

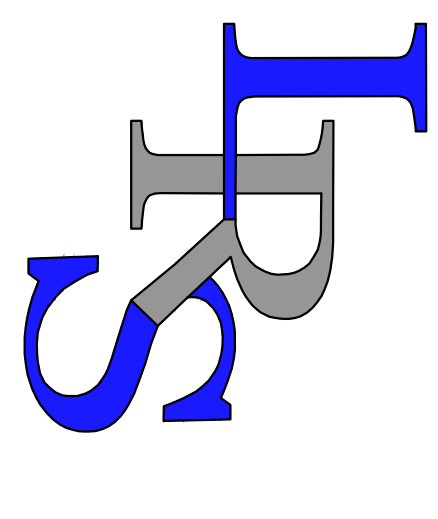
# EXHIBIT “A”

**NOTES**

1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS COLLECTED 08/14/2023 - 08/17/2023 USING A CAROLINA 990 GPS RECEIVER STATION AND CAROLINA 992 TINA RECEIVER GPS RECEIVER. THE HORIZONTAL AND VERTICAL DATA FROM WHICH THIS SURVEY WAS PREPARED WAS ESTABLISHED BY GPS OBSERVATION USING TOPCON TOWER GPS STATIONING SERVICE AND REFERRED TO BARTOW COUNTY GPS MONUMENT BE 41. THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM 83 (NAD 83). THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88). DISTANCES SHOWN HEREON ARE HORIZONTAL. ALL SLOPE DISTANCES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACQUIRE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS MADE TO ANY SUCH ITEMS.
3. THE PURPOSE OF THIS SURVEY IS TO REMOVE THE PROPERTY ASSIGNED IN DEED BOOK 3119 PAGE 254, DEED BOOK 3119 PAGE 290, DEED BOOK 3119 PAGE 272, DEED BOOK 3119 PAGE 308, BARTOW COUNTY RECORDS SHOWN IN PLAT BOOK 2021 PAGE 108 MODIFICATION AND CONSOLIDATION OF THE PARCELS.
4. BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT [WWW.FEMA.GOV](https://www.fema.gov), AND BY GRAPHIC FLOODING ONLY, IS NOT PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN FLOOD HAZARD AREA AS PER FEMA FLOOD HAZARD RATE MAP OF BARTOW COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 131522258H DATED 10/25/2018.

**REFERENCES**

1. PB 2021 PAGE 108



**LRS Surveying, LLC**  
 25 Maple Ridge Dr. Suite A  
 Cartersville, GA 30120  
 Tel: (770) 235-3610

**WINDSONG PROPERTIES**

email: [LShelton@LRSsurveying.com](mailto:LShelton@LRSsurveying.com)  
 GA Land Survey Firm #LSF001008

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		

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 This drawing is the property of LRS Surveying and is loaned only to the client named herein.

**Boundary Modification & Consolidation Survey**  
**MIMOSA LN**  
 Tax Parcels  
 C029-0011-011  
 C029-0011-012  
 C029-0011-009  
 C030-0066-024  
 C030-0006-001

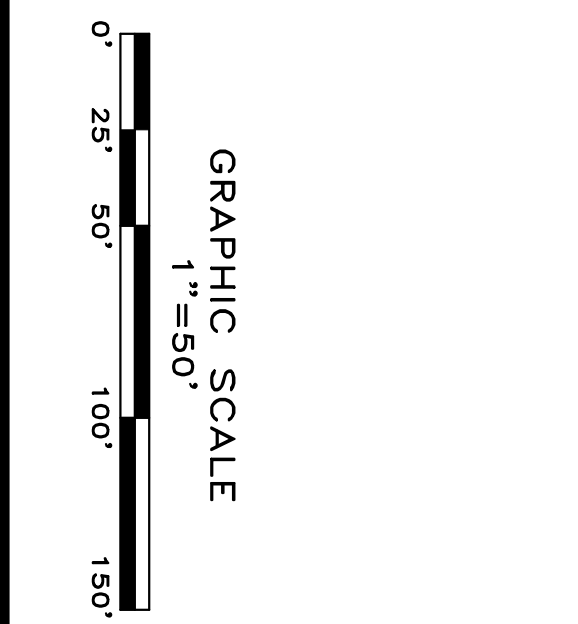
Land Lots 239 & 240  
 4th District, 3rd Section  
 Bartow County, Georgia

Date: 09/12/23  
 Scale: 1"=50'  
 Surveyed By: A.S./S.S.  
 Drawn By: L.S./D.S.  
 Checked By: L.S.  
 Project No.: 23-124  
 DWG. No.: 23-124  
 FBK. No.: N.A.  
 Sheet Number: 1 OF 1

**SURVEYORS CERTIFICATE**

This plat is a recast of an existing parcel or parcels of land and does not constitute or create a new parcel or parcels of land. It is based on the field notes, plat, or other instruments which created the parcel or parcels or which are of record, and the surveyor certifies that the same are correct and true to the best of his knowledge and belief, and that the same comply with the minimum technical standards for property surveys in the State of Georgia, as set forth in the Code of Georgia Annotated, Title 47, Chapter 15, Section 15-6-67.

LENS R. SHELTON GEORGIA REGISTERED LAND SURVEYOR NO. 2977



**LINE TYPES**

---	PROPERTY LINE TO BE REMOVED
---	ADJACENT PROPERTY LINE
---	OVERHEAD ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND ELECTRIC
---	SEWER
---	STORM DRAIN
---	OVERHEAD COMMUNICATION
---	UNDERGROUND COMMUNICATION
---	LAND LOT LINE
---	WATER LINE

**ABBREVIATIONS**

DB	DEED BOOK	P/L	PROPERTY LINE
PL	PLAT	R/L	RIGHT OF WAY
N/W	NORTH	N/W	NORTH OF WEST
SSE	SOUTH-SOUTHWEST	DE	DEGREE EASEMENT

**PROPERTY CORNERS**

---○---	REAR CORNER
---○---	POINT

**SYMBOLS**

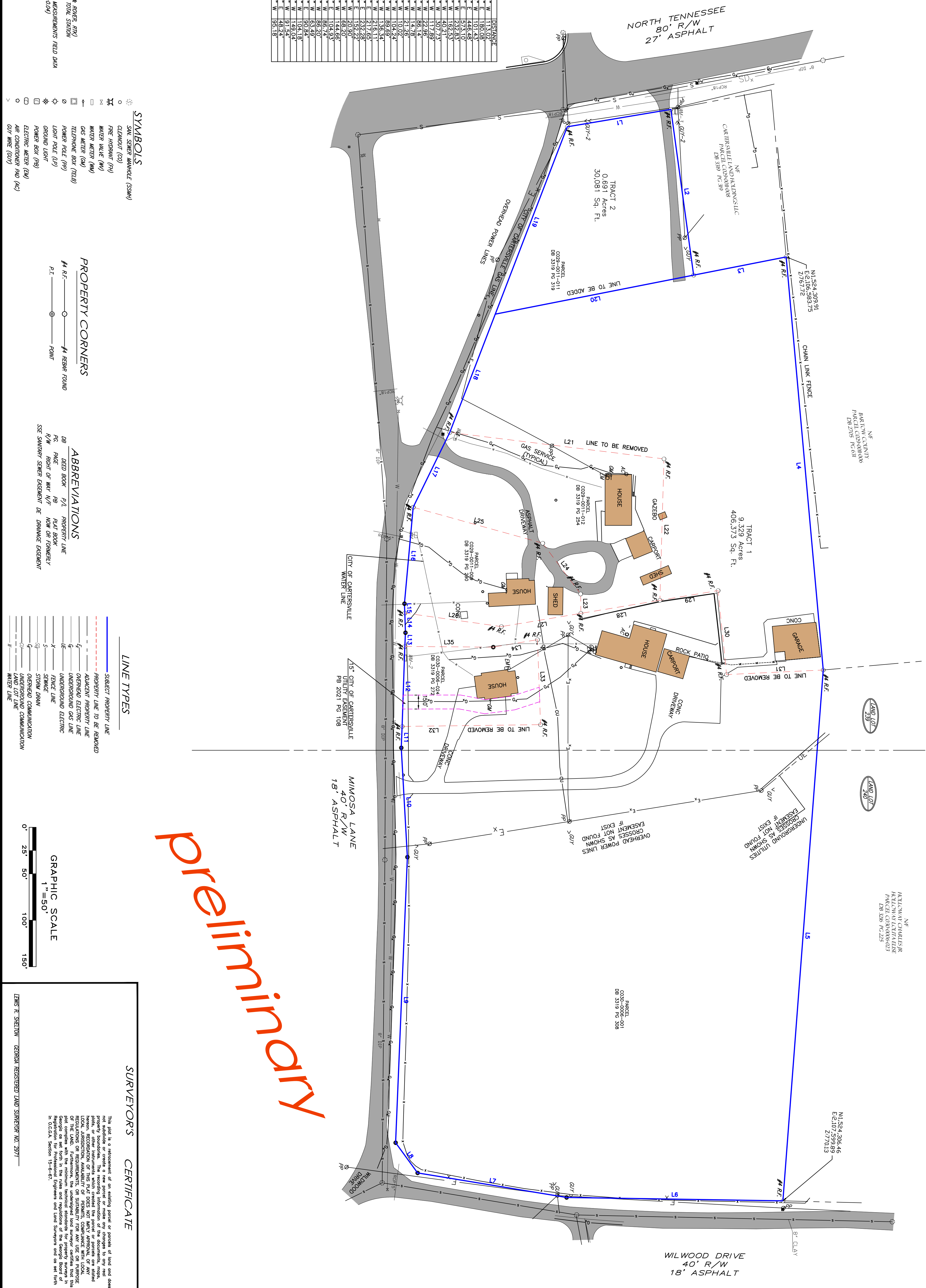
○	SWR SINKER MARKER (SSWM)
○	CELESTIAL (CO)
○	FIRE HYDRANT (FH)
○	WATER VALVE (WV)
○	GAS METER (GM)
○	TELEPHONE BOX (TEB)
○	POWER POLE (PP)
○	POWER BOX (PB)
○	ELECTRIC METER (EM)
○	AIR CONDITIONER PAD (AC)
○	CONCRETE (CON)

**TECHNICAL DATA**

DATE OF FIELD SURVEY: 08-17-23 / 8/17/23  
 SURVEYOR: CAROLINA 990 GPS RECEIVER STATION  
 PRECISION: AS A PRECISION OF (4.00)  
 PLAT CLASS: 1231724

LINE	BEARING	DISTANCE
L1	N 82°02'39" E	180.06
L2	N 11°08'24" W	101.43
L3	N 84°51'55" E	448.48
L4	S 0°02'48" W	272.83
L5	S 0°02'48" W	272.83
L6	S 0°02'48" W	272.83
L7	S 0°02'48" W	272.83
L8	S 86°48'27" W	117.89
L9	S 86°48'27" W	117.89
L10	S 86°48'27" W	117.89
L11	S 86°48'27" W	117.89
L12	S 86°48'27" W	117.89
L13	S 86°48'27" W	117.89
L14	S 86°48'27" W	117.89
L15	S 86°48'27" W	117.89
L16	S 86°48'27" W	117.89
L17	S 86°48'27" W	117.89
L18	S 86°48'27" W	117.89
L19	S 86°48'27" W	117.89
L20	S 86°48'27" W	117.89
L21	S 86°48'27" W	117.89
L22	S 86°48'27" W	117.89
L23	S 86°48'27" W	117.89
L24	S 86°48'27" W	117.89
L25	S 86°48'27" W	117.89
L26	S 86°48'27" W	117.89
L27	S 86°48'27" W	117.89
L28	S 86°48'27" W	117.89
L29	S 86°48'27" W	117.89
L30	S 86°48'27" W	117.89
L31	S 86°48'27" W	117.89
L32	S 86°48'27" W	117.89
L33	S 86°48'27" W	117.89
L34	S 86°48'27" W	117.89
L35	S 86°48'27" W	117.89

*preliminary*



# EXHIBIT “B”

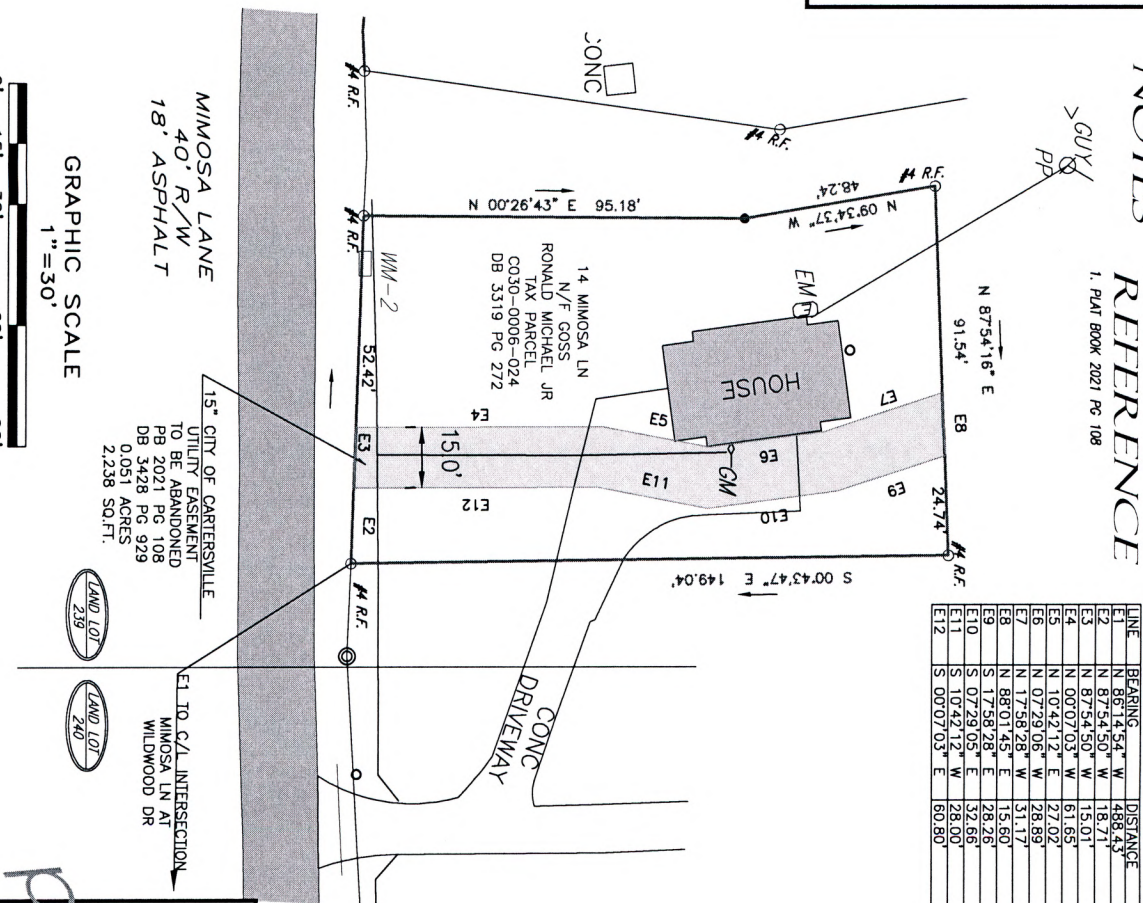
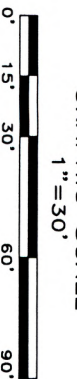
**NOTES**

**REFERENCE**  
1. PLAT BOOK 2021 PG 108

LINE	BEARING	DISTANCE
E1	N 86°14'54" W	488.43'
E2	N 87°54'50" W	18.71'
E3	N 87°54'50" W	15.01'
E4	N 00°07'03" W	61.65'
E5	N 10°42'12" E	27.02'
E6	N 07°29'06" W	26.89'
E7	N 17°58'28" W	31.97'
E8	N 88°01'45" E	13.67'
E9	S 17°58'28" E	26.92'
E10	S 07°29'06" E	32.66'
E11	S 10°42'12" W	26.00'
E12	S 00°07'03" E	60.80'

RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

1. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE 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 AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. ALL IMPROVEMENTS ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
3. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE PROPOSED UTILITY EASEMENTS TO BE ABANDONED CROSSING THE SUBJECT TRACT. ALL IMPROVEMENTS ARE NOT SHOWN.
4. THE FIELD DATA, UPON WHICH THIS PLAT IS BASED WAS COLLECTED 01/03/24 USING CARLSON CR2, TOTAL STATION & CARLSON BRK7, REDUNDANT LINEAR MEASUREMENTS WERE USED TO VERIFY ACCURACY (±0.04').
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,515+ FEET.



**LINE TYPES**

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- X FENCE LINE
- S SERVICE
- SD STORM DRAIN
- UNDERGROUND COMMUNICATION
- UNDERGROUND LOT LINE
- WATER LINE

**ABBREVIATIONS**

- DB DEED BOOK P/L PROPERTY LINE
- PG PAGE PB PLAT BOOK
- R/W RIGHT OF WAY N/F NOW OR FORMERLY

**PROPERTY CORNERS**

- REBAR SET
- REBAR FOUND POINT
- OPEN TOP FOUND

**SYMBOLS**

- ⊙ SAN. SEWER MANHOLE (SSMH)
- ⊙ POWER POLE (PP)
- ⊙ SERVICE POLE (SP)
- ⊙ POWER BOX (PB)
- ⊙ ELECTRIC METER (EM)
- ⊙ GAS WARNING SIGN

**SURVEYOR'S CERTIFICATE**

This plat is a true and correct representation of an existing parcel or parcels of land and does not include any improvements, easements, or other interests in the land. The surveyor has not been instructed to create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are attested hereon. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY RECORD JUDICIAL ACTION OR OTHER LEGAL ACTION. THE SURVEYOR'S OBLIGATION IS TO COMPLY WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

LEWIS R. SHELTON GEORGIA REGISTERED LAND SURVEYOR NO. 2971

Sheet Number 1 OF 1



**IRS Surveying, LLC**  
29 MAPLE RIDGE DR. STE 104  
CARTERSVILLE, GA. 30121  
Tel: (770) 235-3610  
email: lshelton@lrsurveying.com  
LSP01008

**WINDSONG PROPERTIES**

No	REVISIONS	Date
1		
2		

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Lewiston, ME 04240

**EASEMENT ABANDONMENT EXHIBIT**  
14 MIMOSA LANE  
CARTERSVILLE, GA 30120  
C030-0006-024

Land Lots 238  
4th District, 3rd Section  
Barrow County, Georgia  
City of Cartersville

Date: 23,124  
Surveyed By: A.S./S.S.  
Drawn By: L.R.S.  
Checked By: L.R.S.  
Project No: 23,124  
DWG No: 23,124  
FR No: 18

# EXHIBIT “C”



# City of Cartersville

G A S D E P A R T M E N T

March 1, 2024

Mr. E. Keith Lovell, City Attorney for the City of Cartersville  
Archer & Lovell, P.C.  
Attorneys at Law  
102 Leake Street/P.O. Box 1024  
Cartersville, Georgia 30120

**RE:** City of Cartersville Utility Easement Abandonment  
Windsong Mimosa Development, Mimosa Lane

Dear Mr. Lovell:

Please find attached a copy of a recorded utility easement conveyed to the City of Cartersville by Ronald Michael Goss Jr. recorded on February 4, 2022 in Book 3428, Pages 979-981. The existing natural gas facilities covered by this easement will no longer be in use after the construction of the referenced development and such easements will not be incorporated in the overall development. By receipt of this letter, the Gas System, therefore, wishes to abandon the easement referenced in the attachment in whole and will be abandoning the existing natural gas facilities covered by this easement in place.

The Gas System wishes this abandonment of the easement to take place concurrently with the purchase and closing of the property by the developer of the Windsong Mimosa Development. If, for any reason, the purchase of this property is not closed by the developer of the Windsong Mimosa Development, this easement shall remain in full force and effect in perpetuity.

If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

**CITY OF CARTERSVILLE, GEORGIA**

Brian S. Friery, Gas System Assistant Director

Attachments

cc: Mr. Michael Dickson, Gas System Director (*via email*)



*"Providing dependable service while preserving an exceptional quality of life."*

P.O. Box 1390 • 155 Old Mill Road • Cartersville, Georgia 30120  
Telephone: 770-387-5642 • Fax: 770-387-5638 • [www.cityofcartersville.org](http://www.cityofcartersville.org)



**BK:3428 PG:979-981**

**D2022002081**

FILED IN OFFICE  
CLERK OF COURT  
02/04/2022 02:04 PM  
MELBA SCOGGINS, CLERK  
SUPERIOR COURT  
BARTOW COUNTY, GA

*Melba Scoggins*

ARCHER & LOVELL, PC  
P. O. Box 1024  
Cartersville, GA 30120  
**TITLE EXAM NOT PERFORMED**

1392277288  
PARTICIPANT ID

## UTILITY EASEMENT

### GEORGIA, BARTOW COUNTY

For and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned **RONALD MICHAEL GOSS JR.** (hereinafter referred to as "Grantor") does hereby grant and convey unto the **CITY OF CARTERSVILLE**, a municipal corporation of the State of Georgia, as Grantee, (hereinafter referred to as "City"), its successors and assigns, a permanent utility easement for the construction, and operation, maintenance and use of utilities on the following described property for use for utility infrastructure, related appurtenances and as a permanent utility easement to be constructed for, and installed over, above, across and upon the land owned by the undersigned which is described as follows:

All that tract or parcel of land lying and being in Land Lot 239, 4<sup>th</sup> District, 3<sup>rd</sup> Section, Bartow County Georgia, listed as a City of Cartersville 15' utility easement, per the plat for Cartersville Land Holdings LLC, by William C. Smith, G.R.L.S. No. 1803, dated April 7, 2021 and revised April 12, 2021 and April 13, 2021, and recorded in Plat Book 2021, Page 108, in the Office of the Clerk of the Superior Court of Bartow County, Georgia.

This Easement shall include the right of ingress and egress, at all times, for the purpose of installation, inspection, operation, repairs, renewal, maintenance, alteration, extension, removal and replacement of said easements and infrastructure therefore, together with the right to use and operate the same continuously and in perpetuity.

Grantor reserves the right to use the easement for purposes that will not interfere with Grantee's full enjoyment of the rights granted by this instrument. Grantor, however, must not erect or construct any building or other structure, or drill or operate any well, located any other utility infrastructure therein, construct any reservoir or other obstruction of the easement or diminish or substantially add to the ground cover in the easement.

Grantor shall not construct a drive or road over the easement area except crossings approved by Grantee. It is expressly understood by Grantor that such crossings approved by Grantee will not be replaced, repaved or restored in any manner by Grantee in the event such crossings are to be removed by Grantee to exercise the rights of this easement.

The City shall pay all damages to fences, and crops which may be suffered by reason of installation, maintenance, or alteration of said public right of way and appurtenances thereto. If not mutually agreed upon, said damages are to be ascertained and determined by three disinterested persons, one thereof to be appointed by the owner of the premises, one by the City, and the third by the two so appointed as aforesaid, and the award of the two of such three persons shall be final and conclusive.

The granting of this easement shall not operate to vest in grantor(s) any title or interest in the equipment or installation made by the City and any property installed by the City shall remain the sole property of the City.

**SPECIAL STIPULATIONS: NONE.**



**TO HAVE AND TO HOLD** all and singular the aforesaid rights, privileges, and easements hereinabove set out to the proper use and enjoyment by the City, its successors and assigns.

The said City shall not be liable for any statements, agreement, or understanding not herein expressed.

**IN WITNESS WHEREOF**, the said undersigned has hereunto set its hand and seal this 19<sup>th</sup> day of MAY, 2021.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

Jamie F. Hachem  
Witness

Ronald Michael Gos Jr

Jean L. Cagle  
Notary Public

My Commission Expires: 5/6/23

[AFFIX SEAL]

