

eFiled and eRecorded

DATE: 04/09/2025

TIME: 7:54 AM

PLAT BOOK: 82

PAGE: 122 - 122

FILING FEES: \$10.00

RECORDED BY: EM

Sheila Butler

Paulding County, GA

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or 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 stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.G.S.A. Section 13-6-67.

William Sims

Registered Georgia Land Surveyor No. 2996
Address: 549 West Avenue, Cedartown, GA, 30125
Telephone Number: 678-673-3119
Date: APRIL 8, 2025

Field work performed: APRIL 1, 2025
Equipment used to obtain linear and angular measurements used in the preparation of this plat: TRIMBLE SS

This plat has been calculated for closure and is found to be accurate within one foot in 197,678.8 feet.
By: William B. Sims



S&S LAND SURVEYING

GEORGIA LICENSED

(678) 873-3119

SANDSLANDSURVEYING.COM

LEGEND:

I.P.F. --- IRON PIN FOUND
I.P.P. --- IRON PIN PLACED
B.S. --- RE-BAR
O.T. --- OPEN TOP PIPE
C.T. --- CRIMPED TOP PIPE
A.I. --- ANGLE IRON
T.P. --- T-POST
STK. --- STAKE
ESMT --- EASEMENT
N/F --- NOW OR FORMERLY
R/W --- RIGHT OF WAY
B/L --- BUILDING LINE
MH. --- MANHOLE
S.S.M.H. --- SANITARY SEWER MH.
C.B. --- CATCH BASIN
D.I. --- DRAIN INLET
G.I. --- GRADE INLET
W.M. --- WATER METER
W.V. --- WATER VALVE
P.P. --- POWER POLE
L.P. --- LIGHT POLE
G.W. --- GUY WIRE
G.M. --- GAS METER
P.B. --- POWER BOX
P.M. --- POWER METER
F.H. --- FIRE HYDRANT
F.O. --- FIBER OPTICS ACCESS
A/C --- AIR CONDITIONING
C.O. --- CLEAN OUT
S.S. --- STOP SIGN
INV. --- INVERT
L.L. --- LAND LOT
L.L.L. --- L.L. LINE
L.L.C. --- L.L. CORNER
P.O.B. --- POINT OF BEGINNING
P.O.C. --- P.O. COMMENCEMENT
CONC. --- CONCRETE
± 880.0' --- SPOT ELEVATION
± 880.0' --- ELEVATION CONTOUR
X-X-X --- FENCE
W-W-W --- POWERLINE
G-G-G --- GAS LINE
W-W-W --- WATER LINE
F-F-F --- FIBER OPTIC LINE
S-S-S --- SANITARY SEWER LINE
D-D-D --- STORM DRAINAGE LINE

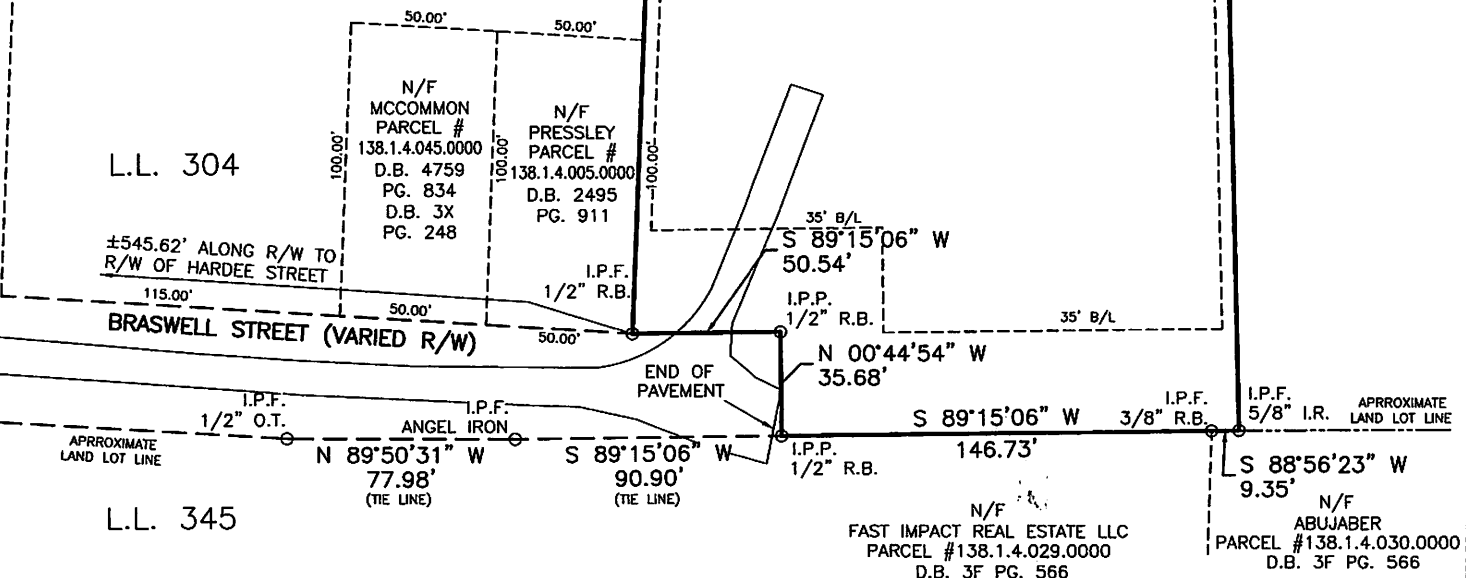
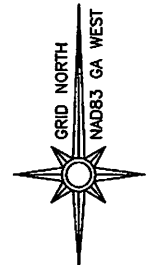
BOUNDARY SURVEY FOR
**STEEDEN PREFERRED
PROPERTIES LLC**

LAND LOT 304, 2nd DISTRICT, 3rd SECTION
CITY OF DALLAS, PAULDING COUNTY, GEORGIA
DATE: 8 APRIL 2025 SCALE: 1"=30'

2.05 ACRES
PARCEL #138.1.4.004.0000
ZONED R-1
D.B. 4403 PG. 810
D.B. 3853 PG. 349
D.B. 3614 PG. 935-936
D.B. 3558 PG. 183
D.B. 3221 PG. 740
D.B. 2901 PG. 469
D.B. 2550 PG. 967-968
D.B. 956 PG. 768-771
D.B. 65 PG. 345
D.B. 7L PG. 18

N/F
MCCOMMON
PARCEL #138.1.4.043.0000
P.B. 76 PG. 39

N/F
PARIS FAMILY LLLP
PARCEL #138.1.4.006.0000
D.B. 2055 PG. 689



"EXHIBIT A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 304, 2nd District, 3rd Section City of Dallas, Paulding County Georgia, and being 2.05 acres as shown by plat dated April 8, 2025, prepared for Steeden Preferred Properties, LLC, as recorded in Plat Book 82 page 122, Paulding County GA records. Property more particularly described as follows:

BEGINNING at an iron pin found located 545.62 feet west of the intersection of the North right of way of Braswell Street and the East right of way of Hardee Street as measured along the North right of way of Braswell Street; thence North 02 degrees 09 minutes 01 seconds East 394.05 feet to a point located 22.59 feet South 02 degrees 09 minutes 01 seconds west of an iron pin found; thence along the centerline of a creek in a Northeasterly, southeasterly direction to an iron pin found, which iron pin is located north 69 degrees 35 minutes 39 seconds east 193.13 feet from the previous point; thence from said iron pin found South 01 degree, 18 minutes 26 seconds 492.18 feet east to and iron pin found; thence South 88 degrees 56 minutes 23 seconds West 9.35 feet; thence South 89 degrees 15 minutes 06 seconds West 146.73 feet to an iron pin placed; thence North 00 degrees 44 minutes 54 seconds West 35.68 feet to an iron pin placed; thence South 89 degrees 15 minutes 06 seconds West 50.54 feet to an iron pin found and the True Point of Beginning.

For informational purposes only:

Street Address: 142 Braswell Street, Dallas, GA 30132

Parcel Number: 138.1.4.004.0000; Map Reference Number: R0104 77