



**FEMA**  
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE DATA MAP  
COBB COUNTY, GEORGIA  
AND INCORPORATED AREAS

**Panel 102 of 252**

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
COBB COUNTY	13061	0102	1
MARIETTA CITY OF	13061	0102	1
MARIETTA CITY OF	13061	0102	1

VECON NUMBER  
2.3.3.2  
MAP NUMBER  
13061/0102  
MAP REVISED  
OCTOBER 5, 2018

This is an official FEMA map, showing a portion of the above referenced flood map received from the NFIP. FEMA does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make use of this map is current, please see the Flood Hazard Mapping Updates Overview Text Block available on the FEMA Flood Map Service Center home page at [www.fema.gov](http://www.fema.gov).

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

All that tract or parcel of land lying and being in Land Lot 939 of the 16th District 2nd Section of Cobb County, Georgia and being designated as 497 Kirk Road more fully described as follows;

Start at a nail set located within asphalt at the intersection of the Southeastly Right-of-Way of Kirk Road (30° R/W) and the Southwestly Right-of-Way of Old U.S. Highway 41 (F.K.A. Church Street Extension) (60° R/W) said nail also being the Point of Beginning. Thence from the Point of Beginning and running S61°42'29"E along the Southwestly Right-of-Way of Old U.S. Highway 41 a distance of 227.74 feet to a point located within asphalt at the intersection of S30°R/W and S90°E. Thence leaving Right-of-Way and running S00°27'31"W along Land Lot Line a distance of 294.00 feet to a rebar set located within a State Waters Buffer. Thence continuing S00°27'31"W along Land Lot Line a distance of 36.47 feet to a rebar set located within Buffer. Thence leaving Land Lot Line and running S67°19'38"W a distance of 399.75 feet to a 3/4" solid rod found. Thence continuing N22°22'30"E along the Southwestly Right-of-Way of Old U.S. Highway 41 a distance of 106.02 feet to a point. Thence running Northwesterly along Right-of-Way of Kirk Road, Thence running Northeasterly along Right-of-Way and following the arc of a curve to the left an arc distance of 160.74 feet (said arc having a radius of 373.98 feet, a chord bearing of N56°19'55"E and a chord distance of 159.51 feet) to a point. Thence running N41°14'46"E along Right-of-Way a distance of 106.02 feet to a point. Thence running N41°14'46"E along Right-of-Way a distance of 127.74 feet to a point located within Buffer. Thence continuing N41°12'02"E along Right-of-Way a distance of 182.40 feet to said nail located within asphalt at intersection and the Point of Beginning.

1. QUITCLAIM DEED IN FAVOR OF  
MARY CATHERINE DOWNING  
DEED BOOK 16090 PAGE 6500  
COBB COUNTY, GEORGIA

[illegible]

LAND LOT 939  
16TH DISTRICT, 2ND SECTION  
CITY OF MARIETTA  
COBB COUNTY, GEORGIA  
PLAT PREPARED: 4-18-25  
FIELD: 4-17-25 SCALE: 1"=30' JOB#265944

TO: TIMOTHY BLAND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B(1), 8, 9, 10A, 11, 13, 14 & 16 OF Table A THEREOF.

THE FIELD WORK WAS COMPLETED ON 4-17-25

4-18-25 Michael R. Noles Ga. RLS #2646  
Member SAMSOG

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, which are referenced herein, is hereby acknowledged and is true and correct as stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for professional land surveying as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Michael R. Noles*  
Michael R. Noles Georgia RLS No. 2646 4-18-25

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



**Know what's below.  
Call before you dig**

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CREDITABLE TITLE SEARCH MAY DISCLOSE. NEW PERMITS FROM THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHIN THE BOUNDARIES OF THE SURVEYOR NAMED ON SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AIDAN CRAWFORD AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 356,288 FEET. A GEMAX ZOOM 80 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BASIS OF BEARINGS: DEED BOOK 16090 PAGE 6500.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. PARKING AREA IS OFF STREET AND 00 STANDARD PARKING SPACES DESIGNATED. THERE ARE 0 HANDICAP SPACES, AND 00 TOTAL SPACES DESIGNATED.
10. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF MARIETTA, COBB COUNTY, AND/OR THE STATE OF GEORGIA.
12. MCGILL SURVEYING SERVICES, INC. IS COVERED BY A GENERAL LIABILITY INSURANCE AND WORKER'S COMPENSATION POLICY.

B		BUILDING LINE
R		PROPERTY LINE
R/W		RIGHT-OF-WAY
C		CENTERLINE
BC		BACK OF CURB
G		GUTTER
EP		EDGE OF PAVING
TW		TOP OF WALL
BW		BOTTOM OF WALL
	X	FENCE
RCP		REINFORCED CONCRETE PIPE
CMP		CORRUGATED METAL PIPE
PP		POWER POLE
LP		LIGHT POLE
W		GUY WIRE
P		POWER LINE
PM		POWER METER
PB		POWERBOX
FO		FIBEROPTIC
A/C		AIR CONDITION
CB		CABLE BOX
TB		TELEPHONE BOX
GM		GAS METER
GV		GAS VALVE
GLM		GAS LINE MARKER
WM		WATER METER
WV		WATER VALVE
FR		FIRE HYDRANT
MM		MONITORING WELL
HW		HEADWALL
JB		JUNCTION BOX
DI		DROPPINLE
S		SANITARY SEWER LINE
SSMH		SANITARY SEWER MANHOLE
CO		CUT-OUT
W		UNDERGROUND WATER UTILITY
UT		UNDERGROUND COMMUNICATION UTILITY
U		UNDERGROUND GAS UTILITY
E		UNDERGROUND ELECTRIC UTILITY
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
D		DRAINAGE EASEMENT
S.S.E.		SANITARY SEWER EASEMENT