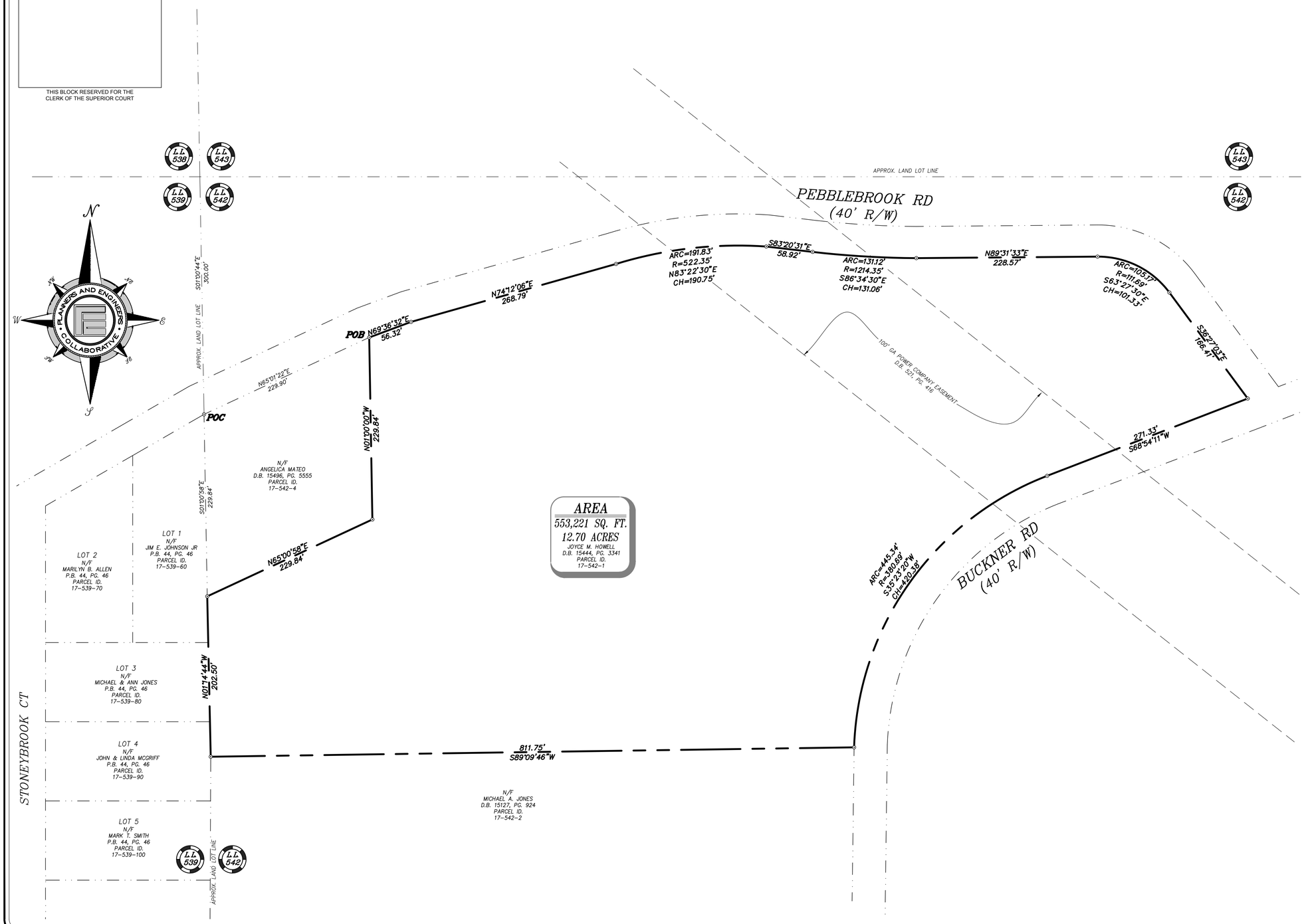
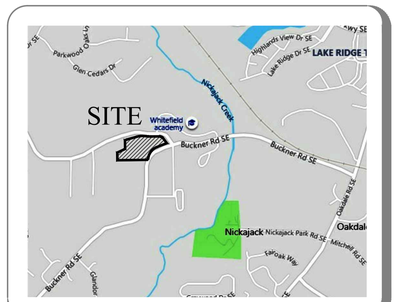
THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT





SITE MAP (NTS)

NOTES

1. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0209L, EFFECTIVE DATE OCTOBER 5, 2018 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

2. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 542 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence from a point at the intersection of the Western Land Lot line of Land Lot 542 and the Southern Right-of-Way line of Pebblebrook Road (40' Right-of-Way; thence following along said Right-of-Way, North 65 degrees 01 minute 22 seconds East a distance of 229.90 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence continuing along said Right-of-Way, North 69 degrees 36 minutes 32 seconds East a distance of 56.32 feet to a point; thence continuing along said Right-of-Way, North 74 degrees 12 minutes 6 seconds East a distance of 268.79 feet to a point; thence continuing along said Right-of-Way, 191.83 feet along an arc of a curve to the right, said curve having a radius of 522.35 feet and a chord bearing and distance of North 83 degrees 22 minutes 33 seconds East 190.75 feet to a point; thence continuing along said Right-of-Way, South 83 degrees 20 minutes 31 seconds East a distance of 58.92 feet to a point; thence 131.12 feet along an arc of a curve to the left, said curve having a radius of 1,214.35 feet and a chord bearing and distance of South 86 degrees 34 minutes 27 seconds East 131.06 feet to a point; thence continuing along said Right-of-Way, North 89 degrees 31 minutes 33 seconds East a distance of 228.57 feet to a point; thence 105.17 feet along an arc of a curve to the right, said curve having a radius of 111.69 feet and a chord bearing and distance of South 63 degrees 27 minutes 32 seconds East 101.33 feet to a point; thence continuing along said Right-of-Way, South 36 degrees 27 minutes 3 seconds East a distance of 166.41 feet to a point on the Northwestern Right-of-Way line of Buckner Road (40' Right-of-Way); thence leaving the Southern Right-of-Way line of Pebblebrook Road, South 68 degrees 54 minutes 11 seconds West a distance of 271.33 feet to a point; thence continuing along said Right-of-Way, 445.34 feet along an arc of a curve to the left, said curve having a radius of 380.69 feet and a chord bearing and distance of South 35 degrees 23 minutes 21 seconds West 420.38 feet to a point; thence leaving the Northwestern Right-of-Way line of Buckner Road, South 89 degrees 9 minutes 46 seconds West a distance of 811.75 feet to a point; thence North 01 degree 14 minutes 44 seconds West a distance of 202.50 feet to a point; thence North 65 degrees 0 minutes 58 seconds East a distance of 229.84 feet to a point; thence North 01 degree 0 minutes 0 seconds West a distance of 229.84 feet to a point on the Southern Right-of-Way line of Pebblebrook Road and the TRUE POINT OF BEGINNING.

Said tract containing 12.70 acres (553,221 square feet).

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C.O.A.-LSF000004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ZONING EXHIBIT
FOR

LAND LOT(S) 542
DISTRICT 17TH, 2ND SECTION

COBB COUNTY
GEORGIA

DRAWN BY: JRW
CHECKED BY: JNH
FILE NO.: 19102.00
DATE: 9-10-2019
SCALE:
0 30 60 120
DATE OF FIELD WORK: