

TOTAL SITE AREA
79,272 SQ. FT.
1.820 ACRES

THIS BLOCK RESERVED FOR COURT CLERK.

ZONING: R-15

SETBACKS:
 FRONT = 35'
 SIDE = 10'
 REAR = 30'
 MAX. BUILDING HEIGHT = 35' (2 STORIES)
 MAX. IMPERVIOUS SURFACE = 35%
 MIN. LOT SIZE = 15,000 SQ. FT.
 MIN. LOT WIDTH = 75'

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 15302, PAGE 3700
2. SUBJECT DEED BOOK 15302, PAGE 3698
3. SURVEY BY J.A. EVANS & ASSOCIATES SURVEYING CO., INC. FOR RUTH V. KAROLYI DATED MARCH 31, 1989.
4. SURVEY BY J.A. EVANS & ASSOCIATES SURVEYING CO., INC. FOR RUTH V. KAROLYI DATED FEBRUARY 9, 1990.
5. SEE ADJOINERS

ADDRESS:

4385 WALTON STREET (4385 MARCHMAN STREET)
 POWDER SPRINGS, GEORGIA 30127

FLOOD NOTE:

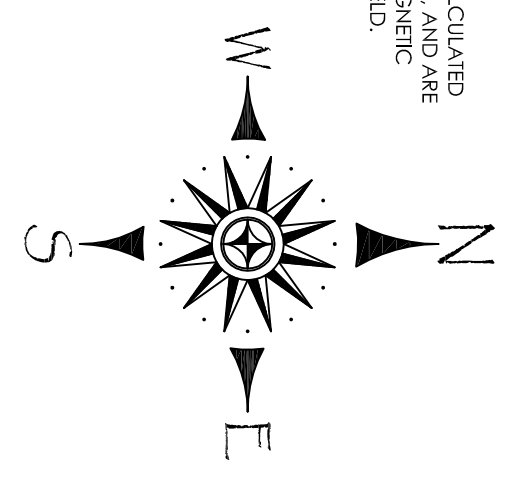
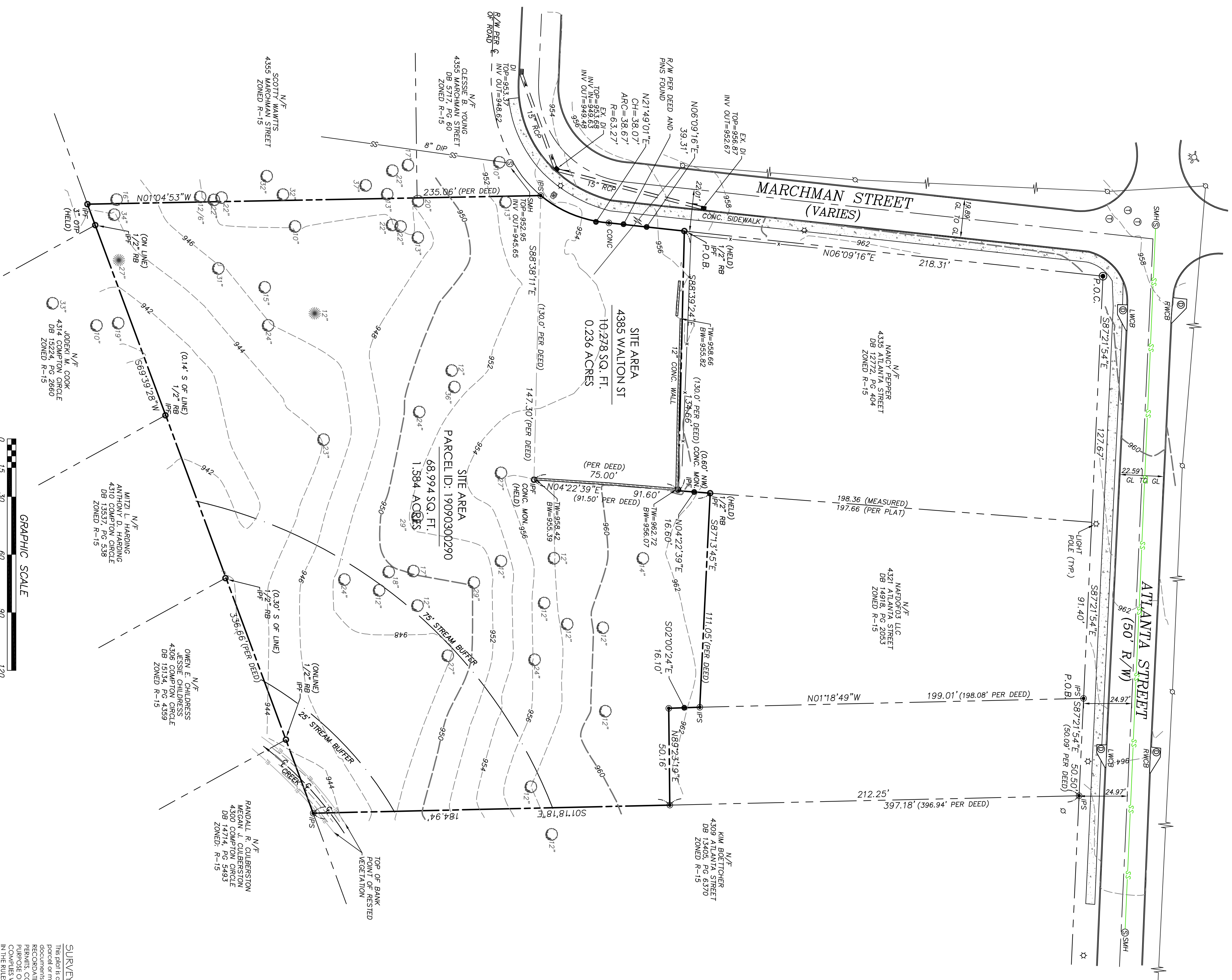
AS PER THE F.I.R.M., FLOOD INSURANCE RATE MAP COBB COUNTY COMMUNITY PANEL NO. 13067 C 0181 H DATED MARCH 04, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS SITE DOES LIES WITHIN ZONE "X".

BENCHMARK REFERENCE:

ALL ELEVATIONS ARE GROUND SURVEY ELEVATIONS BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE COBB COUNTY GS MARKS LOCATED ONLINE AT [HTTP://GEO.COBBCOUNTYGA.GOV](http://geo.cobbcountyga.gov) AND ARCCORP.COM

LEGEND	
IPF	IRON PIN FOUND
IRS	1/2" REBAR SET
R/W	RIGHT OF WAY METAL PIPE
C	CENTER LINE
Q	PROPERTY LINE
F	FEED LINE
L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
NY	NORTH ARROW
W	WATER MAIN
PO	POWER POLE
SH	SEWER MANHOLE
HY	HYDRANT
LV	LIGHT POLE CONTROL VALVE
SV	SEWER CONTROL VALVE
GW	GROUND WATER MANHOLE LD
TV	TELE COMM MANHOLE LD
GV	GAS VALVE
BT	BENCHMARK
RT	RAIL ROAD TIE WALL

TREE LEGEND	
○	EX. HARDWOOD TREE
○	PINE TREE
○	PECAN TREE
○	OAK TREE



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, AND ARE BASED ON THE STATE MAGNETIC REFERENCE FRAME IN EFFECT.

SURVEYOR'S CERTIFICATION:
 The data is a representation of an existing parcel or parcel of land and does not constitute or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcel interest herein, or any other instrument which may affect the parcel or parcel interest herein, is hereby acknowledged by the undersigned surveyor. The undersigned surveyor certifies that this plat complies with the minimum technical standards for professional surveys as set forth in the Georgia Surveying and Mapping Act, as amended, and as set forth in the O.C.G.A. SECTION 15-6-2.



INSTRUMENT USED: TOPCON ES-150 (ROBOTIC/MOTORISED)
 WORK PERFORMED ON DECEMBER 6-7, 2021.
 THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PER CENTAGE OF ONE FOOT IN 100,000. PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.
 THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
 THIS SURVEYOR INCLUDES OBJECTS RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE OBSERVABLE, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

BOUNDARY, TOPOGRAPHIC, TREE & UTILITY SURVEY for
CAPITAL CITY PROPERTIES, LLC
 PERMITTING MUNICIPALITY: CITY OF POWDER SPRINGS

DEED BOOK 15302, PAGE 3700 (LEGAL DESCRIPTION)
 LAND LOT 902 19th DISTRICT
 COBB COUNTY, GEORGIA
 DATE: 1/22/2021 SCALE: 1" = 30'

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

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

DRAWN BY: S.C.D.
 JOB NO.: 2021-1-392