

ZONING: CRC (COMMUNITY RETAIL COMMERCIAL)

SETBACKS  
 FRONT = 35'  
 REAR = 35'  
 SIDE = 15' (MINOR) 25' (MAJOR)  
 MIN. LOT AREA = 20,000 SQ.FT.  
 MIN. LOT WIDTH = 100'  
 MAX. IMPERVIOUS SURFACE = 80%

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 15372, PAGE 2319
- SEE ADJOINERS

ADDRESS

144 & 152 SOUTH AVENUE  
 MARIETTA, GEORGIA, 30060

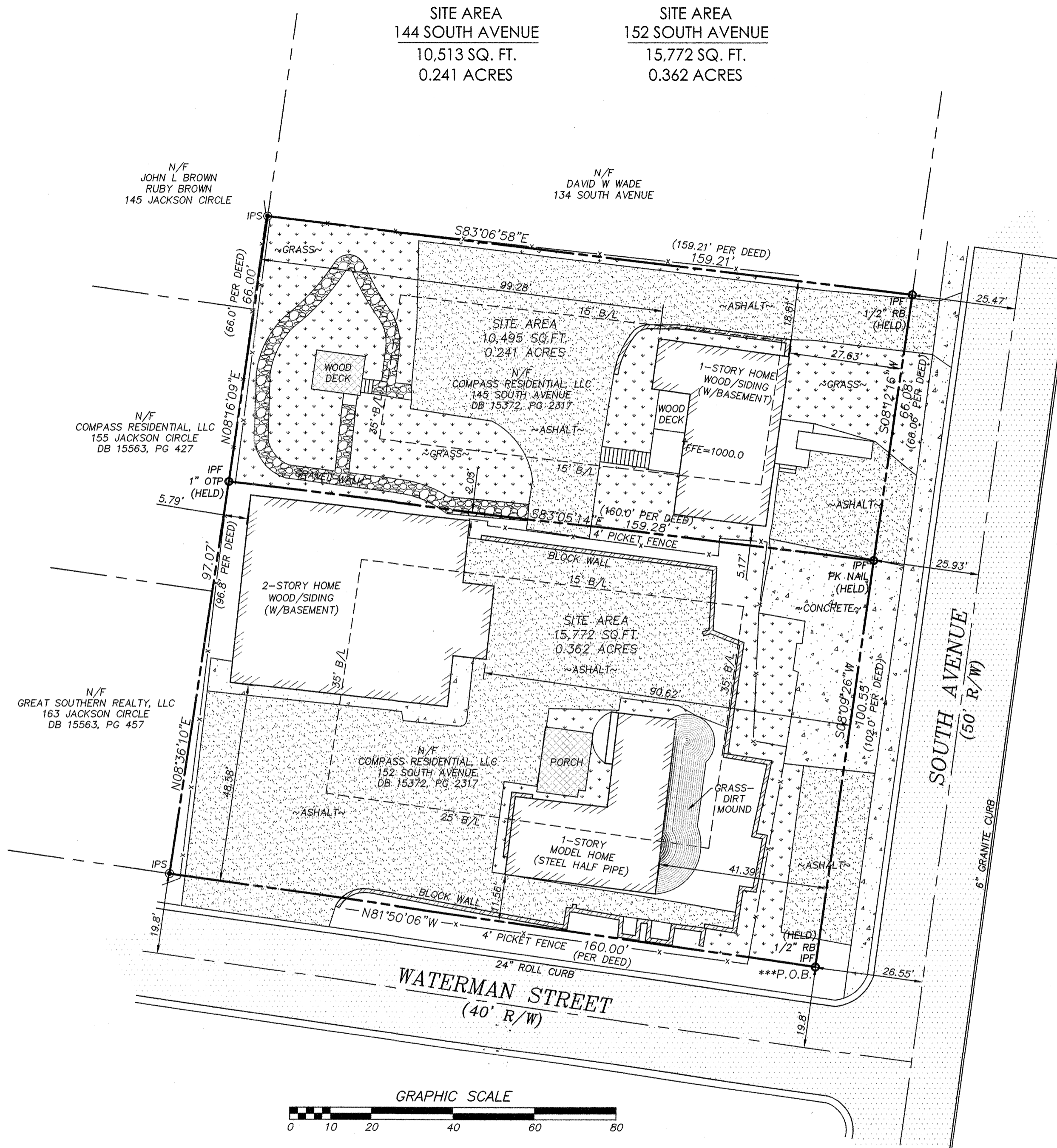
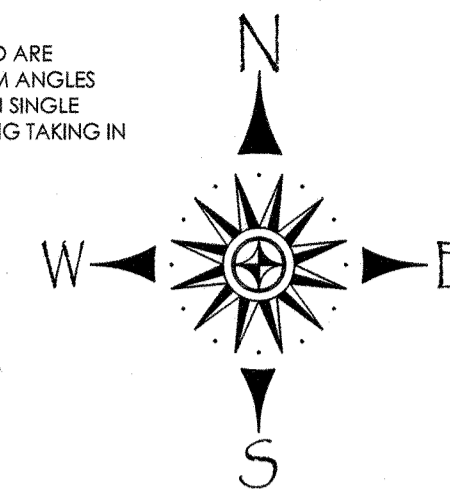
FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF MARIETTA (COBB COUNTY) COMMUNITY PANEL NO. (13067 C 0108 J) DATED MARCH 04, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

SITE AREA  
 144 SOUTH AVENUE  
 10,513 SQ. FT.  
 0.241 ACRES

SITE AREA  
 152 SOUTH AVENUE  
 15,772 SQ. FT.  
 0.362 ACRES

ALL BEARINGS HELD ARE  
 CALCULATED FROM ANGLES  
 TURNED, BASED ON SINGLE  
 MAGNETIC READING TAKING IN  
 FIELD.



INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC)  
 WORK PERFORMED ON JANUARY 14, 2019.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

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 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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 THE LAW.

LEGEND

IPF	IRON PIN FOUND	---	PROPERTY LINE
IPS	1/2" REBAR SET	-x-x-	FENCE
CMP	CORRUGATED METAL PIPE	-T-	TELEPHONE LINE
R/W	RIGHT OF WAY	-g-	GAS LINE
CL	CENTER LINE	-w-	WATER LINE
PL	PROPERTY LINE	-ss-	SANITARY SEWER LINE
FES	FLARED END SECTION	-P-	POWER LINE
L.L.L.	LAND LOT LINE	OTF	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
SMH	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
PP	POWER POLE	D.I.	DRAIN INLET
HY	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
LP	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
TP	TRAVERSE POINT (60D NAIL)	WV	WATER VALVE
DM	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
BM	BENCHMARK	N/F	NOW OR FORMERLY
IPF	IRON PIN FOUND	PT	PERC. TEST (BOREHOLE)
		RRT	4x4 TRANSFORMER
			RAIL ROAD TIE WALL

REVISIONS:

DEED BOOK 15372, PAGE 2319  
 LAND LOT 1234 of the 16th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA  
 DATE: 01/23/2019 SCALE: 1"= 20'

MERIDIAN GEOMATICS, LLC  
 Land Surveying ~ Residential, Commercial & Municipal

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 Marietta, Georgia 30067  
 phone: (770) 675-6197  
 surveyingatlanta@gmail.com

DRAWN BY  
 S.C.D.  
 JOB.#  
 2019-008

BOUNDARY SURVEY FOR  
 ATLANTIS NATIONAL SERVICES, INC  
 SHARESTATES INVESTMENTS, LLC  
 144 152 SOUTH AVENUE, LLC  
 SITE ADDRESS(ES): 144 & 152 SOUTH AVENUE, MARIETTA, GEORGIA

