

FOR SALE-1 SINGLE FAMILY LOT WOOD STREAM SUBDIVISION



COMMENTS:

This opportunity consists of a single family lot located in well-established Wood Stream Subdivision in the Acworth area of Cobb County, Georgia.

PROPERTY HIGHLIGHTS:

Location: 3621 AUTUMN VIEW DRIVE, ACWORTH, GA 30101

Size: 20,000+/-square feet. Lot width is 130'

Zoning: R-20, Cobb County

Price: \$39,900.00

PRESENTED BY:

MATT ALLEN
mallen@allensouthernproperties.com
Phone: 678-873-8125

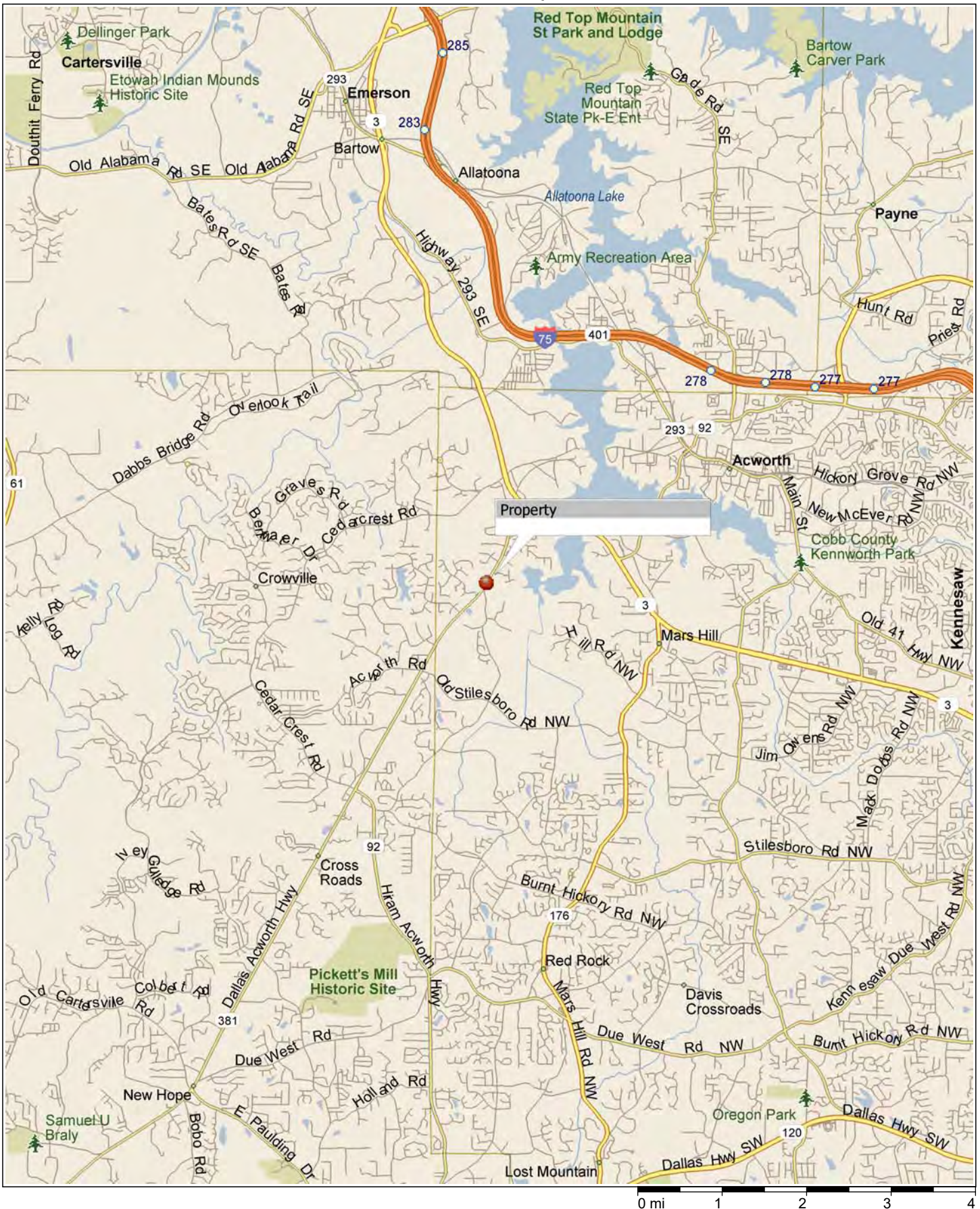
Allen Southern Properties, Ltd.
www.allensouthernproperties.com



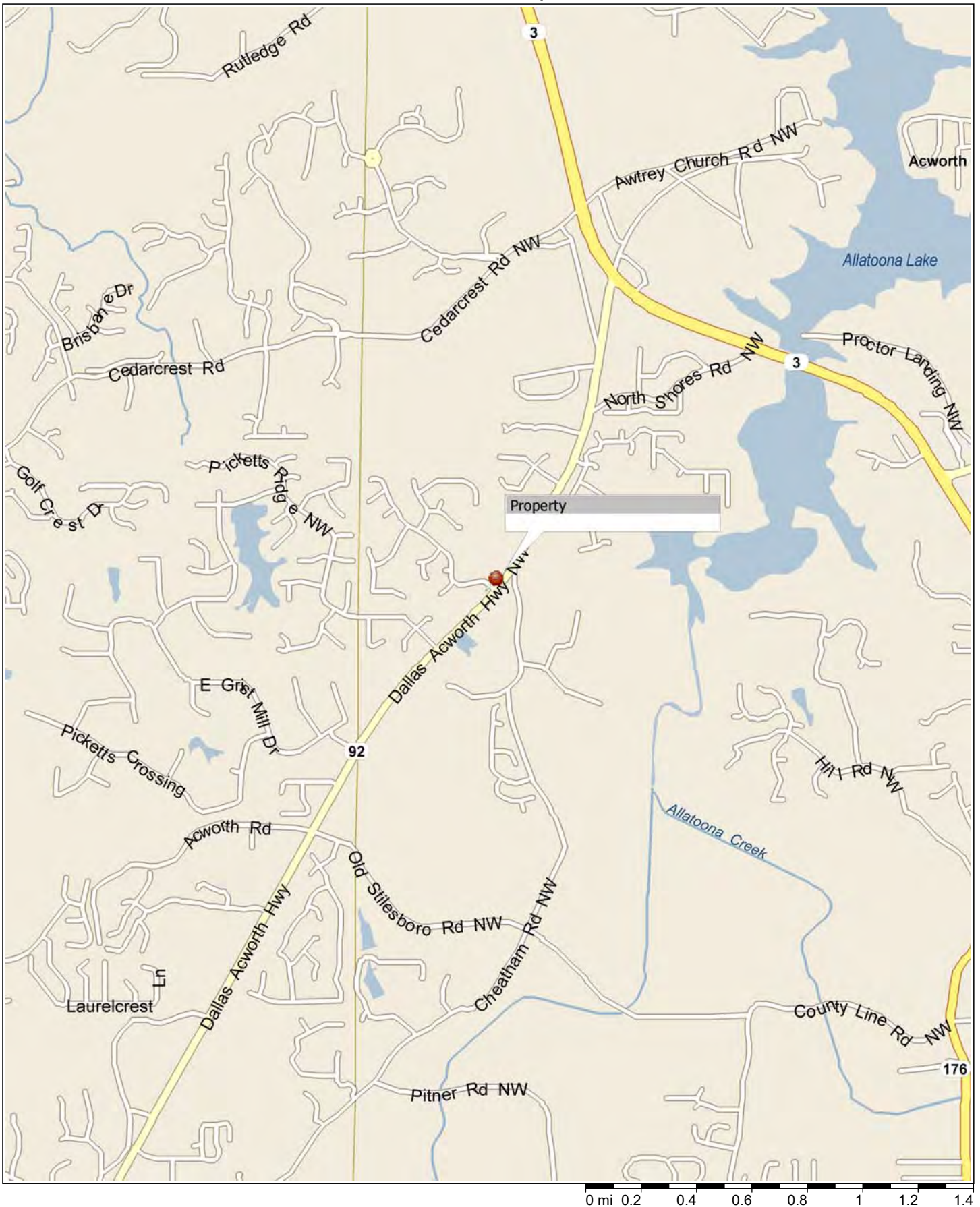
Allen Southern
Properties, Ltd.

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

Location Map 1



Location Map 2





This plat having been submitted to Cobb County and having been found to comply with the Master Plan, the Cobb County Subdivision Regulations, and the Cobb County Zoning Regulations, is approved subject to the installation and dedication of all streets, utilities, easements, and other improvements in accordance with the Standard Design Specifications.

[Signature]
Engineering Dept. 092988

[Signature]
Board of Commissioners

[Signature]
Zoning Department

OWNER'S ACKNOWLEDGEMENT

The owner of the land shown on this plat and who in person or through a duly authorized agent acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places hereon shown for the purpose and consideration herein expressed.

[Signature]
Ma R. Johnson

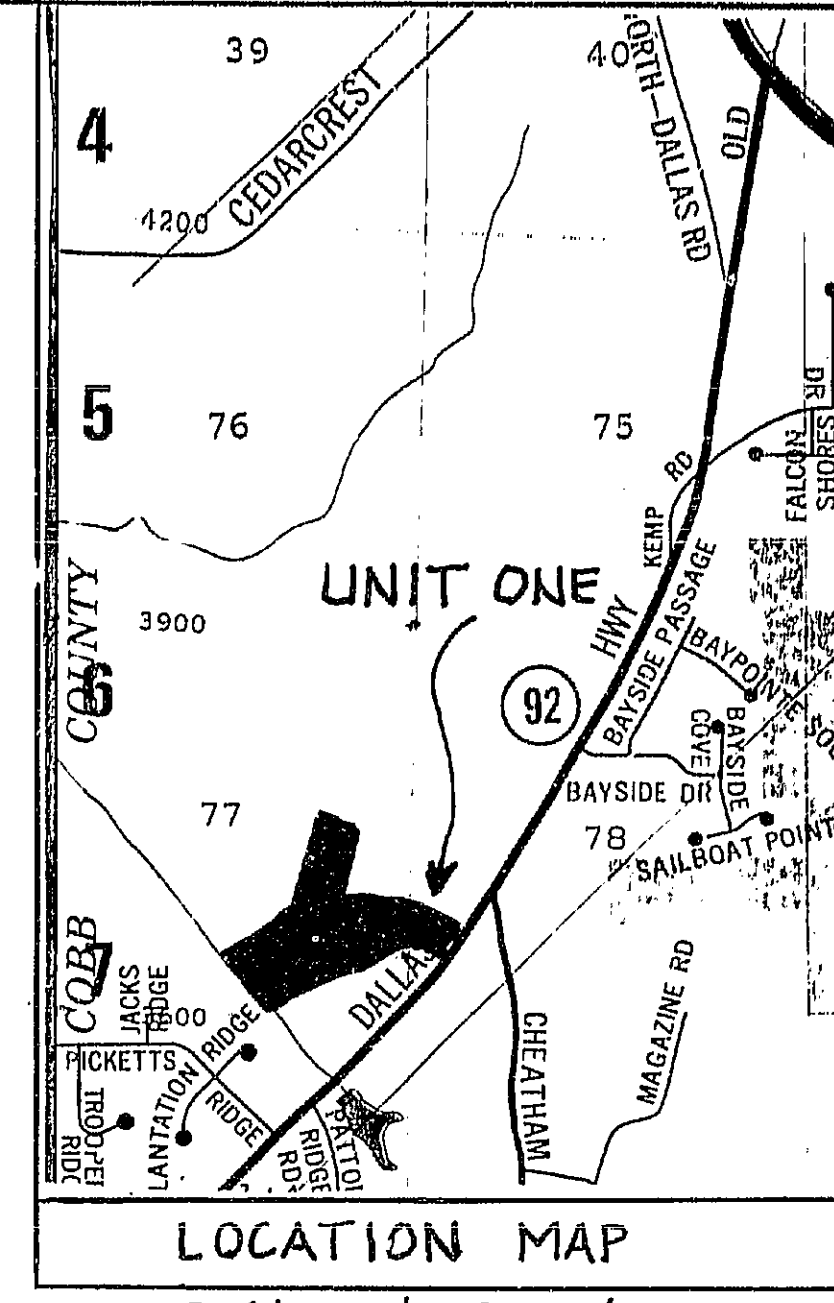
Certification of the Cobb County Board of Health:
This plat has been approved for individual septic tank systems (except as noted) and individual septic tank permits will be issued upon receipt of individual plans showing the septic tank system in a suitable place on the lot.

Dated this 7th day of September 1988

[Signature]
Environmental Health Program Manager
For The Cobb County Board of Health

Notes on Individual Septic Systems:

- OUT** Means unsuitable for septic system
- SP** Means approval of individual site plan required prior to issuance of septic tank permit
- PP** Means approval of individual plat plan required prior to issuance of septic tank permit
- RL** Means this is a restricted lot, septic tank permit will only be issued by conforming to approved plot plan on file at Cobb County Health Dept.



SURVEYOR'S ACKNOWLEDGEMENT

I hereby certify that the shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon and is to the accuracy and specification required by the Cobb County Commission.

[Signature]
James A. Evans, Jr.
James A. Evans, RLS #2167

REVISION NO. 1
THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 124, PAGE 75 AND IS REVISED TO REMOVE THE "OUT" DESIGNATION FROM LOTS 1, BLOCK 'A' & LOT 1 BLOCK 'B'.

[Signature] 11-15-89
Environmental Health Program Manager for the
Cobb County Board of HEALTH

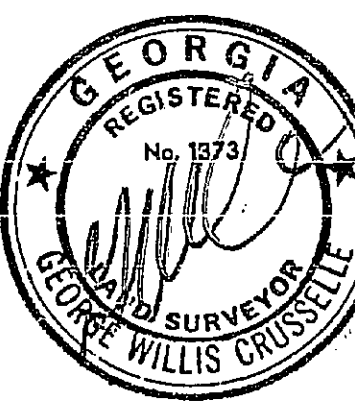
[Signature] 8/21/89
DEVELOPMENT CONTROL

7:30 A.M.

General Notes

- This tract contains 12.21 acres and is zoned R-20.
- This layout contains 18 lots (1.48 units per acre).
- Each lot has a 35' front building line & rear building line and a 10' side building line.
- The boundary information on this plat is taken from a survey by J.A. Evans & Assoc.
- There is flood plain on this property. FIRM PANEL #130052 0025 B.
- This property is owned by:
BMW HOMES INC.
1343 CANTON ROAD, SUITE B
MARIETTA, GA 30066 PH: 426-6443
- Iron pins are set at all lot corners.
- The minimum house size is 1400 square feet.
- NOTE LOT 15 B HAS A 40' FRONT E.

Filed in office 8-24-89 -
Plat 128 Page 35
Jay C. Stephenson, Clerk



THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 128, PAGE 35. THIS REVISION IS MADE TO MODIFY THE DRAINAGE EASEMENT ON THE EAST SIDE OF LOT 2, BLOCK "A". G.W. CRUSSELLE, RLS DOES NOT ASSUME RESPONSIBILITY FOR THE CORRECTNESS OF THIS PLAT OR THE FIELD SURVEYS RELATIVE THERETO.

[Signature] DATE 9/25/89
COBB COUNTY DEVELOPMENT CONTROL
[Signature] DATE 9-25-89
ENVIRONMENTAL HEALTH PROGRAM MANAGER
FOR COBB COUNTY BOARD OF HEALTH

Filed in office 1-28-93
Plat Book 142 Page 54
Jay C. Stephenson
7:25 A.M.

COBB COUNTY WATER SYSTEM
[Signature]
HARRY E. INGRAM
DEPARTMENT MANAGER
8/22/88
DATE

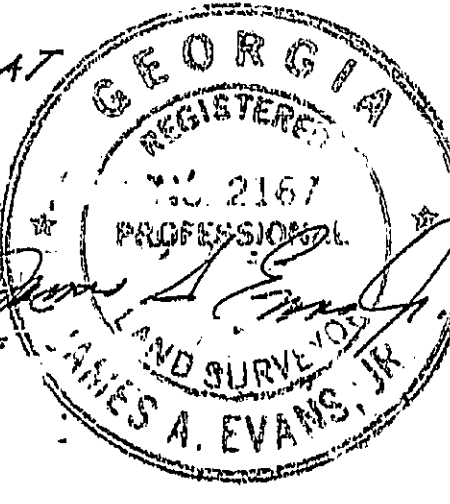
No permanent structures shall be constructed within ten feet (10') of the edge of a permanent water or sewer easement on front or rear setbacks or within two feet (2') on side setbacks. (See Cobb Code Sec. 3-26-53).

Filed in office 12-15-88
Plat Book 124 Page 75
Jay C. Stephenson, Clerk
4:50

- EQUIPMENT USED - Topcon GTS-2 AND 100' STEEL TAPE.
- THE BEARINGS SHOWN ARE BASED ON A SINGLE MAGNETIC OBSERVATION.
- SURVEY REF. -

The field data upon which this map or plat is based has a closure of one foot in 54,200 feet and an angular error of .02" per angle point, and was adjusted using CRAWFORD'S rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Filed in office 11/20/92
Plat Book 141, Page 78.
Jay C. Stephenson, Clerk
3:25 PM



REVISION NO. 4, JAN. 6, 1993
THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 141, PG. 78 & IS REVISED TO CHANGE THE PROPERTY LINE BETWEEN LOTS 2 & 3, "B"

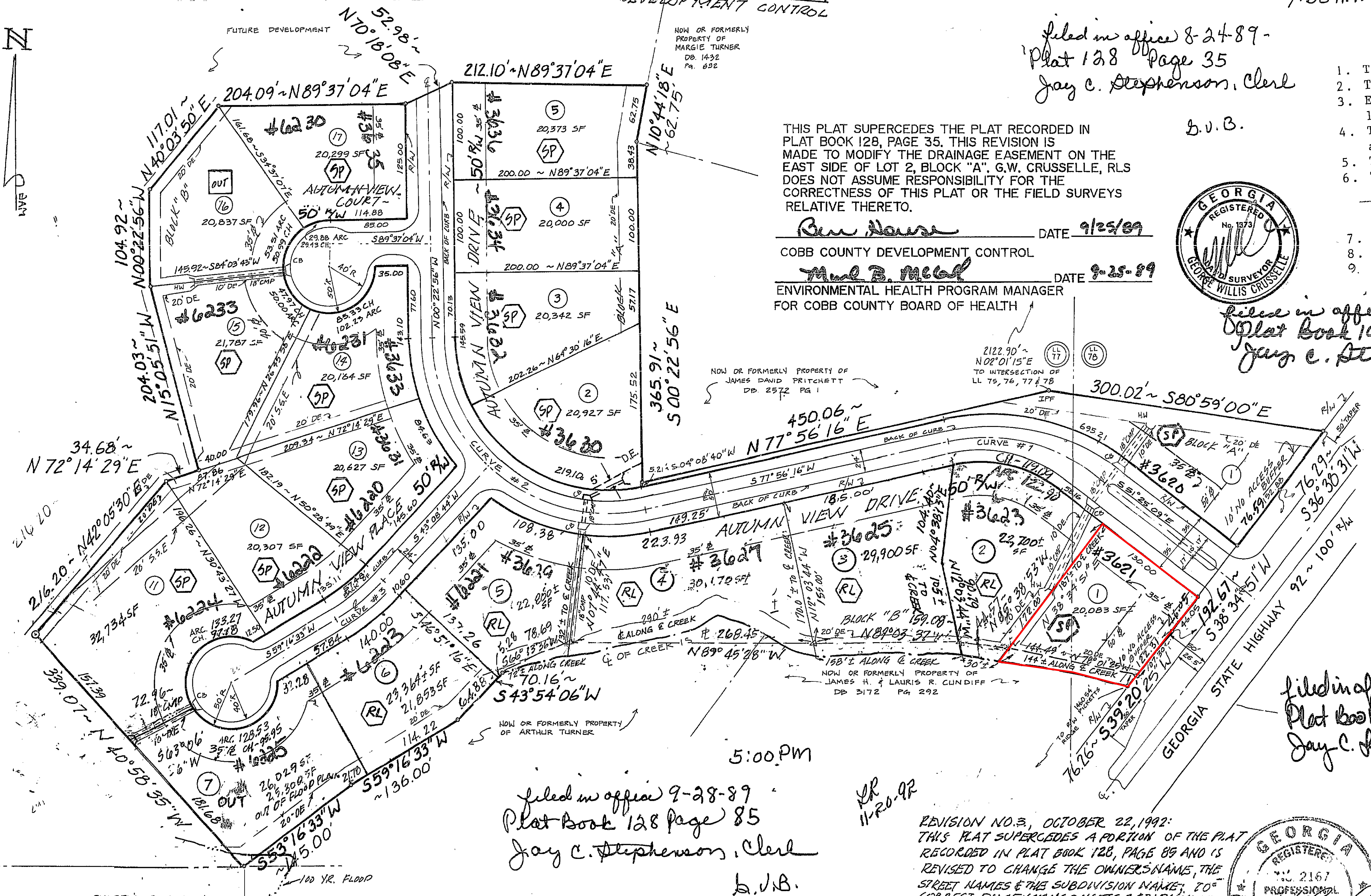
FINAL SUBDIVISION PLAT
UNIT ONE
WOOD STREAM
(FORMERLY JARRATT CROSSING)
LAND LOTS 77 & 78 - 20TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

REVISION NO. 3, OCTOBER 22, 1992:
THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 128, PAGE 85 AND IS REVISED TO CHANGE THE OWNER'S NAME, THE STREET NAMES & THE SUBDIVISION NAME, TO CORRECT DIMENSIONS ON LOTS 2 & 3, BLOCK 'B' TO CORRECT THE PROPERTY LINE AT THE REAR OF LOTS 7 & 11, BLOCK 'B'; AND TO RE-MONUMENT LOT 10, BLOCK 'B'.

[Signature] 11-20-92
HEALTH DEPT.
[Signature] 11/20/92
DEVELOPMENT CONTROL

[Signature] 1/27/93
DEVELOPMENT DATE

PREPARED BY
CORNERSTONE
DESIGN & DEVELOPMENT, INC.
421-8356
DATE 9-9-88
SCALE 1" = 100'



NUMBER	DEGREE	DELTA	TANGENT	LENGTH	CHORD	RADIUS
1	30.00°	49° 16' 35"	87.59'	164.26'	159.24'	190.986'
2	30.00°	101° 40' 48"	234.51'	338.93'	296.18'	190.986'
3	25.00°	16° 07' 49"	32.48'	64.52'	64.31'	229.183'

STREET LENGTH TABLE

STREET NAME	LENGTH
AUTUMN VIEW DRIVE	1350'
AUTUMN VIEW PLACE	365'
AUTUMN VIEW COURT	135'

PICKETT'S PLANTATION
SUBDIVISION UNIT ONE
Pg. 94, Pg. 40

100 YR. FLOOD