CURRENT ZONING: GC
MIN. LOT SIZE: 20,000 SQ. FT.
MAX. COVERAGE: 100%
MIN. LOT WIDTH: 100 FT.
FRONT SETBACK: 50 FT. (ARTERIAL)
50 FT. (OTHERS)
MIN. SIDE YARD: 10 FT.
MIN. REAR YARD: 30 FT.
MIN. SETBACK FROM RESIDENTIAL: 50 FT.

PARKING SPACES:
240 REGULAR SPACES
6 HANDICAP SPACES

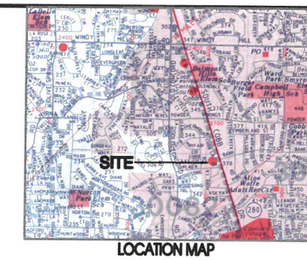
GRID N

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 528,805 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = SOKKIA IX SERIES ROBOTIC STATION
4. DATE OF SURVEY: 06/10/2019
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130057, PANEL 0118J, DATED 10/05/18, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. UNDERGROUND UTILITY LOCATION PROVIDED BY RMD SERVICES.

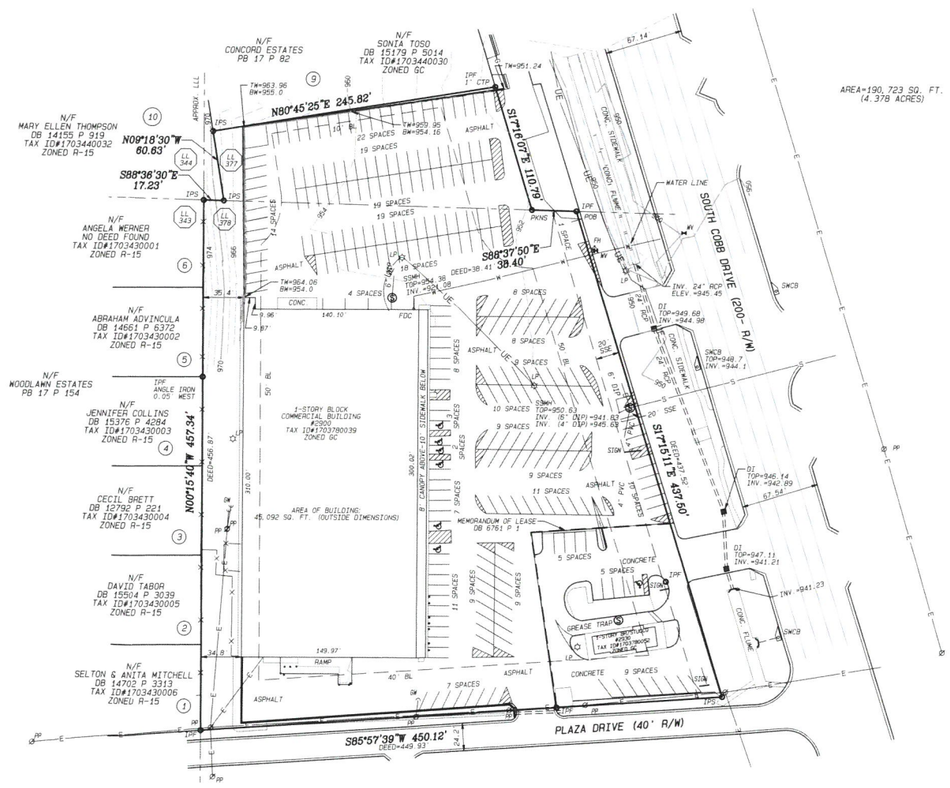
SURVEY REFERENCES:

1. LIMITED WARRANTY DEED TO 2900 SOUTH COBB DRIVE, LLC, DATED OCTOBER 9, 2002 AND BEING RECORDED IN DEED BOOK 13610, PAGE 6181.
2. QUITCLAIM DEED TO 2900 SOUTH COBB DRIVE, LLC, DATED OCTOBER 9, 2002 AND BEING RECORDED IN DEED BOOK 13610, PAGE 6190.
3. MEMORANDUM OF LEASE TO AVENUE D., INC. DATED MAY 19, 1992 AND BEING RECORDED IN DEED BOOK 6761, PAGE 1.
4. PLAT FOR PLAZA ASSOCIATES, INC., DATED OCTOBER 10, 1964 AND BEING RECORDED IN PLAT BOOK 32, PAGE 78.
5. PLAT FOR CHRIS PRIDGEN, PAUL D'ANESE, INTEGRITY BANK, AND CHICAGO TITLE INSURANCE COMPANY, DATED 08/29/02 AND BEING PREPARED BY SOLAR LAND SURVEYING COMPANY.



LOCATION MAP

SCALE: 1" = 2000'
REF: AERO ATLAS ATLANTA
OCTOBER 2016 TO OCTOBER 2017



Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 377 AND LAND LOT 378 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SOUTH COBB DRIVE (100' R/W) AND THE LINE DIVIDING THE LAND LOTS 377 AND 378, THENCE RUNNING ALONG THE WEST RIGHT OF WAY OF SOUTH COBB DRIVE THENCE SOUTH 17°16'07" EAST FOR A DISTANCE OF 437.60 FEET TO A #4 REBAR SET AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SOUTH COBB DRIVE AND THE NORTH RIGHT OF WAY OF PLAZA DRIVE (40' R/W); THENCE LEAVING THE WESTERLY RIGHT OF WAY OF SOUTH COBB DRIVE AND TRAVELING ALONG THE NORTH RIGHT OF WAY OF PLAZA DRIVE THENCE SOUTH 85°57'39" WEST FOR A DISTANCE OF 450.12 FEET TO A #4 REBAR; THENCE LEAVING THE NORTH RIGHT OF WAY OF PLAZA DRIVE AND TRAVELING ALONG THE LINE DIVIDING THE LAND LOTS 377 AND 378 THENCE SOUTH 88°37'50" EAST FOR A DISTANCE OF 38.40 FEET TO A #4 REBAR; THENCE NORTH 00°15'40" EAST FOR A DISTANCE OF 457.34 FEET TO A #4 REBAR SET ON THE WEST RIGHT OF WAY OF SOUTH COBB DRIVE (100' R/W); THENCE RUNNING ALONG THE WEST RIGHT OF WAY OF SOUTH COBB DRIVE THENCE NORTH 17°16'07" WEST FOR A DISTANCE OF 110.79 FEET TO A #4 REBAR SET AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SOUTH COBB DRIVE AND THE LINE DIVIDING LAND LOTS 377 AND 378; THENCE RUNNING ALONG LAND LOT LINE THENCE SOUTH 88°36'30" EAST FOR A DISTANCE OF 17.23 FEET TO A #4 REBAR SET AT THE POINT OF BEGINNING. TOGETHER WITH, AND SUBJECT TO, ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THIS PROPERTY CONTAINS 4.378 ACRES, MORE OR LESS.

ABBREVIATION LEGEND	
A	ARC DISTANCE
B/L	BUILDING LINE
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
LC	CHORD LENGTH
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PG	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER

SYMBOL LEGEND	
	Guy Wire
	Fire Hydrant
	Drop Inlet
	Water Meter
	Water Vavle
	Power Pole
	Sanitary Sewer Manhole
	Water Line
	Sanitary Sewer Line
	Overhead Power Line
	Fence

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GRAPHIC SCALE 1"=50'
0 50 100 150

REVISION RECORD	
DATE	PURPOSE

COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE BELOW REFERENCED FIRM AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN. NOR CAN IT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE FIRM.

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

GEORGIA REGISTERED No. 2496 BETTERTON

JUNE 23, 2019

ALTA/NSPS LAND TITLE SURVEY

2900 SOUTH COBB DRIVE

LOCATED IN:
LAND LOTS 377 & 378
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA, CITY OF SMYRNA
PREPARED FOR:
FEROZ ALI

DRAWN BY	RBB
CHECKED BY	RBB
SCALE	1" = 50'
DATE	JUNE 23, 2019
FILE NUMBER:	19131.PRO
JOB NUMBER	19131
SHEET NUMBER	1 OF 1