, 976, 1023 and 1024; thence along the west line of Land Lot 1023 S 00°08'59"W for a distance of 40.55 feet to the intersection of said Land Lot line and the westerly right of Lewis Road; thence southerly along said right of way, following the curvature thereof along a curve to the left, for an arc distance of 71.93 feet, said curve having a radius of 279 .44 feet and being subtended...
by a chord of S19°39'54" W 71.73 feet to a point; thence continuing southerly along said right of way, following the curvature thereof along a curve to the left, for an arc distance of 131.06 feet, said curve having a radius of 617.66 feet and being subtended by a chord of S06°00'35" W 130.82 feet to a point; thence continuing along said right of way S00°23'12" W for a distance of 419.94 feet to a point; thence continuing along said right of way S02°04'03" W for a distance of 158.70 feet to a point; thence continuing along said right away S03'54'47" W for a distance of 171.18 feet to a point; thence continuing along said right of way S05°00'32" W for a distance of 98.34 feet to a point; thence continuing Southerly along said right of way, following the curvature thereof along a curve to the right, for an arc distance of 78.70 feet, said curve having a radius of 397.13 feet and being subtended by a chord of S10°41'09" W 78.57 feet to a point; thence N73°38'13" W for a distance of 14.55 feet to a point, thence N89°12'15" W for a distance of 74.99 feet to a point; thence westerly, following the curvature thereof along a curve to the left, for an arc distance of 22.32 feet, said curve having a radius of 100.00 feet and being subtended by a chord of S84°24'05" W 22.27 feet to a point; thence S78°00'25" W for a distance of 163.75 feet to a point; thence S11°59'35" E for a distance of 301.85 feet to a point on the westerly right of way of Lewis Road; thence along said right of way S36°00'20" W for a distance of 9.37 feet to the intersection of said right of way and the centerline of a creek; thence northwesterly along said creek center line following the meanderings thereof, for a distance of 1,580 feet, more or less, said creek being subtended by the tie line N64°04'57" W 1,188.77 feet to the intersection of said creek centerline and the west line of Land Lot 1024; thence along said Land Lot line N00°29'49"E for a distance of 991.81 feet to an iron pin set at the Land Lot corner common to Land Lots 974, 975, 1024 and 1025; thence along the west line of Land Lot 975 N00°25'35" E for a distance of 906.66 feet to a #3 rebar found; thence continuing along said Land Lot line
N 00°27'39" E for a distance of 413.11 feet to the POINT OF BEGINNING. Said tract contains 82.367 acres more or less.

Parcel 7

Property located on Lewis Road and described in Deed book 14002 Pg 1612 as follows:

All that tract or parcel of land lying and being in Land Lots 949 and 950, 19th District, 2nd section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the southwest corner of land lor 950; thence running along the south line of Land Lot 950 in a easterly direction a distance of 664.69 feet to an iron pin, thence running north 01 degrees 25 minutes 35 seconds east a distance of 350.00 feet to an iron pin and the TRUE POINT OF BEGINNING, thence running north 01 degrees 25 minutes 35 seconds east a distance of 457.03 feet to an iron pin, thence running south 89 degrees 53 minutes 09 seconds east a distance of 505.43 feet to an iron pin, thence running south 89 degrees 53 minutes 09 seconds east a distance of 23.19 feet to the centerline of Powder Springs Creek, thence continuing along the centerline of Powder Springs Creek south 10 degrees 14 minutes 37 seconds east a distance of 53.87 feet to a point, thence continuing along centerline of said creek south 19 degrees 22 minutes 30 seconds east a distance of 85.88 feet to a point: thence continuing along centerline of said creek south 19 degrees 44 minutes 02 seconds east a distance of 73.47 feet to a point; thence continuing along centerline of said creek south 18 degrees 00 minutes 52 seconds east a distance of 88.69 feet to a point, thence continuing along centerline of said creek south 20 degrees 53 minutes 02 seconds east a distance of 80.20 feet to a point; thence continuing along centerline of said creek south 19 degrees 15 minutes 14 seconds east a distance of 67.99 feet to a point; to an iron pin, thence running north 85 degrees 09 minutes 34 seconds west a distance of 680.37 feet to an iron pin and the TRUE POINT OF BEGINNING, Being Tract I containing 5.488 acres as shown on plat of survey for

Parcel 8
Property located on Lewis Road and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 976 OF THE 19TH DISTRICT, OF COBB COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LAND LOT 976 SAID POINT OF BEGINNING BEING THE COMMON CORNER OF LAND LOTS 950,949,975 AND 976; THENCE RUNNING EAST ALONG THE NORTH ORIGINAL LINE OF LAND LOT 976 TO THE CENTER LINE OF POWDER CREEK; THENCE FOLLOWING THE MEANDERINGS OF SAID CREEK SOUTHEASTERLY TO AN IRON PIN LOCATED ON THE NORTHWESTERLY SIDE OF LEWIS ROAD; THENCE RUNNING NORTHWESTERLY ALONG THE CENTER LINE OF OLD CREEK RUN 545 FEET, MORE OR LESS, TO AN IRON PIN; THENCE RUNNING NORTH 53° 35' WEST A DISTANCE OF 93.0 FEET TO AN IRON PIN LOCATED ON THE WEST ORIGINAL LINE OF LAND LOT 976; THENCE RUNNING NORTH 01 °25'04" EAST ALONG THE WEST ORIGINAL LINE OF LAND LOT 976 a distance of 442 feet to an iron pin located at the northwest corner of Land Lot 976 AND THE POINT OF BEGINNING.
SAID PROPERTY WAS CONVEYED TO GRANTOR BY TAX DEED DATED DECEMBER 6, 1983, RECORDED IN DEED BOOK 2958, PAGE 175, COBB COUNTY RECORDS AND HAS A CURRENT STREET ADDRESS OF 4230 LEWIS ROAD. PARCEL NUMBER 19097600030

Parcel 9
Property located on 4033 Wylie Lane and more particularly described as:
All that tract or parcel of land lying and being in Land Lots 949 and 950, 19th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the northwesterly side of Lewis Road and the south line of Land Lot 949; running thence in a northeasterly direction along the northwesterly side of Lewis Road 230 feet to a point; running thence north 85 degrees 10 minutes 05 seconds west a distance of 960 feet to the center line of Powder Creek and the TRUE POINT OF BEGINNING; thence running 684.26 feet north 85 degrees 10 minutes 05 seconds west to a point; running thence north 01 degree 25 minutes 04 seconds east a distance of 620 feet to a point; running thence in an easterly direction approximately 500 feet to a point located in the center of Powder Creek; thence running in a southeasterly direction along the centerline of Powder Creek a distance of approximately 690 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing +/- 9 acres.

AND

All that tract or parcel of land lying and being in Land Lot 901 of the 19th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the intersection of the southern line of Land Lot 901 with the center line of Powder Creek; thence running west along said land lot line a distance of approximately 390 feet to a point; thence running north 01 degrees, 25 minutes, 04 seconds east a distance of approximately 905 feet to a point located in the center of Powder Creek; thence running in a southeasterly direction along the center line of Powder Creek a distance of approximately 1000 feet to a point located on the southern line of Land Lot 901 and being the POINT OF BEGINNING.

Said tract containing +/- 4 acres.

AND

All that tract or parcel of land lying and being in Land Lot 950 of the 19th District, Cobb County, Georgia and being more particularly described as follows:
BEGINNING at a point located at the intersection of Land Lots 949, 950, 975, and 976; thence running West 647 feet along the Southern line of Land Lot 950 to a point; thence running North 01 degrees 25 minutes, 35 seconds East a distance of 946.57 feet to an iron pin and point and TRUE POINT OF BEGINNING; thence running North 01 degrees, 25 minutes, 35 seconds East a distance of 378 feet to an iron pin located on the Northern line of Land Lot 950; thence running East a distance of approximately 388 feet to the center line of Powder Creek; thence running South 15 degrees, 35 minutes, 34 seconds East along the center of said creek a distance of approximately 392 feet to a point located in center of said creek; thence running West a distance of approximately 507 feet to an iron pin and the TRUE POINT OF BEGINNING.


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

All that tract or parcel of land lying and being in Land Lots 949 and 950, 19th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the southwest corner of Land Lot 950; thence running along the south line of Land Lot 950 in a easterly direction a distance of 664.69 feet to an iron pin; thence running north 01 degrees 25 minutes 35 seconds east a distance of 350.00 feet to an iron pin and the TRUE POINT OF BEGINNING; thence running north 01 degree 25 Minutes 35 seconds east a distance of 457.03 feet to an iron pin; thence running south 89 degrees 53 minutes 09 seconds east a distance of 505.43 feet to an iron pin; thence running south 89 degrees 53 minutes 09 seconds east a distance of 23.19 feet to the centerline of Powder Springs Creek; thence continuing along the centerline of Powder Springs Creek south 10 degrees 14 minutes 37 second. east a distance of 53.87 feet to a point; thence continuing along centerline of said creek south 19 degrees 22
minutes 30 seconds east a distance of 85.88 feet to a point; thence continuing along centerline of said creek south 19 degrees 44 minutes 05 seconds east a distance of 89.02 feet to a point; thence continuing along centerline of said creek south 11 degrees 26 minutes 02 seconds east a distance of 73.47 feet to a point; thence continuing along centerline of said creek south 18 degrees 00 minutes 52 seconds east a distance of 88.69 feet to a point, thence continuing along centerline of said creek south 20 degrees 53 minutes 02 seconds east a distance of 80.20 feet to a point; thence continuing along centerline of said creek south 19 degrees 15 minutes 14 seconds east a distance of 67.99 feet to a point; thence running north 85 degrees 09 minutes 34 seconds west a distance of 20 feet to an iron pin; thence running north 85 degrees 09 minutes 34 seconds west a distance of 680.37 feet to an iron pin and the TRUE POINT OF BEGINNING,

Being Tract I containing 6.488 acres as shown on plat of survey for Wayne Zimmerman and Linda Zimmerman by George Willis Crusselle, registered surveyor, dated October 2, 1989. Parcel ID Number: 19090100030 Commonly known as: 4033 Wylie Lane, Powder Springs, GA 30127

Parcel 10

Property located on Lewis Road, described as follows:

ALL THAT TRACT or parcel of land lying and being in Land Lots 949 and 950 of the 19th District, 2nd section, Cobb County, Georgia, said tract being 5.138 acres as descried on a survey dated August 7, 2000 for Dave Harris Commercial Realty, Inc. and prepared by West Georgia Surveyors, Inc., said property being described as follows:

BEGINNING at an iron pin located on the South line of Land Lot 950 at a point located 664.90 feet from the Southwest corner of Land Lot 950. From said POINT OF BEGINNING, run thence North 0.01 degrees 21 minutes 12 seconds East 315 feet to an iron pin; thence South 86 degrees 04 minutes 28 seconds East 685.14 feet, more or less, to a point located on the centerline of Powder Springs Creek; thence South 25
degrees 40 minutes 20 seconds East along the centerline of said creek 414.06 feet to a
point; thence North 88 degrees 57 minutes 27 seconds West 827.17 feet, more or less,
to an iron pin and the POINT OF BEGINNING (the "Property").

Parcel 11

Property located on Brownsville Road and more particularly described as follows:
All that tract or parcel of land lying and being in Land Lots 1027 and 1046 of the 19th
District 2nd Section, City of Powder Springs, Cobb County, Georgia and being more:
particularly described as follows:
To find the POINT OF BEGINNING commence at the southeasternmost point of the
mitered intersection of the northwesterly right of way line of Brownsville Road (right
of way varies) with the northeasterly right of way line of Hiram-Lithia Springs Road
(a/k/a/ Hiram-Lithia Road) (right of way varies), and run thence along said right of way
line of Brownsville Road North 31 Degrees 04 Minutes 39 Seconds East a distance of
220.17 feet to a calculated point; thence North 30 Degrees 55 Minutes 22 Seconds West
a distance of 9.18 feet to a 1/2" Rebar Found and the POINT OF BEGINNING; Thence
from said POINT OF BEGINNING leaving said right of way line of Brownsville Road
running North 30 Degrees 55 Minutes 22 Seconds West a distance of 281.21 feet to a
1/2" Rebar Found; thence North 57 Degrees 48 Minutes 13 Seconds East a distance of
184.80 feet to a 1/2" Rebar Found; thence South 40 Degrees 08 Minutes 37 Seconds
East a distance of 165.83 feet to a 1/2" Rebar Set on the northwesterly right of way line
of Brownsville Road; thence continuing along said right of way line running South 29
Degrees 09 Minutes 16 Seconds West a distance of 243.83 feet to a 1/2" Rebar Found
and the POINT OF BEGINNING; having an area of 44889 Sq. Ft., 1.031 Acres, as
shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing
the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No.
3028, and being referenced as Job Number 199512."

H. B. 791
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SECTION 2.

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