

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS DATED 6/8/98, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 11364, PAGES 76 COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER

PLAT FILED IN OFFICE ON 3.5.08

RECORDED IN CONDO PLAT BOOK 18 PAGE 13

Jay C. Stephenson, Clerk 3.5.08

CLERK, COBB COUNTY SUPERIOR COURT DATE

C.F.N. # 2008-29794

LEGEND:

AC Air Conditioning Unit
ASPH Asphalt Paving
BC Back of Curb
B/L Building Line
BW Bottom of Wall
CB Catch Basin
CMP Corrugated Metal Pipe
CONC Concrete
DE Drainage Easement
DI Drop Inlet
DIP Ductile Iron Pipe
DWCB Double Wing Catch Basin
EP Edge of Pavement
FF Finish Floor
FH Fire Hydrant
GM Gas Meter
GV Gas Valve
GP Guy Pole
GPMH Georgia Power Man Hole
HW Head Wall
IPF Iron Pin Found
IPS Iron Pin Set
IRF Intermediate Regional Flood
X 000.0 Spot Elevation
JB Junction Box
LP Light Pole
LLL Land Lot Line
POB Point of Beginning
POC Point of Commencement
PP Power Pole
PTP Power-Telephone Pole
RCP Reinforced Concrete Pipe
R/W Right-of-way
RWM Right-of-way Monument
SCO Sanitary Sewer Clean Out
SSE Sanitary Sewer Easement
SSMH Sanitary Sewer Man Hole
SWCB Single Wing Catch Basin
TBM Temporary Bench Mark
TPED Telephone Pedestal
TSB Traffic Signal Box
TP Telephone Pole
TRANS Transformer
TW Top of Wall
WM Water Meter
WV Water Valve
YI Yard Inlet
WVLT Water Vault

Creek Line
Easement Line
Fence Line
Gas Line
Land Lot Line
Power Line
Power Line - Buried
Property Line
Sanitary Sewer Line
Setback Line
Storm Line
Telephone Line
Telephone Line - Buried
Water Line
Wood Line

CENTRAL STREET ADDRESS:
187 CHASTAIN MEADOWS COURT
KENNESAW, GA 30144

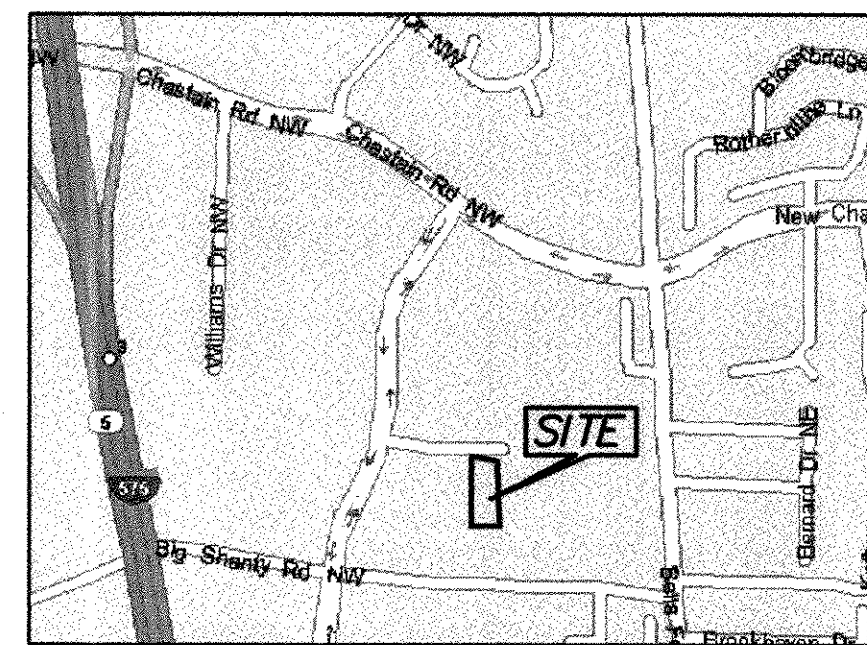
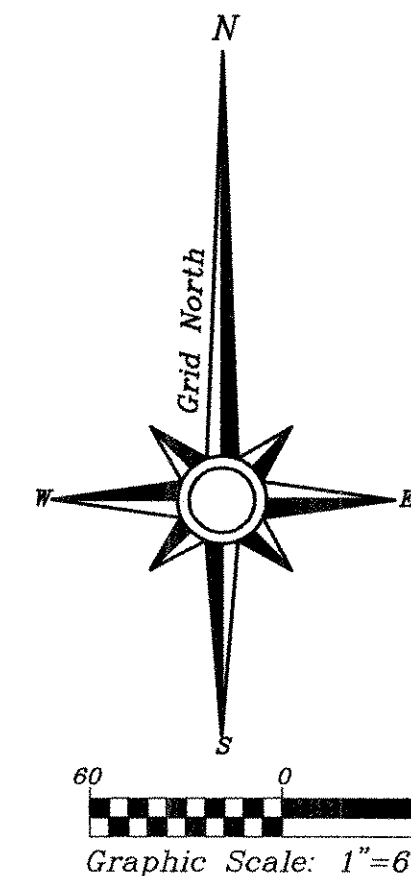
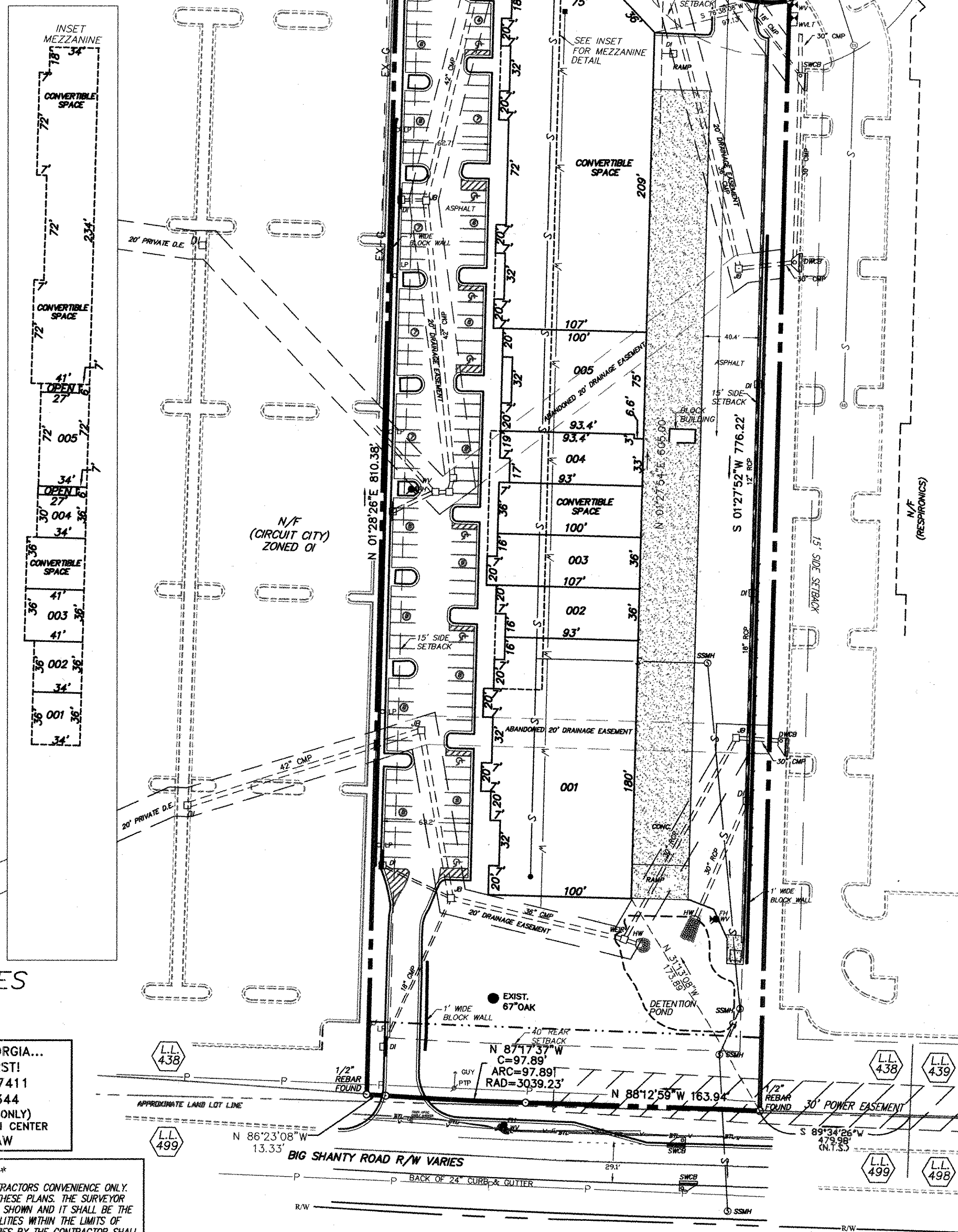
AREA: 5.08 ACRES
221,220 SQ. FT.



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(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



LOCATION MAP
Not to Scale

NOTES:

- 1) STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- 2) THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO ALL REZONING STIPULATIONS FROM ZONING CASE Z-152 OF 1995, ON FILE WITH THE COBB COUNTY ZONING DIVISION. ADDITIONALLY, THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO LAND DISTURBANCE PERMIT 050022, ON FILE WITH COBB COUNTY SITE PLAN REVIEW.
- 3) THE PARKING LOT AND PARKING SPACES SHALL CONFORM TO COUNTY DETAIL #403
- 4) THE SETBACK ADJACENT TO CHASTAIN MEADOWS COURT WAS REDUCED PURSUANT TO THE ADMINISTRATIVE VARIANCE RECORDED IN DEED BOOK 14130 PAGE 6081, ON FILE WITH COBB COUNTY SUPERIOR COURT.

OWNER'S CERTIFICATION

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHT-OF-WAYS, WATER MAINS AND SEWER LINES SHOWN HEREON, LESS AND EXCEPT THOSE ITEMS SHOWN OR NOTED AS PRIVATE, IN FEE SIMPLE TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAYS AND EASEMENT SHOWN, AND ON ACCOUNT OF BACK WATER THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT COBB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALK, THE CHANGING OF COURSES OF STREAMS OR RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATER 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 MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNER: [Signature] DATE: 3/7/08

THIS PLAT SUPERSEDES THE PLAT RECORDED IN CONDO PLAT BOOK 17 PAGE 82. THE PURPOSE OF THIS REVISION IS TO ADD UNIT 005.

APPROVED BY: [Signature] DATE: 03/04/08
COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

N/A
COBB COUNTY WATER SYSTEM DATE
N/A
COBB COUNTY BOARD OF COMMISSIONERS DATE

SURVEY CERTIFICATION

The survey shown hereon was prepared without the benefit of an abstract of title; therefore, the undersigned and LandAir Surveying Company, make no guarantees or representations regarding information shown hereon pertaining to easements, right-of-way, setback lines, agreements, reservations, and other similar matters.

This plat is for the benefit of the parties in the title block - any use by third parties is at their own risk. LandAir Surveying Company, will not accept any responsibility of liability for the use of this survey by anyone other than the person, or persons, named in the title block.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a precision of one foot in 42,289 feet and an angular error of 06" per angle point, and was adjusted using Least Squares. Angular and linear measurements were made using a Topcon-303 electronic total station. The data on this survey has been calculated for closure and is found to exceed one foot in 153,705 feet. THIS PLAT AND THE SURVEY IT REPRESENTS WERE MADE IN COMPLIANCE WITH SUBSECTION 44-3-83 OF THE GEORGIA CONDOMINIUM ACT.

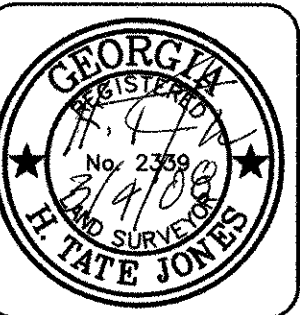
[Signature]
H. Tate Jones Georgia Registered Land Surveyor #2339

This tract of land does not lie within the 100 year intermediate regional flood zone as per the Federal Emergency Management Agency as shown on Community-panel #13067C0030 F last revised August 18, 1992.

No.	Revision	Date
1.	To Add Unit 002	3/9/06
2.	To Add Unit 004	9/10/07
3.	To Add Unit 005	3/03/08

C & G Acad
File Name
05S-360.4.DWG
05S-360.CRD

Project No.	05S-360
Field Surveyed:	10/27/05
Drawn By:	MJM
Checked By:	HTJ
Date:	10/25/05
Scale:	1" = 60'



LANDAIR
SURVEYING COMPANY
1875 OLD ALABAMA ROAD, SUITE 1120
ROSWELL, GEORGIA 30076
(770) 730-9950 FAX (770) 730-0867

CONDOMINIUM PLAT FOR:
**THE COMMERCIAL CONDOS
AT CHASTAIN MEADOWS**
LAND LOT 438, 16th DISTRICT,
COBB COUNTY, GEORGIA

Drawing No.
1 of 1