

LEGEND

STANDARD ABBREVIATIONS

AC AIR CONDITIONER
BL BORE HOLE
BSL BUILDING SETBACK LINE
CUBS CURB INLET
CMP CORRUGATED METAL PIPE
CND CONCRETE MONUMENT FND
CO SANITARY CLEANOUT
CPE COMMUNICATION PDE/STAL
CTP CRIMPED TOP PIPE
DIP DUCTILE IRON PIPE
DMCB DOUBLE WING CATCH BASIN
FND FOUNDATION
GM GAS METER
INV INVERT
JB JUNCTION BOX
MH MANHOLE
NLF NAL FOUNDATION
OCS OUTLET CONTROL STRUCTURE
OIP OPEN TOP PIPE
PMP POWER METER
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RFB REINFORCED BARS
RBS 5/8" RIB SET CAPPED LSF 621
SSW SINGLE WING CATCH BASIN
TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS

POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY Stewart Title Guaranty Company, COMMITMENT NO. 2335-0005, EFFECTIVE DATE FEBRUARY 5, 2024.

SCHEDULE B, SECTION 2

12. Right to the use of a private road bed contained in that Warranty Deed from Mrs. W. L. Featherston to Clara T. Peterson and Ernest Peterson, recorded January 19, 1942, in Deed Book 146, Page 13, Cobb County, Georgia records.

13. Declaration of Protective Covenants made by Ernest R. Peterson and Clara T. Peterson, recorded December 03, 1959, in Deed Book 522, Page 461, Cobb County, Georgia records.

14. Easement and Right of Way to Cobb County-Marietta Water Authority, recorded April 16, 1967, in Deed Book 969, Page 137, Cobb County, Georgia records.

15. Grant of Easement to Cobb County, recorded June 27, 1973, in Deed Book 132, aforesaid records.

16. Advance Construction Damage Release to Colonial Pipeline Company, recorded September 29, 1975, in Deed Book 1633, Page 684, Cobb County, Georgia records.

17. Right of Way Easement to Colonial Pipeline Company, recorded September 29, 1975, in Deed Book 1633, Page 685, Cobb County, Georgia records.

18. Grant of Easement to the City of Austell, recorded June 29, 1976, in Deed Book 1696, Page 130, aforesaid records.

19. Grant of Easement to the City of Austell, recorded July 15, 1976, in Deed Book 1696, Page 130, aforesaid records.

20. Grant of Easement to the City of Austell, recorded August 09, 1976, in Deed Book 1701, Page 492, Cobb County, Georgia records.

21. Grant of Easement to the City of Austell, recorded August 09, 1976, in Deed Book 1701, Page 492, Cobb County, Georgia records.

22. Grant of Easement to the City of Austell, recorded August 09, 1976, in Deed Book 1701, Page 492, Cobb County, Georgia records.

23. Application and Questionnaire For Current Use Assessment of Bona Fide Agricultural Property submitted by Matthew Lemaster and Julie Lemaster for that 33.9-acre tract known as Tax Map / Parcel No. 19128500110 recorded September 12, 2014, in Deed Book 16032, Page 5814, aforesaid records.

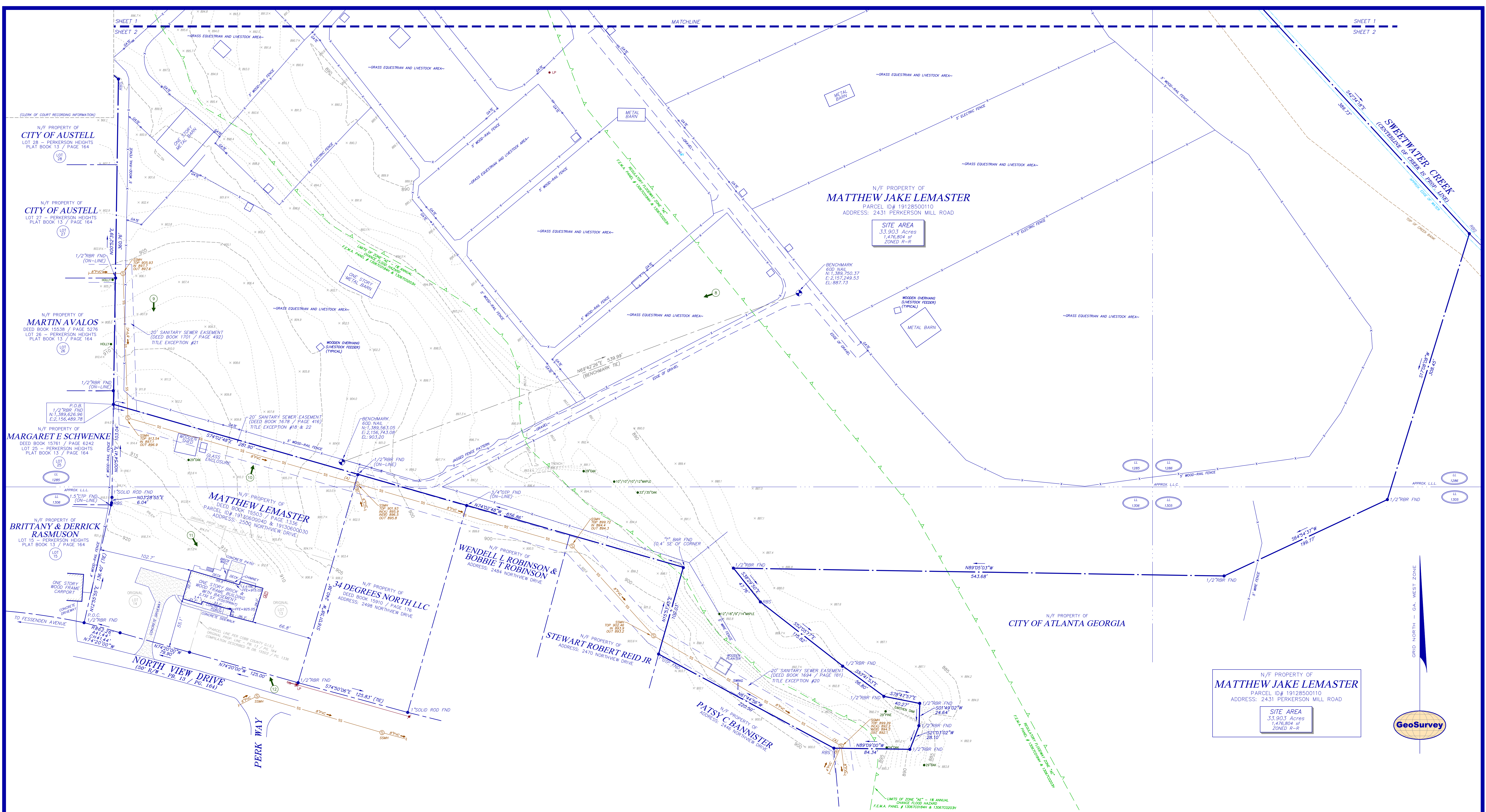
(NOTE THAT THIS DOCUMENT EVIDENCES AN ELECTION MADE BY THE OWNER FOR SPECIAL TAX TREATMENT, WHICH IS OBTAINED BY PLACING A COVENANT UPON THE PROPERTY THAT RESTRICTS ITS USE TO AGRICULTURAL OR CONSERVATION PURPOSES FOR A PERIOD OF 10 YEARS. IF THE COVENANT IS BROKEN, THERE MAY BE PENALTIES AND BACK TAXES THAT ARE DECLARED DUE. PLEASE BE AWARE THAT CERTAIN TRANSACTIONS, E.G., A SALE OF THE PROPERTY OR A TRANSFER OF TITLE, MAY TRIGGER A BREACH OF THE COVENANT. IN CERTAIN CIRCUMSTANCES A NEW APPLICATION MAY BE SUBMITTED FOLLOWING A TRANSFER OF TITLE TO RENEW THE SPECIAL TAX TREATMENT WITHOUT PENALTY. PLEASE CHECK WITH THE TAX OFFICE FOR A DETERMINATION.)

AERIAL IMAGE

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 1285, 1286, 1305 & 1306 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at a 1/2-inch rebar found on the northerly right-of-way of North View Drive (a 50' right-of-way), thence leaving the aforesaid right-of-way North 12 degrees 55 minutes 55 seconds East, a distance of 136.40 feet to a 1/2-inch crimped top pipe found, thence North 03 degrees 28 minutes 55 seconds East, a distance of 6.04 feet to a 1 inch solid rod found, said rod being the True Point of Beginning. From the established True Point of Beginning, proceed thence North 00 degrees 52 minutes 39 seconds East, a distance of 360.76 feet to a 5/8-inch rebar set, thence North 51 degrees 35 minutes 31 seconds West, a distance of 127.47 feet to a 1/2-inch rebar found on the southerly right-of-way of Perkins Mill Road (a 50' right-of-way), thence along the aforesaid right-of-way North 42 degrees 13 minutes 56 seconds East, a distance of 573.89 feet to a 5/8-inch rebar set, thence North 51 degrees 35 minutes 31 seconds West, a distance of 127.47 feet to a 1/2-inch rebar found on the southerly right-of-way of Perkins Mill Road (a 50' right-of-way), thence along the aforesaid right-of-way North 42 degrees 13 minutes 56 seconds East, a distance of 573.89 feet to a 5/8-inch rebar set, thence North 51 degrees 35 minutes 31 seconds West, a distance of 127.47 feet to a 1/2-inch rebar found on the southerly right-of-way of Perkins Mill Road (a 50' right-of-way), thence along the aforesaid right-of-way 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AC AIR CONDITIONER	BP POWER POLE
BH BORE HOLE	CP CUP WIRE
BSL BUILDING SETBACK LINE	LP LIGHT POLE
C CURB INLET	ET ELECTRIC TRANSFORMER
CMP CORRUGATED METAL PIPE	WV WATER VAULT
CMF CONCRETE MONUMENT FND	GV GAS VALVE
CO SANITARY CLEANOUT	WM WATER METER
CPED COMMUNICATION PEDESTAL	WV WATER VALVE
CTP CRIMED TOP PIPE	GM GAS METER
DI DROP INLET	WV WATER VAULT
DIP DUCTILE IRON PIPE	WV WATER VALVE
DWCB DOUBLE WING CATCH BASIN	WV WATER VALVE
FND FOUND	WV WATER VALVE
GM GAS METER	WV WATER VALVE
INVERT	WV WATER VALVE
JB JUNCTION BOX	WV WATER VALVE
MH MANHOLE	WV WATER VALVE
NT NAIL FOUND	WV WATER VALVE
OCS OUTLET CONTROL STRUCTURE	WV WATER VALVE
OP OPEN TOP PIPE	WV WATER VALVE
PM POWER METER	WV WATER VALVE
POB POINT OF BEGINNING	WV WATER VALVE
POC POINT OF COMMENCEMENT	WV WATER VALVE
RCP REINFORCED CONCRETE PIPE	WV WATER VALVE
RIR IRON REINFORCING BAR	WV WATER VALVE
S/S 5/8" RIB SET CAPTED LSF 621	WV WATER VALVE
SS SANITARY SEWER	WV WATER VALVE
SWB SINGLE WING CATCH BASIN	WV WATER VALVE
TRANS ELECTRIC TRANSFORMER	WV WATER VALVE

IF YOU DIG

811 Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

SITE PHOTOGRAPHS

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

GeoSurvey

Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

2451 Perkerson Mill Road SW

FOR
**Devine Title Agency, Inc.,
West Creek Owners LLC,
Georgia's Own Credit Union &
Stewart Title Guaranty Company**

SS JOB NO: 20237625	DRAWING SCALE: 1" = 40'	SURVEY DATE: 03-04-2024
FIELD WORK: ZM	CITY: AUSTELL	FIELD DATE: 06-02-2023
PROJ MGR: RFS	COUNTY: COBB	STATE: GA
REVIEWED: DLH	LAND LOT: 1285, 1286, 1305, 1306	DISTRICT: 19th SEC: 2nd
DWG FILE: 20237625-1.dwg		

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