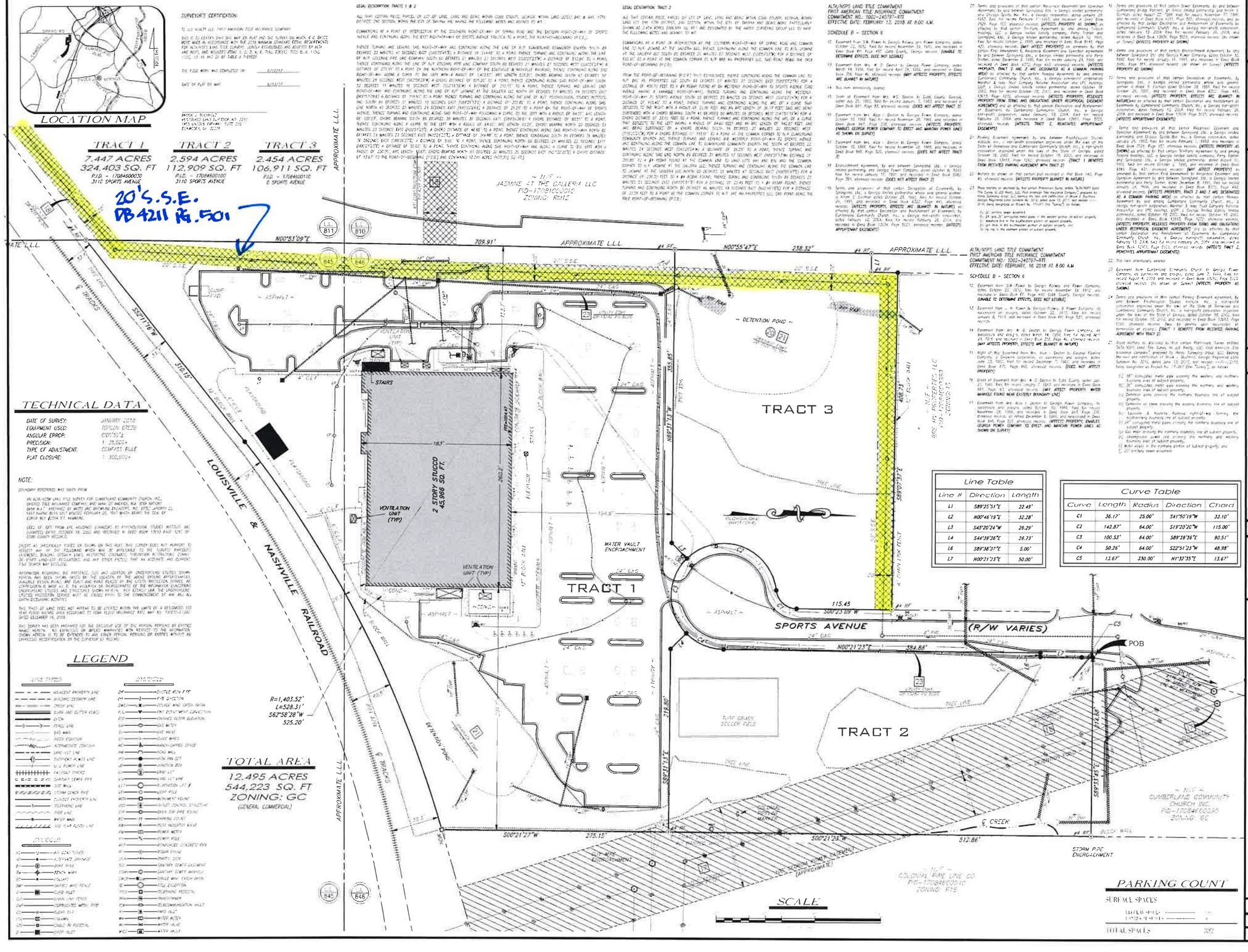
LOCATION MAP
SURVEYOR'S CERTIFICATION:
TRACT 1
7.447 ACRES
324,403 SQ. FT
P.I.D. – 17084600030
3110 SPORTS AVENUE
TRACT 2
2.594 ACRES
112,909 SQ. FT
P.I.D. – 17084600100
3110 SPORTS AVENUE
TRACT 3
2.454 ACRES
106,911 SQ. FT
P.I.D. – 17084600310
0 SPORTS AVENUE
20'S.S.E.
PB 4211 PG. 501
LEGAL DESCRIPTION: TRACTS 1 & 2
LEGAL DESCRIPTION: TRACT 3
ALTA/NSPS LAND TITLE COMMITMENT
FIRST AMERICAN TITLE INSURANCE COMMITMENT
COMMITMENT NO.: 1002-240797-NTT
EFFECTIVE DATE: FEBRUARY 13, 2018 AT 8:00 A.M.
SCHEDULE B – SECTION II
ALTA/NSPS LAND TITLE COMMITMENT
FIRST AMERICAN TITLE INSURANCE COMMITMENT
COMMITMENT NO.: 1002-240797-NTT
EFFECTIVE DATE: FEBRUARY 16, 2018 AT 8:00 A.M.
SCHEDULE B – SECTION II
TECHNICAL DATA
DATE OF SURVEY: JANUARY 2018
EQUIPMENT USED: TOPCON GTS235
ANGULAR ERROR: 00"15"√2
PRECISION: 1' in 35,000'+
TYPE OF ADJUSTMENT: COMPASS RULE
PLAT CLOSURE: 1' in 500,000'+
NOTE:
BOUNDARY REFERENCE WAS TAKEN FROM
AN ALTA/ACSM LAND TITLE SURVEY FOR CUMBERLAND COMMUNITY CHURCH, INC., CHICAGO TITLE INSURANCE COMPANY, AND BANK OF AMERICA, N.A. ITEM NATIONS BANK, N.A.", PREPARED BY WATTS AND BROWNING ENGINEERS, INC. DATED JANUARY 21, 1997 AND LAST REVISED FEBRUARY 20, 1997 WHICH BEARS THE SEAL OF GORDON RAY ESTES III, GARGA.
LESS AND EXCEPT FROM APC HOLDINGS (GRANTOR) TO PSYCHOLOGICAL STUDIES INSTITUTE INC. (GRANTEE) DATED DECEMBER 19, 2002, AND RECORDED IN DEED BOOK 13533 PAGE 1267 OF COBB COUNTY RECORDS.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: (A) MINERAL RIGHTS; (B) UTILITY LINES, RESTRICTIVE COVENANTS, TOPOGRAPHICAL, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
INFORMATION REGARDING THE EXISTENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN TAKEN, IN PART, FROM THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE UTILITY PLANS AND FACTS AND MARK PLACED BY THE UTILITY PROTECTION CENTER, INC. AS CERTIFICATION OF MARK, ALL OF THE ACCURACY OR INCORPORATION OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. NOT ESTABLISHED. THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EXCAVATION ACTIVITIES.
THIS TRACT OF LAND DOES NOT APPEAR TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13067C-0126G DATED DECEMBER 16, 2008.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF SAID PERSON. PERSONS OR ENTITIES NAMED HEREIN. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.
LEGEND
LINE TYPES
ADJACENT PROPERTY LINE
BUILDING SETBACK LINE
CREEK LINE
CURB AND GUTTER (TYP.)
DITCH
FENCE LINE
GAS MAIN
HIGH CONTOUR
INTERMEDIATE CONTOUR
LAND LOT LINE
OVERHEAD POWER LINE
U.G. POWER LINE
PROPOSED CONTOUR
R C P S.D. STORM SEWER PIPE
SIDE WALK
STORM SEWER PIPE
SUBJECT PROPERTY LINE
TELEPHONE LINE
TREE LINE
WATER MAIN
100 YEAR FLOOD LINE
SYMBOLS
AIR CONDITIONER
ASPHALT DRIVE
BOLLARD
BENCH MARK
CHAIN LINK FENCE
CHAIN LINK FENCE
CONCRETE DRIVE
CLEAN OUT
CLEARING
CABLE TV PEDESTAL
CATCH INLET
DROP INLET
DUCTILE IRON PIPE
FIRE HYDRANT
DOUBLE WING CATCH BASIN
ELECTRIC METER
FINISHED FLOOR ELEVATION
GAS METER
GAS VALVE
GUARD WIRES
HANDICAPPED PARKING SPACE
HEAD WALL
IRRIGATION SPRINKLER
JUNCTION BOX
LIGHT POLE
LOT NUMBER
MANHOLE
MONITOR WELL
MULCH
OPEN TOP END WALL
PARKING COUNT
POST INDICATOR VALVE
POWER METER
POWER POLE
REINFORCED CONCRETE PIPE
RISER PIPING
SHRUBS
SANITARY SEWER MANHOLE
SINGLE WING CATCH BASIN
STEEL EXCEPTION
TELEPHONE PEDESTAL
TRANSFORMER
TELECOMMUNICATION VAULT
WATER METER
WATER VALVE
WING WALL
TOTAL AREA
12.495 ACRES
544,223 SQ. FT
ZONING: GC
(GENERAL COMMERCIAL)
Line Table
Line # | Direction | Length
L1 | S89°25'51"E | 22.46'
L2 | N00°46'19"E | 32.28'
L3 | S45°20'24"W | 26.29'
L4 | S44°39'36"E | 26.23'
L6 | S89°38'37"E | 5.00'
L7 | N00°21'23"E | 50.00'
Curve Table
Curve | Length | Radius | Direction | Chord
C1 | 36.17' | 25.00' | S41°50'19"W | 33.10'
C2 | 142.87' | 64.00' | S19°20'20"W | 115.00'
C3 | 100.53' | 64.00' | S89°39'36"E | 90.51'
C4 | 50.26' | 64.00' | S22°51'23"W | 48.98'
C5 | 13.67' | 330.00' | N1°30'35"E | 13.67'
PARKING COUNT
SURFACE SPACES
HANDICAP SPACES
TOTAL SPACES
TRACT 1
TRACT 2
TRACT 3
2 STORY STUCCO 45,966 SQ. FT.
~ DETENTION POND ~
~ NOW OR FORMERLY ~ JASMINE ST THE GALLERIA LLC PID-17091000010 ZONING: RMLC
~ NOW OR FORMERLY ~ CUMBERLAND COMMUNITY CHURCH INC. PID-17084600230 ZONING: GC
~ NOW OR FORMERLY ~ COLONIAL PIPE LINE CO PID-17084600010 ZONING: R15
SPORTS AVENUE (R/W VARIES)
LOUISVILLE & NASHVILLE RAILROAD
APPROXIMATE L.L.L.
POB
POC
SCALE
GRAPHIC SCALE
1" = 30'
GEORGIA PRELIMINARY
J. BUCHANAN
JLB PARTNERS
JLB REALTY, LLC
– ALTA/NSPS LAND TITLE SURVEY –
LAND LOTS 845 & 846 - 17th LAND DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA
CITY OF SMYRNA