

**PARCEL INFORMATION:**

PROPERTY ADDRESS: 990 PEBBLECROOK ROAD  
MABLETON, GA 30126-5610

LOT AREA : 44,628 SQ. FT. OR 1.0245 ACRES

RIGHT OF WAY: 50' (PUBLIC)

**OWNER INFORMATION:**

BRIAN D. MINNICK  
293 MEADOW PATH DRIVE  
MARIETTA, GEORGIA 30364

**FLOOD STATEMENT:**

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0209 H, DATED MARCH 4, 2013.

**SURVEY NOTES**

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) THE FIELD DATE OF SURVEY IS NOV. 25, 2003.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
- 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN  $\geq$  15,000 FEET AND AN ANGULAR ERROR OF  $\leq$  5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- 7.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  $\geq$  93,627 FEET.
- 8.) NO GEODETIC MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- 9.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.
- 10.) EQUIPMENT USED: TOPCON TOTAL STATION

**ZONING REQUIREMENTS:**

ZONING: R-20

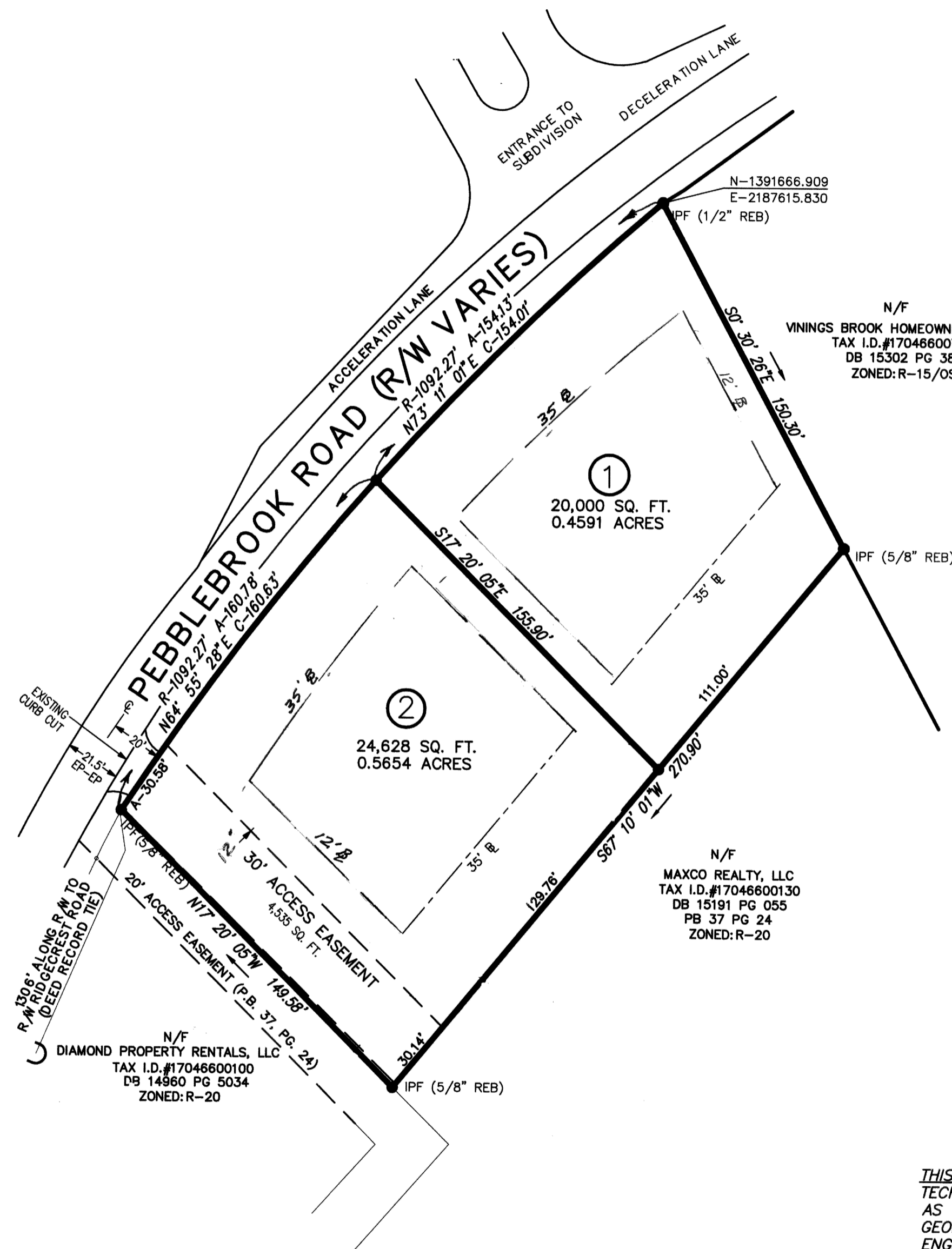
BUILDING LINES:  
FRONT:.....3.5 FEET  
SIDE:.....12 FEET  
REAR:.....35 FEET

MINIMUM LOT SIZE - 20,000 SQ. FT.

MINIMUM LOT WIDTH @ FRONT SETBACK - 75 FEET

MINIMUM ROAD FRONTAGE - 75 FEET

MAXIMUM BUILDING HEIGHT - 35 FEET



**LEGEND**

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SANITARY SEWER ESMT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- CL - CENTER LINE



Know what's below.  
Call before you dig.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

SURVEYED HLP  
DRAWN RAM  
DWG NAME TAYLOR ESTATES  
JOB NO. \_\_\_\_\_  
DATE SEP. 15, 2017

LOT SPLIT PLAT FOR  
**990 PEBBLECROOK ROAD**  
**SPR-2017-**  
TAX I.D. #17046600030  
**TAYLOR ESTATES**  
L.L. 466, DISTRICT 17, SECTION 2  
COBB COUNTY, GEORGIA

**J.A. EVANS & ASSOCIATES**

3279 POWDER SPRINGS ROAD  
POWDER SPRINGS, GA. 30127  
PH. (770)943-0000

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.  
R.L. # 2117  
*James A. Evans, Jr.*  
GEORGIA REGISTERED LAND SURVEYOR

