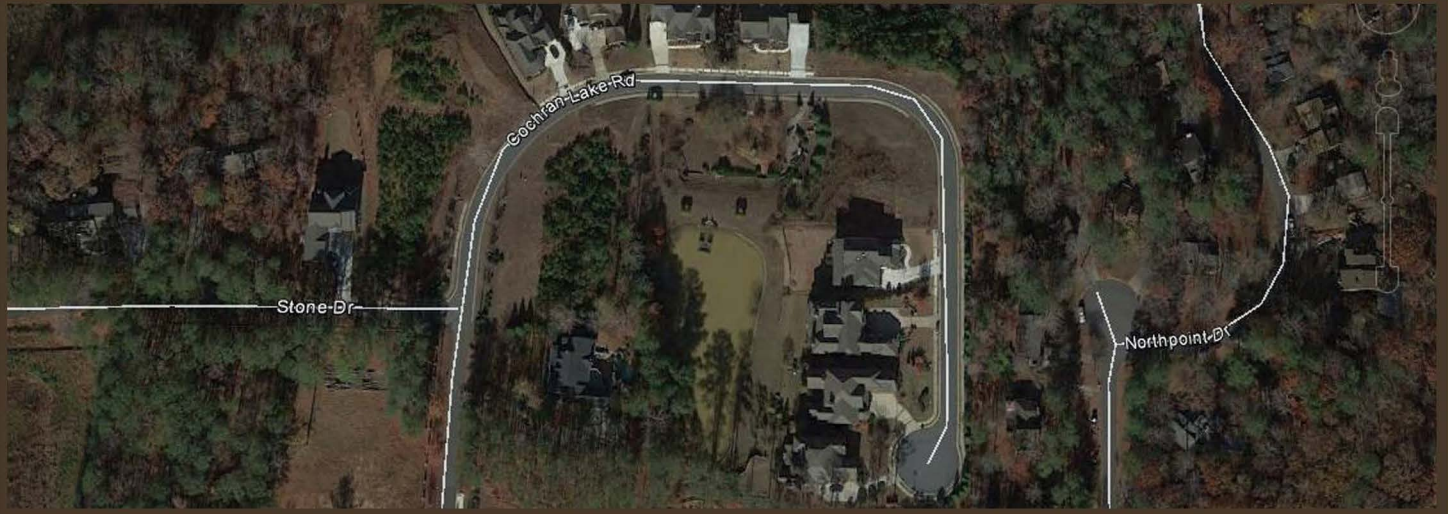


# 8 LOTS FOR SALE, BROOKE FALLS SUBDIVISION COBB COUNTY, GEORGIA

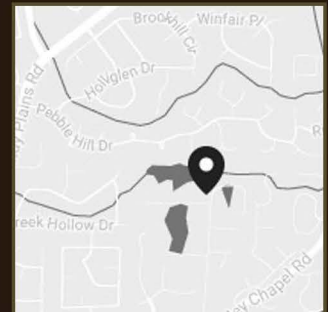


## COMMENTS

This opportunity consists of a single family lot located in Brooke Falls Subdivision in East Cobb County, Georgia. The Subject Property is Located in the prestigious Lassiter High School District. There is a community pond, dock and gathering area with a fire pit.

## PROPERTY HIGHLIGHTS

- LOCATION:** The Subject Property is located at the northeast corner of Cochran Lake Road, and Stone Drive. Lot #2 is also available for purchase making a total of 9 lots.
- ZONING:** R-20 Cobb County (Minimum Lot Size is 20,000 sq. ft.) See the attached Final Plat for Setbacks.
- MINIMUM HOUSE SIZE:** 3,800 sq. ft.
- PRICE:** \$200,000.00 Per Lot With All Lots Closing Simultaneously



## PRESENTED BY:

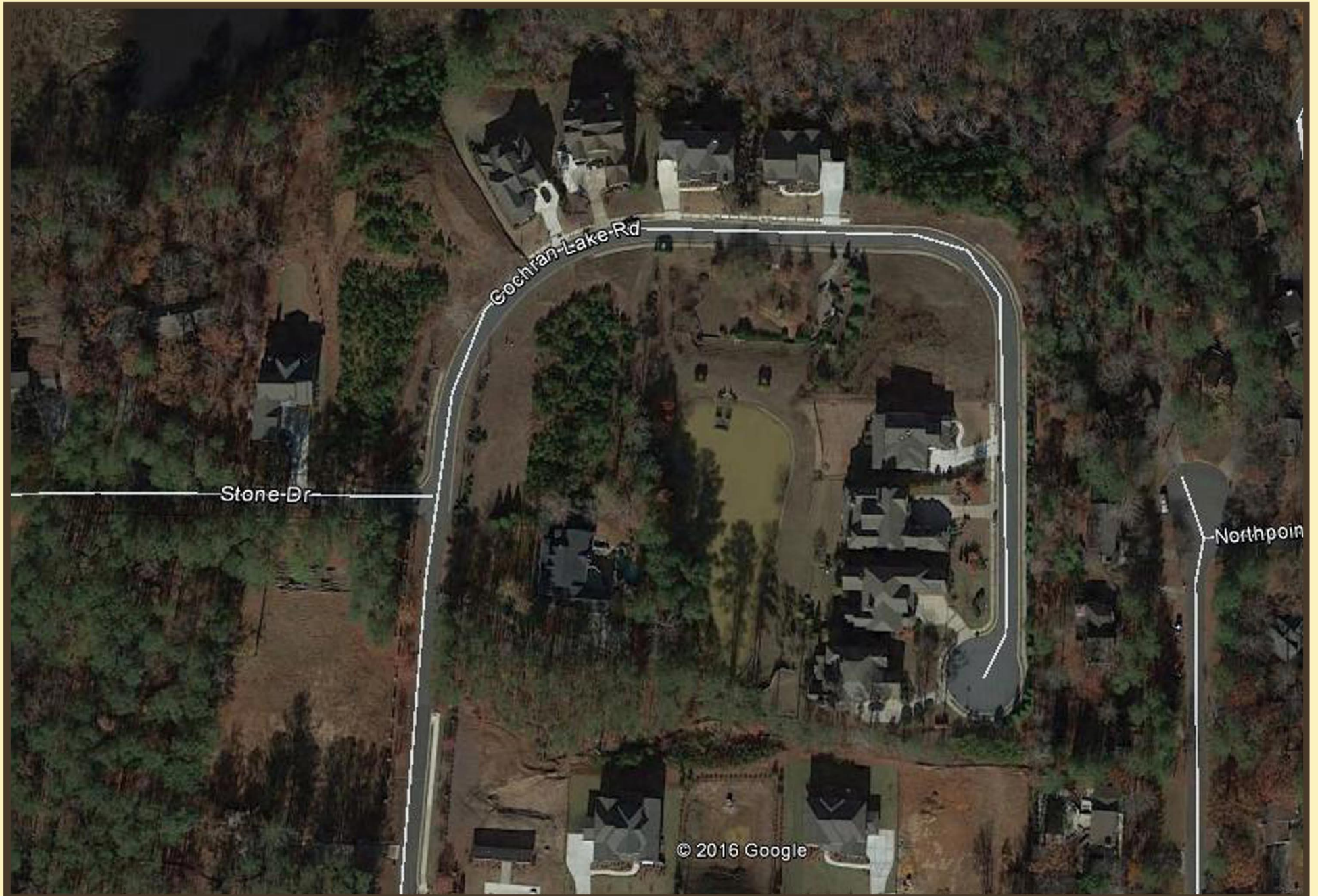
Matt Allen  
Email: [mallen@allensouthernproperties.com](mailto:mallen@allensouthernproperties.com)  
Phone: (678) 873-8125  
Allen Southern Properties, Ltd.  
[www.allensouthernproperties.com](http://www.allensouthernproperties.com)



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.

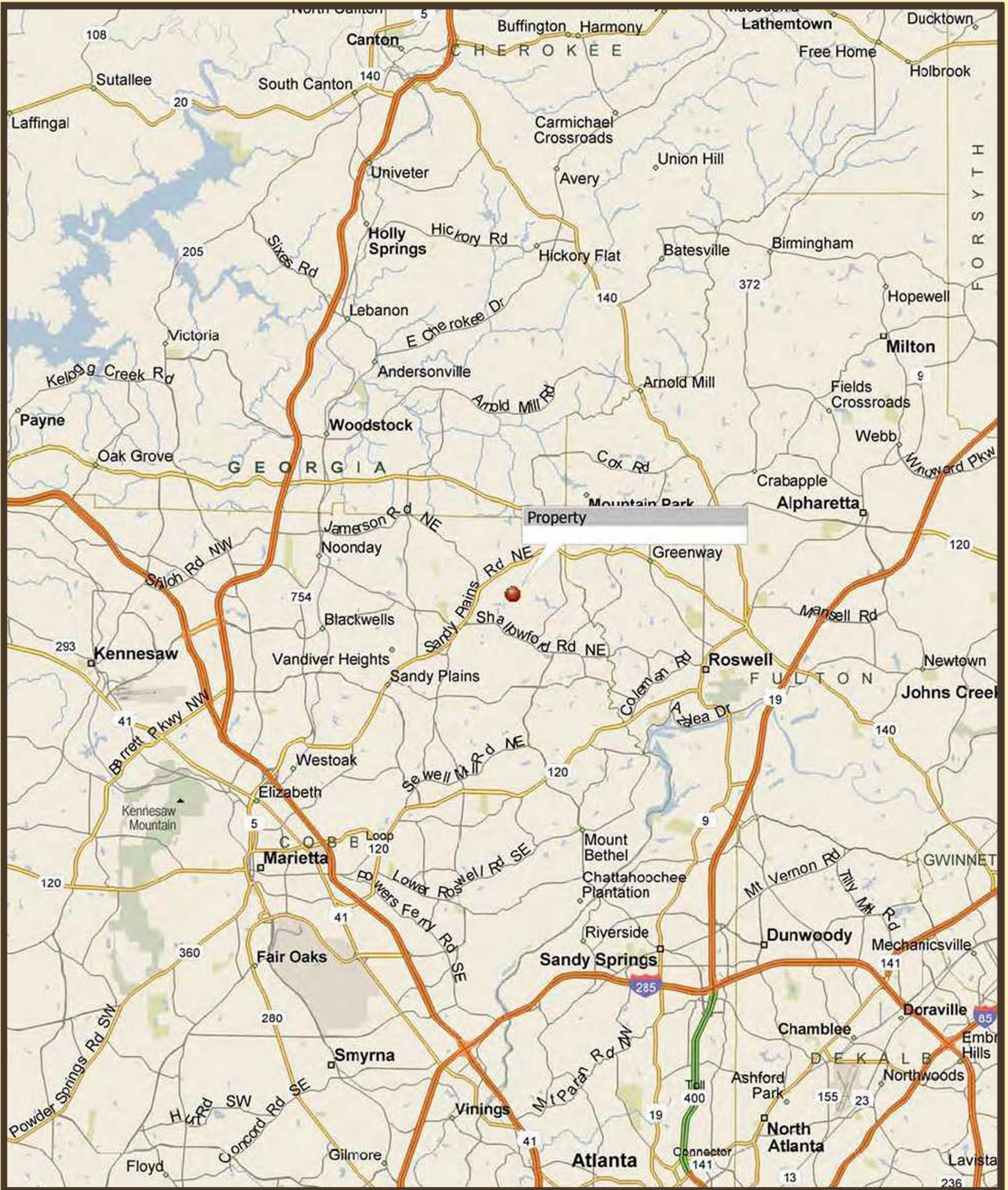


# LOCATION MAP



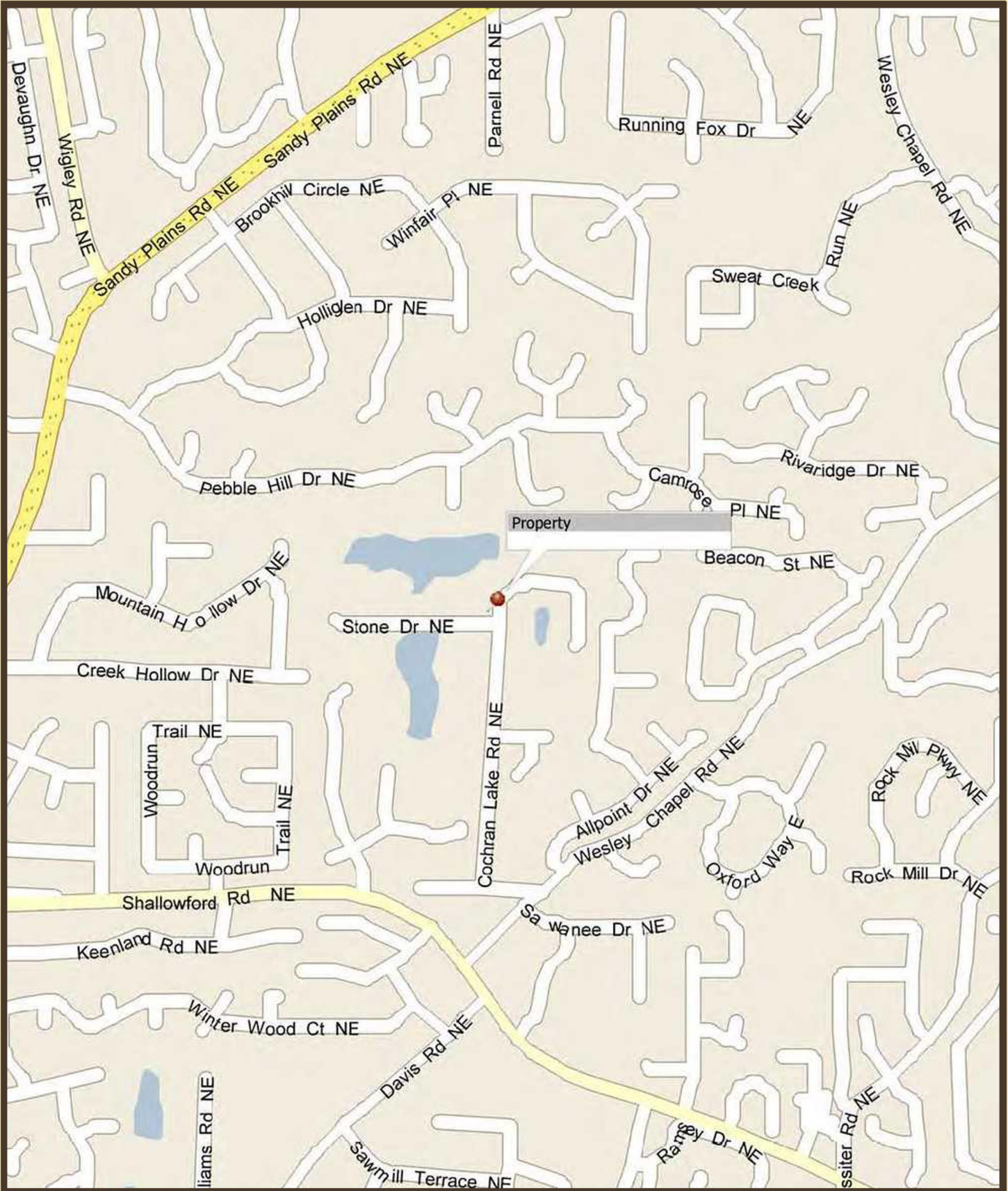


# LOCATION MAP





# LOCATION MAP







# TAX PLAT

## BROOKE FALLS

LOCATED IN LAND LOTS: 318 & 319  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

**LEGEND:**

IFP	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	SMH	SMALL MAN HOLE TELEPHONE
CT	CENTRELINE	CB	CATCH BASIN
RB	REINFORCING BAR	DR	DRIP INLET
R/W	RIGHT-OF-WAY	LD	LAND LIGHT
LL	LAND LINE	LL	LAND LIGHT
L	LINE	HW	HEAD WALL
W	WATER	CMF	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	FIB	FIBRE OPTIC
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WM	WATER METER
LP	LAMP POLE	WM	WATER METER
NS	SANITARY SEWER	WM	WATER METER
NAC	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
FC	FENCE	PI	POINT OF INTERSECTION

**GENERAL NOTES:**

1. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND/OR THE OWNER, HIS EMPLOYEES, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SURVEYING OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-4.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A WRITTEN STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED IN THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE UTILITIES AND STRUCTURES SHOWN HEREON, THE NATURE OF THE MEASURING EQUIPMENT USED, THE PRECISION OF THE MEASUREMENTS, AND/OR THE QUALITY OF THE SURVEYING. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN THE BEST AVAILABLE INFORMATION AND TO REPORT THE SAME ACCURATELY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAT AND DOES NOT EXTEND TO ANY UNLAWFUL DEED, PLAT, OR INSTRUMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAT AND DOES NOT EXTEND TO ANY UNLAWFUL DEED, PLAT, OR INSTRUMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAT AND DOES NOT EXTEND TO ANY UNLAWFUL DEED, PLAT, OR INSTRUMENT.

ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT.

NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY, THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.

PER VARIANCE DATED JUNE 22 2007  
COB 1481 P# 43 4774-4775  
LOT 12, 13, 14, 15 FRONT SETBACK  
REDUCED TO 3'

**OWNER/DEVELOPER**  
TI BROOKE FALLS LLC  
7 SOUTH MAIN STREET  
ALPHARETTA, GA 30004  
24 HOUR CONTACT  
JON GALLINARO  
770-390-2555

**LINE TABLE**

LINE	LENGTH	BEARING
L1	88.11	N88°24'20"W
L2	107.11	S88°24'20"E
L3	55.84	N04°08'48"E
L4	105.72	S87°50'20"E
L5	65.92	N87°50'20"E
L6	65.92	N87°50'20"E
L7	9.71	N01°00'00"E
L8	65.82	N01°28'22"E
L9	178.28	N01°28'22"E
L10	181.64	N01°28'22"E
L11	181.64	N01°28'22"E
L12	83.97	N01°28'22"E
L13	83.97	N87°50'20"E
L14	175.84	N87°50'20"E
L15	6.72	S04°09'31"W
L16	188.88	S04°09'31"W
L17	26.02	N04°30'39"E
L18	50.00	N04°30'39"E
L19	24.02	S87°50'22"W
L20	8.19	S87°50'22"W
L21	8.19	S87°50'22"W
L22	8.27	N83°32'08"E
L23	8.27	N83°32'08"E
L24	26.70	S89°24'16"E
L25	14.89	S89°24'16"E
L26	32.60	N83°28'58"E
L27	40.98	N83°28'58"E
L28	20.00	N00°00'00"E
L29	14.00	S88°32'38"E
L30	28.32	S88°32'38"E
L31	154.47	N02°00'40"E
L32	69.06	S78°36'30"W
L33	24.86	N04°00'40"E
L34	24.86	N04°00'40"E
L35	115.37	N02°41'18"E
L36	80.92	N87°18'44"W
L37	39.54	S89°24'07"E
L38	188.60	S04°14'42"E
L39	118.50	N02°41'18"E
L40	118.50	N02°41'18"E
L41	118.50	N02°41'18"E
L42	118.50	N02°41'18"E
L43	81.68	N87°49'58"W
L44	81.68	N87°49'58"W
L45	81.68	N87°49'58"W
L46	81.68	N87°49'58"W
L47	81.68	N87°49'58"W
L48	81.68	N87°49'58"W
L49	81.68	N87°49'58"W
L50	81.68	N87°49'58"W

**NOTE:**

- THE FINISHED FLOOR ELEVATION (FFE) FOR LOTS 2-10 SHALL BE AT LEAST 2.0 FEET ABOVE THE ADJACENT STREET TOP-OF-CURB. THE BUILDER SHALL PROVIDE INDIVIDUAL LOT GRADING PLANS SHOWING 1/2" OF BUILDING ENVELOPE AND LOT IMPERVIOUS AREAS DRAINING TO THE STREET WITH THE REMAINING LOT IMPERVIOUS AREAS DRAINING TO THE REAR OF THE LOT (ARROWS POINTED TO THE REAR OF LOT). PROVIDE WATER QUALITY TREATMENT FOR IMPERVIOUS RUNOFF AT THE REAR OF LOT (DIRECT RUNOFF TO BMP).
- ASTERISK DENOTES THAT A SITE PLAN IS REQUIRED FOR THIS LOT. BEFORE A BUILDING PERMIT CAN BE ISSUED, AN ELEVATION CERTIFICATE PREPARED BY A REGISTERED LAND SURVEYOR IS REQUIRED PRIOR TO FOOTING INSPECTION. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE 100 YEAR FLOOD AREA OR ONE FOOT ABOVE THE DAM BREACH ELEVATION, LOTS: 6-18
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN (10') FEET OF A PERMANENT SANITARY SEWER EASEMENT (SSE) ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS. AN INDIVIDUAL SITE PLANS REQUIRED BY COBB COUNTY WATER SYSTEM STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- DEVELOPER/CONTRACTOR IS REQUIRED TO PROVIDE ACCEPTABLE RECORDED EASEMENTS PRIOR TO FINAL PLAT APPROVAL. CALL 770-419-6316 OF FAX 770-419-6335 FOR ASSISTANCE.
- THIS LOT HAS A DESIGNATED TREE PROTECTION AREA. THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH COBB COUNTY STANDARDS.
- THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES. AT LEAST TWO TREES MUST BE ON THE FRONT YARD WITH AT LEAST ONE TREE TO BE THREE INCHES CALIPER PLANTED IN THE FRONT SETBACK AREA. ALL OTHER TREES MUST BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

**CURVE TABLE**

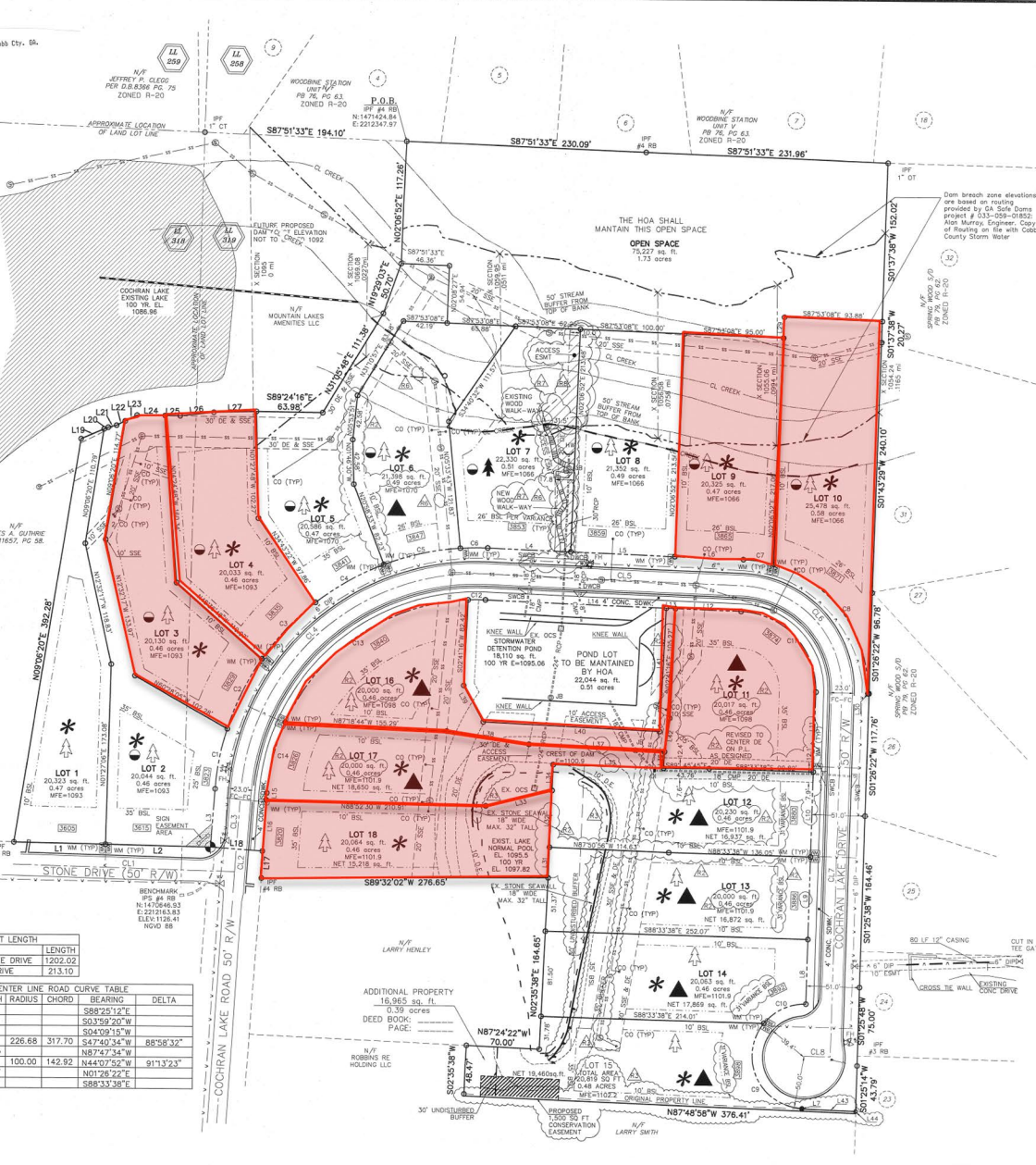
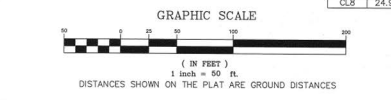
CURVE LENGTH (CHORD)	BEARING
C1	59.07 251.68 N88.31°13'W
C2	175.84 251.68 S88.31°13'E
C3	75.28 251.68 N70.00 243°12'00"W
C4	75.28 251.68 S70.00 207°12'00"E
C5	75.28 251.68 N70.00 212°30'30"W
C6	75.28 251.68 S70.00 247°29'30"E
C7	28.34 128.00 N83.63 184°28'22"W
C8	118.45 128.00 S83.63 145°28'22"E
C9	118.45 128.00 N83.63 184°28'22"W
C10	118.45 128.00 S83.63 145°28'22"E
C11	184.4 201.68 N84.1 88°24'24"E
C12	184.4 201.68 S84.1 51°24'24"W
C13	222.88 201.68 N11.72 300°46'48"W
C14	222.88 201.68 S11.72 69°53'12"E

**STREET LENGTH**

ROAD	LENGTH
COCHRAN LAKE DRIVE	1202.02
STONE DRIVE	213.10

**CURVE LENGTH RADIUS CHORD BEARING DELTA**

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
CL1	213.10			S88°25'12"E	
CL2	21.91			S04°39'20"W	
CL3	52.08			S04°09'15"W	
CL4	352.01	226.68	317.70	S47°40'34"W	88°58'32"
CL5	242.35			N87°47'34"E	
CL6	159.21	100.00	142.92	N44°07'52"W	91°13'23"
CL7	349.57			N01°28'22"E	
CL8	24.96			S88°33'38"E	



DATE: 2/13/07  
SCALE: 1" = 50'

FRONTLINE SURVEYING, INC.  
3595 Canton Road  
Suite 116, PMB 277  
Marietta, GA 30066  
PH: (770) 355-9805  
FAX: (770) 355-9805  
www.frontlinesurveying.com

FOR THE FRONTLINE SURVEYING, INC. PROFESSIONAL SURVEYOR

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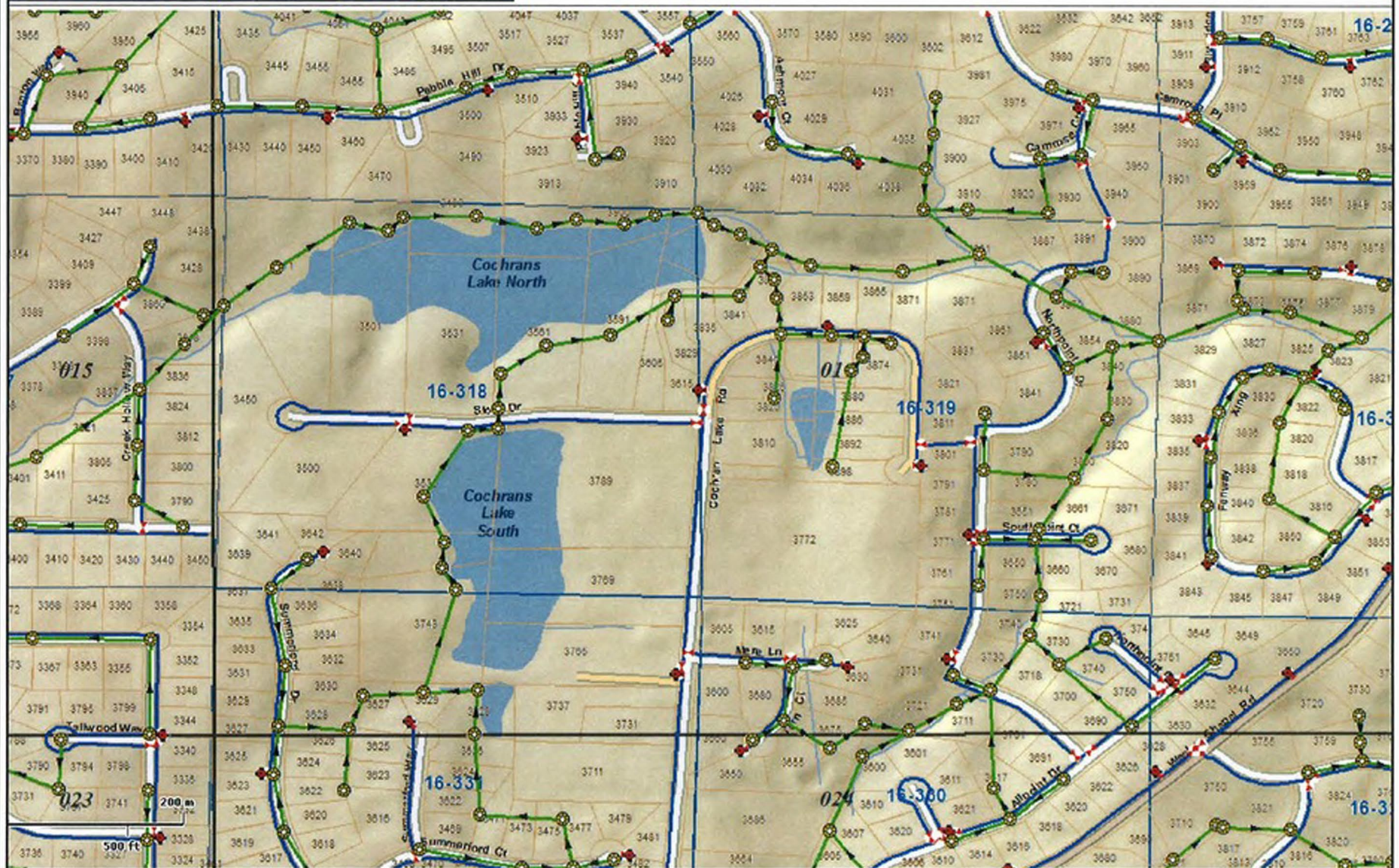


# ADDITIONAL MAP



**Cobb County Georgia**  
Online Mapping

**Cobb County Online Mapping**



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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