

# 15.5 ± AC FRONTING ON FACTORY SHOALS RD NEAR MABLETON PKWY

- Excellent assemblage of large lots for redevelopment just a mile from I-20
- Access from close-in Six Flags Exit
- Could be mixed-use, multi-family, retail, or office (rezoning required)
- All Utilities and great frontage on 4 lane county parkway near I-20

6330 Factory Shoals Rd  
Mableton, GA 30126

FAX-ON-DEMAND INFO PACKAGE W/ SURVEY:  
CALL 1-877-568-4636 EXT 505



## \$1,317,500

LOOPNET: 15831044 | FMLS: 3760226  
GAMLS: 2510816

### Location:

From Atlanta take Mableton Pkwy west to left on Factory Shoals just before 278/Veterans Memorial. Property on Right.



**FITZGERALD LAND**  
& COMMERCIAL REALTY

**MIKE FITZGERALD, LAND BROKER**  
TEL (404) 603-5460  
FAX (404) 603-5468  
GARY@FITZGERALDLAND.COM  
WWW.FITZGERALDLAND.COM



ONE HUNDRED AND SIXTYEIGHT (168) SQUARE FEET MORE OR LESS THAN SHOWN ON THIS PLAN. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS PLAN ARE CORRECT AND THAT THE ADJACENT OWNERS HAVE AGREED TO THE BOUNDARIES SHOWN ON THIS PLAN.

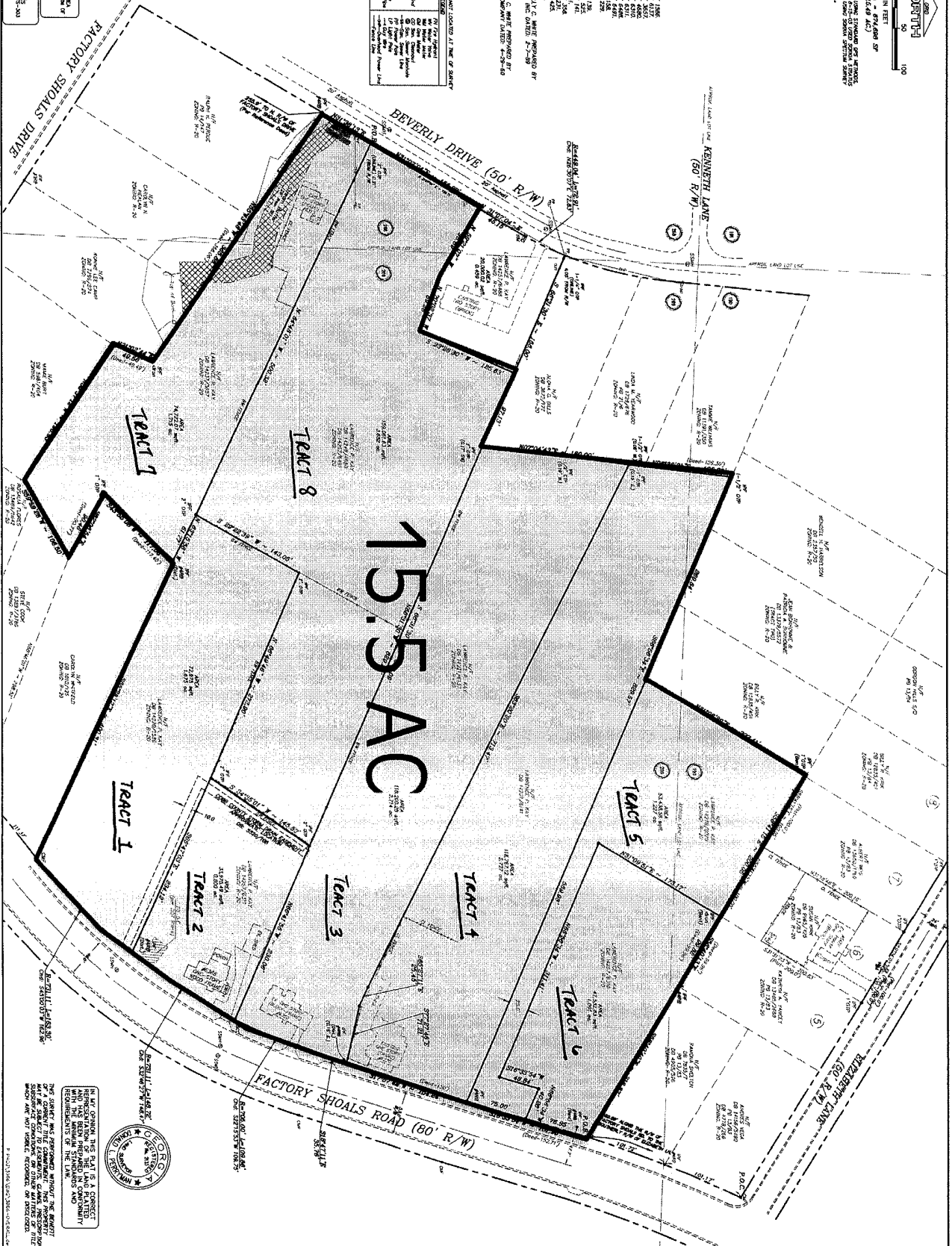
BOUNDARY REFERENCES:  
 1980 DEED BOOK 14322 PAGE 1438  
 1980 DEED BOOK 14322 PAGE 1439  
 1980 DEED BOOK 14322 PAGE 1440  
 1980 DEED BOOK 14322 PAGE 1441  
 1980 DEED BOOK 14322 PAGE 1442  
 1980 DEED BOOK 14322 PAGE 1443  
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 1980 DEED BOOK 14322 PAGE 1493  
 1980 DEED BOOK 14322 PAGE 1494  
 1980 DEED BOOK 14322 PAGE 1495  
 1980 DEED BOOK 14322 PAGE 1496  
 1980 DEED BOOK 14322 PAGE 1497  
 1980 DEED BOOK 14322 PAGE 1498  
 1980 DEED BOOK 14322 PAGE 1499  
 1980 DEED BOOK 14322 PAGE 1500

PLAN OF SURVEY FOR ALL C WHITE MEMBERS BY  
 LAWRENCE P. KAY, SURVEYOR  
 PER ORDER OF ASSOCIATES, INC. DATED 7-7-89  
 PLAN OF SURVEY FOR S. C. WHITE MEMBERS BY  
 LAWRENCE P. KAY, SURVEYOR  
 PER ORDER OF ASSOCIATES, INC. DATED 4-28-80  
 PER ORDER OF ASSOCIATES, INC. DATED 4-28-80

ALL INTERESTS AND CLAIMS NOT LISTED AT THE END OF EACH TRACT ARE HEREBY RELEASED TO THE SURVEYOR.

| NO. | NAME        | INTEREST |
|-----|-------------|----------|
| 1   | W. C. WHITE | 1/2      |
| 2   | W. C. WHITE | 1/2      |
| 3   | W. C. WHITE | 1/2      |
| 4   | W. C. WHITE | 1/2      |
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| 100 | W. C. WHITE | 1/2      |

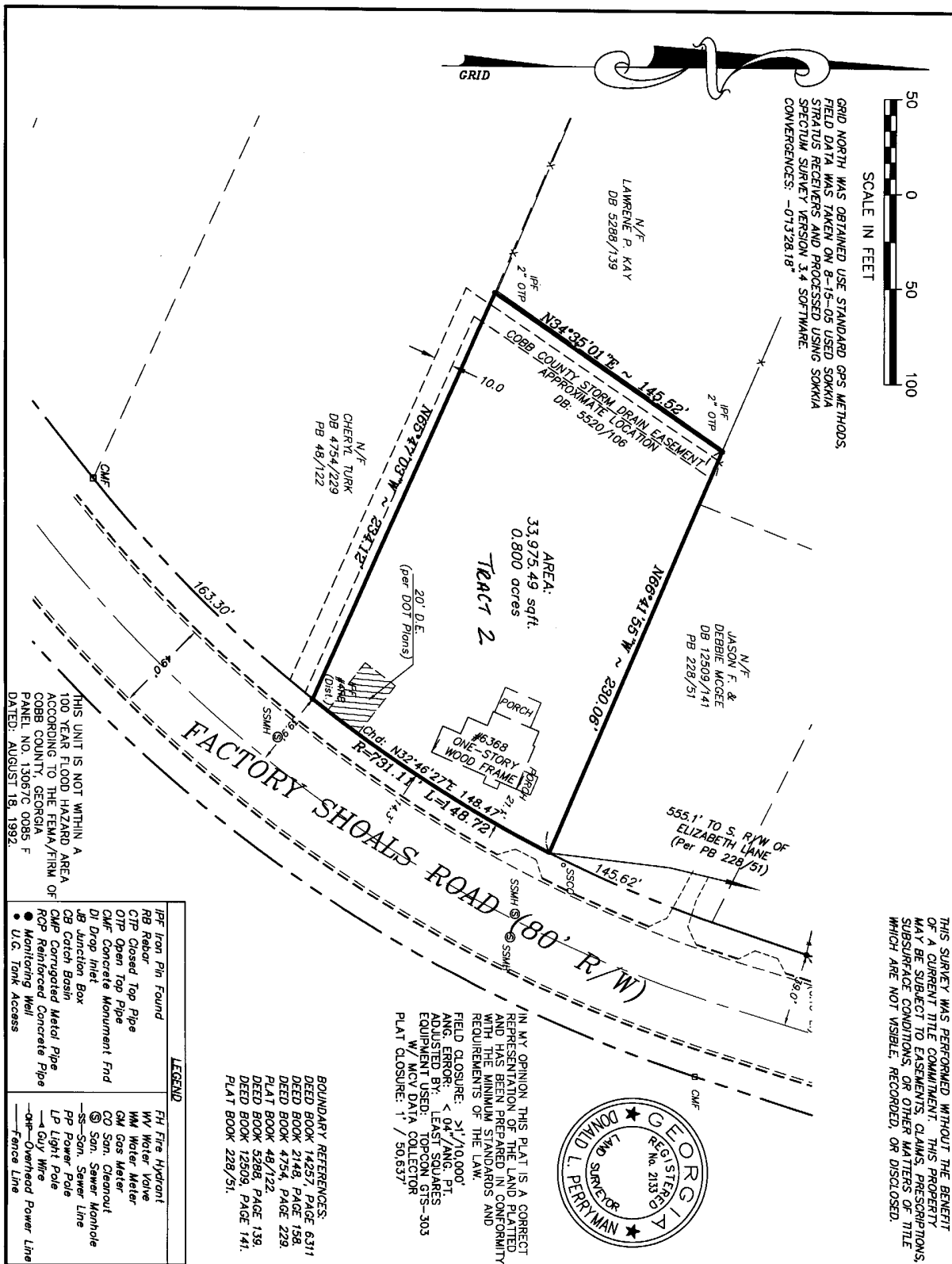
THIS PLAN IS A PART OF A CONVEYANCE AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT TO WHICH IT IS REFERRED BY THIS PLAN.



|                   |   |   |  |   |
|-------------------|---|---|--|---|
| REVISIONS<br>DATE | <b>SURVEYS PLUS, INC.</b><br>3565 SOUTH COBB DR., S.E.<br>DUCK CREEK, GEORGIA 30135<br>PHONE: (770) 444-2136<br>FAX: (770) 444-9729 | JOB NO. 3966<br>DRAWN BY: DP<br>CHECKED BY: DLP<br>DATE: 12-21-05<br>SCALE: 1" = 50'<br>FIELD DATE: 9-02-05 | Composite Survey For<br><b>Lawrence P. Kay</b> | LOCATED IN<br>LAND LOTS 28 & 29<br>18th DISTRICT<br>2ND SECTION<br>COBB COUNTY,<br>CITY OF<br>GEORGIA |
|                   |   | 45986<br>N  |  |   |

PARCEL 1 "ALL TRACTS"





GRID NORTH WAS OBTAINED USE STANDARD GPS METHODS. FIELD DATA WAS TAKEN ON 8-15-05 USING SOKKIA STRATUS RECEIVERS AND PROCESSED USING SOKKIA SPECTUM SURVEY VERSION 3.4 SOFTWARE. CONVERGENCES: -01328.18"



GRID

THIS UNIT IS NOT WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FEMA/FIRM OF COBB COUNTY, GEORGIA. PANEL NO. 13087C 0085 F DATED: AUGUST 16, 1992.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED.



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 LAW.  
 FIELD CLOSURE:  $\pm 1/10,000'$   
 ANG. ERROR:  $< 04''/ANG. PT.$   
 ADJUSTED BY: LEAST SQUARES  
 EQUIPMENT USED: TOPCON GTS-303  
 W/ MCV DATA COLLECTOR  
 PLAT CLOSURE:  $1' / 50,637'$

BOUNDARY REFERENCES:  
 DEED BOOK 14257, PAGE 6311  
 DEED BOOK 2148, PAGE 158  
 DEED BOOK 4754, PAGE 229  
 PLAT BOOK 48/122  
 DEED BOOK 5288, PAGE 139  
 DEED BOOK 12509, PAGE 141  
 PLAT BOOK 228/51.

| LEGEND                       |                              |
|------------------------------|------------------------------|
| IPF Iron Pin Found           | FH Fire Hydrant              |
| RFB Rebar                    | WV Water Valve               |
| CTP Closed Top Pipe          | WM Water Meter               |
| OTP Open Top Pipe            | GM Gas Meter                 |
| CMF Concrete Monument Fnd    | CO Son. Cleanout             |
| DI Drop Inlet                | CS Son. Sewer Manhole        |
| JB Junction Box              | CB Catch Basin               |
| CMF Corrugated Metal Pipe    | CMF Corrugated Concrete Pipe |
| RCP Reinforced Concrete Pipe | PP Power Pole                |
| ● Monitoring Well            | LP Light Pole                |
| ● U.G. Tank Access           | — Overhead Power Line        |
|                              | — Fence Line                 |

Plat of survey for:  
**Larry P. Kay**  
 6368 BEVERLY DRIVE

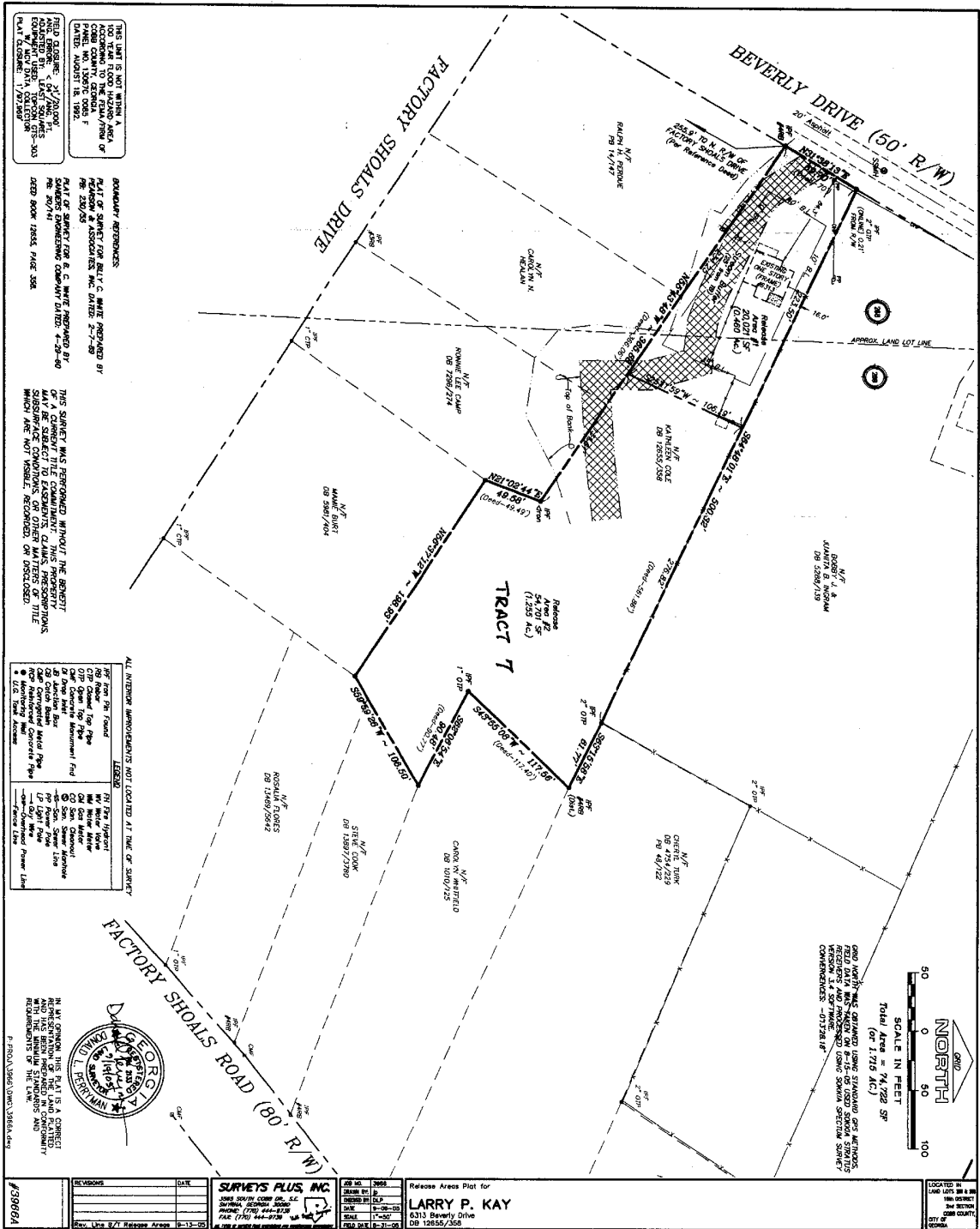
|                    |  |                    |           |      |               |
|--------------------|--|--------------------|-----------|------|---------------|
| #3966<br>"X"       | <b>SURVEYS PLUS, INC.</b><br>1365 SOUTH COBB DR. S.E.<br>SMYRNA, GEORGIA 30080<br>PHONE: (770) 444-9736<br>FAX: (770) 444-9739 | JOB NO. 3966       | REVISIONS | DATE | LOCATED IN    |
|                    |  | DRAWN BY: R. Dekle |           |      | LAND LOTS 269 |
|                    |  | CHECKED BY: DLP    |           |      | 188 DISTRICT  |
|                    |  | DATE 4-21-08       |           |      | 2nd SECTION   |
| SCALE 1"=50'       |  |                    |           |      | Cobb COUNTY,  |
| FIELD DATE 8-16-05 |  |                    |           |      | CITY OF       |
|                    |  |                    |           |      | GEORGIA       |

**PARCEL 1 "TRACT 2"**









THIS MAP IS NOT WITHIN A  
 100' FROM FLOOD HAZARD AREA  
 AS SHOWN ON THE FLOOD HAZARD  
 MAP OF COBB COUNTY, GEORGIA, 1982.  
 DATE: AUGUST 18, 1982.

BOUNDARY REFERENCES  
 PLAT OF SURVEY FOR B.L. & C. WHITE PREPARED BY  
 REYNOLDS & ASSOCIATES, INC. DATED 7-7-82  
 PG. 200/205

PLAT OF SURVEY FOR B. & C. WHITE PREPARED BY  
 REYNOLDS & ASSOCIATES, INC. DATED 7-7-82  
 PG. 202/211

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT  
 OF A CURRENT TITLE COMMITMENT. THIS PROPERTY  
 MAY BE SUBJECT TO EASEMENTS, ENCUMBRANCES,  
 LIENS, OR OTHER MATTERS OF TITLE  
 WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED.

ALL INTERIOR IMPROVEMENTS NOT LOCATED AT TIME OF SURVEY

| LEGEND | DESCRIPTION |
|--------|-------------|
| ---    | 1" OP       |
| ---    | 2" OP       |
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| ---    | 100" OP     |

IN MY OPINION, THE PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED  
 HEREON, AND I AM NOT AWARE OF ANY  
 REASONABLE DOUBT AS TO THE  
 ACCURACY OF THE SAME.

P. FLOYD VANDERWATER, SURVEYOR

339604

**SURVEYS PLUS, INC.**  
 6313 Beverly Drive  
 Atlanta, Georgia 30328  
 Phone: (404) 444-9700  
 Fax: (404) 444-9700

Release Area Plot for  
**LARRY P. KAY**  
 6313 Beverly Drive  
 Atlanta, Georgia 30328

90  
 0  
 90  
 100

SCALE IN FEET  
 Total Area = 24,728 SP  
 (or 1,715 AC.)

GOOD MEASUREMENTS OBTAINED USING STATIONED GROUND  
 POINTS AND MEASUREMENTS ON 4-15-82 USING SURVEYING  
 INSTRUMENTS AND METHODS OF SURVEYING  
 COMMENSURATE WITH THE DATE

LOCATED IN  
 LAND LOT 28 & 29  
 SECTION 34  
 TOWNSHIP 33 N  
 RANGE 12 W  
 COBB COUNTY,  
 GEORGIA

PARCEL 1 "TRACT 7"

