THIS BOX FOR RECORDING PURPOSES ONLY

ADDRESS: 1715 BELLS FERRY ROAD
PROPERTY IS CURRENTLY ZONED C-2

| | |
|---|---|
| Minimum Lot Size | 15,000 sq. ft. |
| Maximum Density | Two dwelling units/acre |
| Minimum Lot Width | 100 ft./75 ft. (culdesac) |
| Maximum Building Height | 35 ft. |
| Minimum Floor Area | 1,600 sq. ft. |
| Maximum Building Coverage | 35% |
| Maximum Impervious Surface | 50% |
| Front Setback (arterial) | 40 ft. |
| Side Setback (major) | 25 ft. |
| Side Setback (minor) | 10 ft. |
| Rear Setback | 30 ft. |

THE FOLLOWING COMMENTS ADDRESS SURVEY-RELATED SPECIAL EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. L-132/1529, DATED JULY 8, 2019.

12. All matters shown on that certain Exemption Plat prepared for Helen Marvine Hitt Medford (Estate) by Russell Wallis Howard, Georgia Registered Land Surveyor No. 3238 of R.W. Howard Surveying, Inc., dated February 19, 2015, filed March 2, 2015, recorded in Plat Book 274, page 746, aforesaid records.

THE REFERENCED PLAT, AND SURVEY MATTERS CONTAINED THEREIN ARE SHOWN.

- The referenced Legal Descriptions are representative of the currently depicted tract of land. The "Exemption Plat" referenced was produced in order to combine two seperate tax parcels (described in each individual description). *See Property Descrition hereon for a current and accurate Property Description.

PROPERTY DESCRIPTION

ALL that tract or parcel of land lying and being in Land Lot 799, City of Marietta, in the 16th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

COMMENCING at the centerline intersection of Bells Ferry Road and Williams Drive;

THENCE South 41 degrees 04 minutes 58 seconds West for a distance of 166.44 feet to an iron pin found (1/2" capped rebar) on the westerly Right of Way of Bells Ferry Road (80' Right of Way), said point being the TRUE POINT OF BEGINNING;

THENCE along the westerly Right of Way of Bells Ferry Road South 25 degrees 49 minutes 15 seconds West for a distance of 556.59 feet to an iron pin set (1/2" capped rebar);

THENCE departing the westerly Right of Way of Bells Ferry Road North 66 degrees 06 minutes 41 seconds West for a distance of 402.85 feet to an iron pin found (5/8" rebar) on the western line of Land Lot 799;

THENCE North 01 degrees 46 minutes 48 seconds East along the western line of Land Lot 799 for a distance of 362.44 feet to an iron pin found (1/2" capped rebar);

THENCE South 87 degrees 40 minutes 15 seconds West for a distance of 600.00 feet to an iron pin found (1/2" capped rebar) on the westerly Right of Way of Bells Ferry Road, and the TRUE POINT OF BEGINNING;

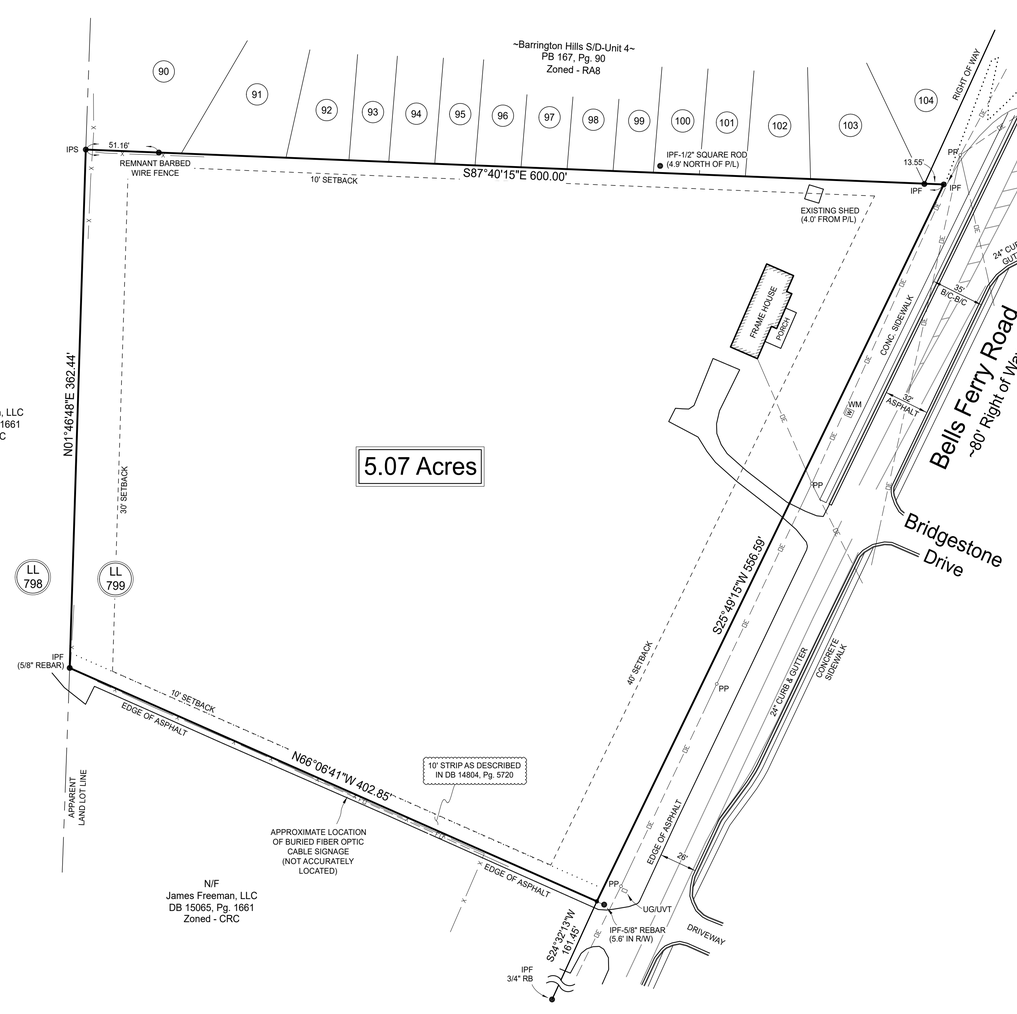
Said tract contains 5.07 Acres, more or less.

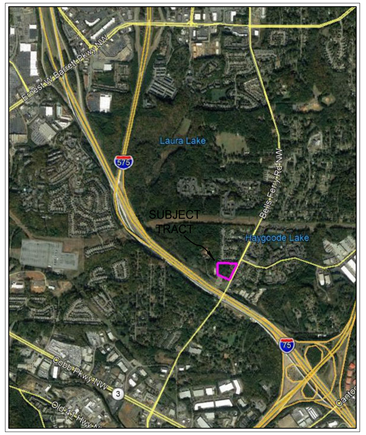
LEGEND

IPF - Iron Pin Found
IPS - Iron Pin Set (1/2" Capped Rebar)
L.L.L. - Land Lot Line
PP - Power Pole
WM - Water Meter
WV - Water Valve
UVT - Underground Utility Vault
R/W - Right of Way
N/F - Now or Formerly
DB, pg - Deed Book and Page
PB, pg - Plat Book and Page

Boundary Line
Lot Line
Land Lot Line
OE Overhead Electric
OT Overhead Telephone
UE Underground Electric
UT Underground Tel.
FO Fiber Optic Cable
Guardrail
X Fence Line
W Water Line
G Gas Line
SS Sewer Line

50 0 50 100 150
GRAPHIC SCALE – FEET




VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. The field data upon which this plat is based has a closure of 1:15,375 feet, an angular error of 5" per point, and was adjusted using the Least Squares Method.

2. This plat has been calculated for closure and has a mathematical error of 1:388,717.

3. Field angles and measurements acquired for the production of this plat were obtained on February 9, 2015 using a Nikon DTM-522 Total Station.

4. The bearings shown hereon are based upon Grid North (GA West Zone) as observed on date of field survey using a dial frequency GPS receiver and OPUS Solution.

5. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.

6. All Iron Pins Found (IPF) are 1/2" rebar unless otherwise noted.

This plat represents Cobb County tax parcel 16079900020, described in DB 14804, Pgs. 5709-5720, DB 14804, Pgs.5713-5716, and DB 14804, Pgs. 5717-5720.

This is a retracement survey of the aforementioned parcel of land.

FLOOD NOTE:

This property is not located within a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map (FIRM) 13067C0106H, Community Panel No. 130052 0106 H, dated March 4, 2013.

SURVEYOR CERTIFICATION:

To First American Title Insurance Company, Holt Ney Zatcoff & Wasserman, LLP, John Loyd, LDS Bells Ferry, LLC, a Georgia limited liability company, and Southern Development Partners, LLC, a Georgia limited liability company:

This is to certify that this map or plat and the survey upon which it is based were made in accordance with the 2016 Minimum Technical Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 8, 11, and 13 of Table A thereof. The fieldwork was completed on August 8, 2019

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 the O.C.G.A. 15-6-67.

Date of Map or Plat: 08/10/2019

GEORGIA
REGISTERED
No. 3238
LAND SURVEYOR
RUSSELL WALLIS HOWARD

Russell Wallis Howard
GA RLS No. 3238


**R.W. Howard Surveying, Inc.**
Georgia LSF License No. 1143
120 South Main Street
Jasper, Georgia 30143
(706) 253-6070 www.jaspersurveyor.com


**ALTA/NSPS LAND TITLE SURVEY PREPARED FOR FIRST AMERICAN TITLE INSURANCE, HOLT NEY ZATCOFF & WASSERMAN, LLP & JOHN LOYD**

**LOCATED IN LAND LOT 799
CITY OF MARIETTA
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA**

DATE: 08/09/2019
SCALE: 1"=50'
DRAWING: 15204 ALTA
COORD: 15204
SHEET #: 1 of 1