



LEGAL DESCRIPTION

PARCEL ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1218 OF THE 16TH DISTRICT, 2ND SECTION, CITY OF MARIETTA, COBB COUNTY, GEORGIA, PER PLAT OF SURVEY PREPARED BY H. B. & P. SURVEYING, INC. DATED JULY 21, 1999, AND BEING SHOWN AS PARCEL 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BUILDING CORNER LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF SOUTH PARK SQUARE AND THE EAST RIGHT OF WAY OF WINTERS STREET; THENCE SOUTH 87 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 84.32 FEET ALONG THE SOUTH SIDE OF SOUTH PARK SQUARE; THENCE SOUTH 02 DEGREES 46 MINUTES 29 SECONDS WEST A DISTANCE OF 100.33 FEET TO A BUILDING CORNER LOCATED ON THE NORTH SIDE OF AN ALLEY; THENCE NORTH 87 DEGREES 57 MINUTES 02 SECONDS WEST A DISTANCE OF 80.36 FEET TO A PK NAIL SET LOCATED ON THE EAST RIGHT OF WAY OF WINTERS STREET; THENCE NORTH 02 DEGREES 13 MINUTES 43 SECONDS EAST A DISTANCE OF 100.50 FEET TO A BUILDING CORNER, THE SAME BEING LOCATED AT THE POINT OF BEGINNING. SAID TRACT CONTAINING 8,117 SQUARE FEET.

ALSO COVEYED HEREIN IS ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN THE ALLEYS, SHOWN AS PARCELS 3 AND 4 ON THE ABOVE-REFERENCED SURVEY, ON THE SOUTH SIDE OF CAPTION PROPERTY AS WELL AS THE RIGHT OF ACCESS TO SAID ALLEYS.

PARCEL FIVE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1218 OF THE 16TH DISTRICT, 2ND SECTION, CITY OF MARIETTA, COBB COUNTY, GEORGIA, PER PLAT OF SURVEY PREPARED BY H. B. & P. SURVEYING, INC. DATED JULY 21, 1999, AND BEING SHOWN AS PARCEL 5 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF ANDERSON STREET AND THE EAST RIGHT OF WAY OF WINTERS STREET; THENCE NORTH 02 DEGREES 13 MINUTES 43 SECONDS EAST A DISTANCE OF 100.50 FEET TO A PK NAIL SET ON THE SOUTH SIDE OF AN ALLEY; THENCE SOUTH 87 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 58.50 FEET TO A BUILDING CORNER; THENCE SOUTH 02 DEGREES 09 MINUTES 15 SECONDS WEST A DISTANCE OF 41.75 FEET TO A POINT; THENCE SOUTH 88 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 2.07 FEET TO A BUILDING CORNER; THENCE SOUTH 02 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 63.18 FEET TO A BUILDING CORNER LOCATED ON THE NORTH RIGHT OF WAY OF ANDERSON STREET; THENCE NORTH 87 DEGREES 58 MINUTES 34 SECONDS WEST A DISTANCE OF 50.77 FEET ALONG THE NORTH RIGHT OF WAY OF ANDERSON STREET TO A PK NAIL SET LOCATED AT THE POINT OF BEGINNING. SAID TRACT CONTAINING 6,282 SQUARE FEET.

ALSO CONVEYED HEREIN IS ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN THE ALLEYS, SHOWN AS PARCELS 3, 4 AND 6 ON THE ABOVE-REFERENCED SURVEY.

PARCEL FOUR:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1218 OF THE 16TH DISTRICT, 2ND SECTION, CITY OF MARIETTA, COBB COUNTY, GEORGIA, PER PLAT OF SURVEY PREPARED BY H. B. & P. SURVEYING, INC. DATED JULY 21, 1999, AND BEING SHOWN AS PARCEL 4 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET ON THE EAST RIGHT-OF-WAY OF WINTERS STREET SOUTH 02 DEGREES 13 MINUTES 43 SECONDS WEST A DISTANCE OF 100.50 FEET FROM A BUILDING CORNER LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SOUTH PARK SQUARE AND THE EAST RIGHT-OF-WAY OF WINTERS STREET, AS MEASURED ALONG THE EAST RIGHT-OF-WAY OF WINTERS STREET, FROM SAID PK NAIL AND POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 57 MINUTES 02 SECONDS EAST A DISTANCE OF 80.36 FEET TO A BUILDING CORNER; THENCE SOUTH 02 DEGREES 46 MINUTES 29 SECONDS WEST A DISTANCE OF 4.50 FEET TO A PK NAIL; THENCE NORTH 87 DEGREES 54 MINUTES 16 SECONDS WEST A DISTANCE OF 21.83 FEET TO A PK NAIL; THENCE SOUTH 02 DEGREES 09 MINUTES 15 SECONDS WEST A DISTANCE OF 4.57 FEET TO A BUILDING CORNER; THENCE NORTH 87 DEGREES 45 MINUTES 09 SECONDS WEST A DISTANCE OF 80.50 FEET TO A PK NAIL SET ON THE RIGHT-OF-WAY OF WINTERS STREET; THENCE NORTH 02 DEGREES 13 MINUTES 43 SECONDS EAST A DISTANCE OF 8.85 FEET TO A PK NAIL, THE SAME BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 622 SQUARE FEET.

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Joy C. Stephenson, Clerk 28.

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 LAWS OF THE STATE OF GEORGIA.

John O. Huffman

JOHN O. HUFFMAN RLS # 2034

SURVEY FOR
**PHILIP M. GOLDSTEIN,
FIRST UNION NATIONAL BANK
& LAWYERS TITLE INSURANCE
CORPORATION**
LOCATED IN LAND LOT 1218
16th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
DATE: JULY 21, 1999 SCALE: 1"=20'

20 0 20 40
GRAPHIC SCALE

REVISION #1 AUGUST 6, 1999 ADDED LEGAL DESCRIPTION FOR PARCEL 4

AREA SUMMARY		
PARCEL 1	8117 SQ. FT.	0.19 ACRES
PARCEL 2	5992 SQ. FT.	0.14 ACRES
PARCEL 3	646 SQ. FT.	0.01 ACRES
PARCEL 4	622 SQ. FT.	0.01 ACRES
PARCEL 5	6282 SQ. FT.	0.14 ACRES
PARCEL 6	617 SQ. FT.	0.01 ACRES
PARCEL 7	7856 SQ. FT.	0.18 ACRES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAP PANEL # 130226 0005 C, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED: SOKKIA SET 4B II

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,000 FEET, AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 191,000 FEET.

- LEGEND
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - RB - REBAR
 - OT - OPEN TOP
 - RRS - RAILROAD SPIKE
 - NF - NAIL FOUND
 - R/W - RIGHT OF WAY
 - * - POWER SERVICE
 - x - TELEPHONE SERVICE
 - o - GAS METER
 - o - POWER POLE
 - o - WATER METER

**H.B. & P.
SURVEYING, Inc.**

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