

Cooper Lake Road and Veterans Memorial Highway, Mableton
(Cobb County) GA 30126

Reserve

WEDNESDAY, MARCH 23, 2022

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Commercial Land
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	3.14
TAX ID:	170180000470; 18004200120; 18004200590; 18004200110
AGENT:	n/a

Composite Summary

Parcel Number 17018000470
 Location Address 8 COOPER LAKE RD
 Property Class C3 - Commercial Lots
 Total Acres 0.2594
 Total Land SqFt 11299
 Neighborhood 38C -
 Tax District (9) UNINCORPORATED
 Subdivision

[View Map](#)



Owner

[Beavers Lamar D & Angie Y](#)
 4485 BROOKWOOD DR SW
 MABLETON GA 30126

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	C3	320	\$52,660	\$500	\$53,160

[⊞ Show Historical Appraised Values](#)

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$21,064	\$200	\$21,264

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Accessory Information

Card 1

Description	Year Built	Area
FENCE CHLK	1980	600

Permits

Date	Number	Amount	Purpose	Status
07/15/2011	2011-5418	\$10,000	DEMOLITION	C - Closed Permit

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
12/11/2009	\$79,650		14745	3971		VAN HORN DEBORAH ANN	BEAVERS ANGIE Y	Click Here
5/1/2008	\$150,000		14607	6241	VALID SALE	VANHORN DEBORAH ANN	LENOX COOPER LAKE LLC	Click Here
6/21/1999	\$90,000		12720	28	VALID SALE			Click Here
10/31/1997	\$65,000		10795	454		ASSOCIATES FINANCIAL SERVICES	STEPHENS CRAIG	Click Here
1/7/1997	\$87,328		10116	369		ASSOC FINANCIAL SERV ATTY IN FACT FOR HO	VANHORN DEBORAH ANN	Click Here

As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents.
Not all deeds display on the Tax Assessors' Website! For complete deed research, visit the Superior Court Clerk's website at <http://www.cobbsuperiorcourtclerk.org>

Photos

Composite Summary

Parcel Number 18004200120
 Location Address 5699 COOPER LAKE RD
 Property Class C4 - Commercial Small Tracts
 Total Acres 1.869
 Total Land SqFt 81420
 Neighborhood 38C -
 Tax District (9) UNINCORPORATED
 Subdivision 9991-HOMESITE

[View Map](#)



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Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$31,656	\$0	\$31,656

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Permits

Date	Number	Amount	Purpose	Status
07/15/2011	2011-5417	\$6,000	DEMOLITION	C - Closed Permit

Photos



Composite Summary

Parcel Number 18004200590
 Location Address VETERANS MEMORIAL HWY
 Property Class C3 - Commercial Lots
 Total Acres 0.357
 Total Land SqFt 15550
 Neighborhood 38C -
 Tax District (9) UNINCORPORATED
 Subdivision

[View Map](#)



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Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	C3	300	\$72,480	\$0	\$72,480

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Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$28,992	\$0	\$28,992

[⊕ Show Historical Assessed Values](#)

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
5/1/2008	\$800,000		14607	5056		BEAVERS LAMAR D	LENOX COOPER LAKE LLC	Click Here
8/5/2002	\$64,000		13713	365				Click Here

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Photos



Composite Summary

Parcel Number 18004200110
 Location Address VETERANS MEMORIAL HWY
 Property Class C3 - Commercial Lots
 Total Acres 0.654
 Total Land SqFt 28486
 Neighborhood 38C -
 Tax District (9) UNINCORPORATED
 Subdivision

[View Map](#)



Owner

[Beavers Lamar D & Angie Y](#)
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Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$33,156	\$0	\$33,156

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Sales Information

Sale Date	Sale Price	Deed Book	Deed Page	Grantor	Grantee
1/22/2003	\$85,000	13672	1586	OWENBY BLAINE A & KATHLEEN B	

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Sales Information

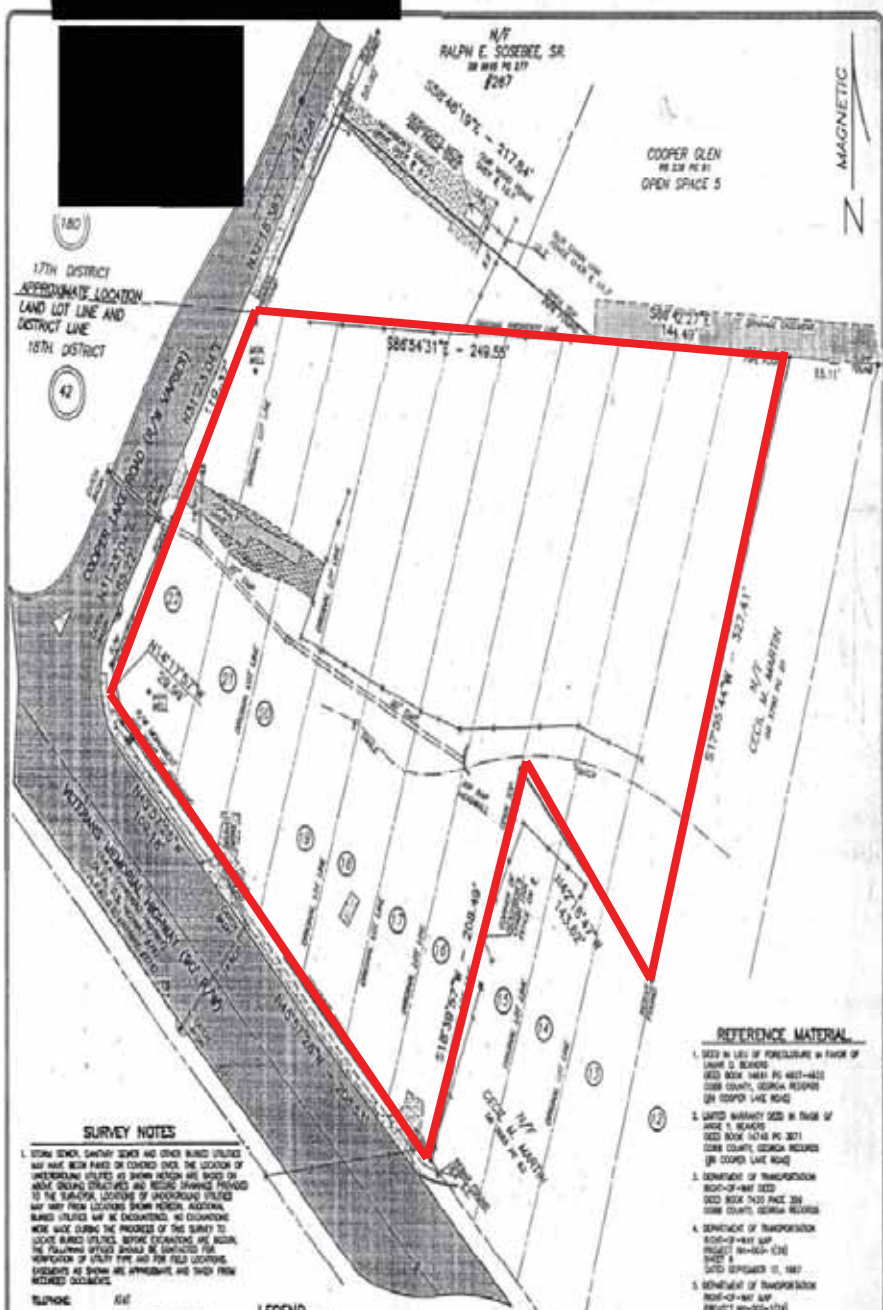
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Photos





17TH DISTRICT
APPROXIMATE LOCATION
LAND LOT LINE AND
DISTRICT LINE
18TH DISTRICT

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AVAILABLE RECORDS, FIELD SURVEY AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNRECORDED UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO GUARANTEE IS MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATING AND BEFORE THE FOLLOWING UTILITIES SHOULD BE LOCATED FOR PROTECTION OF UTILITY PIPE AND FOR FIELD CONDITIONS. EXISTENTS AS SHOWN ARE APPROXIMATE AND SHOWN FROM RECORDED OCCURRENCE.

TELEPHONE: 4147
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF SAVANNAH
GAS: ATLANTA GAS LIGHT COMPANY

CALL FIRST WARNING SIGNAL BEFORE TOLLING
UTILITIES PROTECTION CENTER
IN WETLANDS: 770-422-0244
THROUGHOUT GEORGIA: 1-800-363-7411

1. SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION SEARCH FOR EXISTENCE OF RECORDS, ENCUMBRANCES, RESTRICTIONS, EASEMENTS, UNRECORDED TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND COMPLETE TITLE SEARCH AND RECORDS.

2. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PURSUING OR OWNING SAID PROPERTY. THIS PLAN WAS NOT MADE FOR ANY OTHER PERSON, PURSUING, OR OWNING SAID PROPERTY. THIS PLAN WAS NOT MADE FOR ANY OTHER PERSON, PURSUING, OR OWNING SAID PROPERTY.

3. THE FIELD DATA FROM WHICH THIS PLAN IS MADE AND A COMPLETE RECORD OF THE FIELD IN SQUARE FEET AND AN INDIAN CROWN OF 100 FEET SQUARE PERIOD, AND THE SQUARES BEING COMPARED. THIS PLAN WAS NOT CALCULATED FOR CLARITY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET LINEAR AND ANGLE AND MEASUREMENTS WERE OBTAINED BY USING A TOTAL STATION.

BEARING SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

4. THIS PLAN NOT INTEND FOR RECORDING.

LEGEND

1/8"	SEARCHED PROPERTY LINE
1/4"	SEARCHED RIGHT-OF-WAY
1/2"	SEARCHED CENTERLINE
3/4"	SEARCHED BACK OF CURB
1"	SEARCHED BINDER
1 1/4"	SEARCHED EDGE OF WALK
1 1/2"	SEARCHED TOP OF WALL
1 3/4"	SEARCHED BRICK
2"	SEARCHED BRICK
2 1/4"	SEARCHED REINFORCED CONCRETE PIPE
2 1/2"	SEARCHED CORRUGATED METAL PIPE
2 3/4"	SEARCHED FIBER POLY
3"	SEARCHED LAMP POLE
3 1/4"	SEARCHED SIGN
3 1/2"	SEARCHED POWER LINE
3 3/4"	SEARCHED POWER METER
4"	SEARCHED CONCRETE METER
4 1/4"	SEARCHED AIR CONDITION
4 1/2"	SEARCHED TELEPHONE BOX
4 3/4"	SEARCHED TELEPHONE
5"	SEARCHED WATER METER
5 1/4"	SEARCHED WATER TANK
5 1/2"	SEARCHED WATER TANK
5 3/4"	SEARCHED MOUNTING HULL
6"	SEARCHED TELEPHONE
6 1/4"	SEARCHED TELEPHONE
6 1/2"	SEARCHED TELEPHONE
6 3/4"	SEARCHED TELEPHONE
7"	SEARCHED TELEPHONE
7 1/4"	SEARCHED TELEPHONE
7 1/2"	SEARCHED TELEPHONE
7 3/4"	SEARCHED TELEPHONE
8"	SEARCHED TELEPHONE
8 1/4"	SEARCHED TELEPHONE
8 1/2"	SEARCHED TELEPHONE
8 3/4"	SEARCHED TELEPHONE
9"	SEARCHED TELEPHONE
9 1/4"	SEARCHED TELEPHONE
9 1/2"	SEARCHED TELEPHONE
9 3/4"	SEARCHED TELEPHONE
10"	SEARCHED TELEPHONE

- REFERENCE MATERIAL**
1. DEED IN FILE OF RECORDS IN FAVOR OF LAMAR D. BEAVERS
DEED BOOK 18418 PG 4821-4822
COBB COUNTY, GEORGIA RECORDS
(IN COOPER LANE ROAD)
 2. LAMAR D. BEAVERS DEED IN FAVOR OF ANGE Y. BEAVERS
DEED BOOK 18418 PG 3871
COBB COUNTY, GEORGIA RECORDS
(IN COOPER LANE ROAD)
 3. SCHEDULE OF TRANSFORMATION
BOOK-OF-WAY DEED
DEED BOOK 7432 PAGE 209
COBB COUNTY, GEORGIA RECORDS
 4. SCHEDULE OF TRANSFORMATION
BOOK-OF-WAY MAP
PROJECT 84-164-124
SHEET 1
DATED SEPTEMBER 11, 1987
 5. SCHEDULE OF TRANSFORMATION
BOOK-OF-WAY MAP
PROJECT 84-164-124
SHEET 2
DATED SEPTEMBER 11, 1987
 6. SCHEDULE OF THE SAID PROPERTY
PLAT BOOK 2 PAGE 128
COBB COUNTY, GEORGIA RECORDS



TOTAL AREA= 3.194± ACRES
OR 139,148± SQ. FT.
6 COOPER LANE ROAD
VETERANS MEMORIAL HIGHWAY
MABLETON, GEORGIA

McLUNG SURVEYING ENGINEERS, INC.
4823 South Lake Street Suite 200
Savannah, Georgia 30406 (770) 431-2888

The State of Georgia has authorized the Surveyor General to issue a license to the Surveyor General of the State of Georgia.

Michael E. Beas
George R. Beas
Number 24082
08/03/2018

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PARCEL.

SURVEY FOR
LAMAR D. BEAVERS
ANGE Y. BEAVERS
PART OF LOTS 13-22
THE SWTH SUBDIVISION
AND TRACT TO NORTH
LAND LOT 140 DISTRICT 17TH SECTION 2ND
LAND LOT 42 DISTRICT 18TH SECTION 2ND
COUNTY COBB
GEORGIA

PLAT PREPARED: 8-1-10
FIELD: 8-21-10 SCALE: 1"=40'

No.	Revision	Date
1	REVISE MISTAKES	8-1-10



DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 180 of the 17th District, 2nd Section and Land Lot 42 of the 18th District, 2nd Section, Cobb County, Georgia and being more fully described as follows:

Beginning at a R/W Monument located at the southern mitered corner at the intersection of the Northeast right-of-way of Veterans Memorial Highway (AKA Bankhead Highway, U.S. Highway 78, U.S. Highway 278) (90' R/W) and the southeast right-of-way of Cooper Lake Road (R/W Varies), said R/W Monument being the Point of Beginning. Thence from the Point of Beginning running N14°17'57"W a distance of 29.99 feet to a R/W Monument located at the northern mitered corner of the said intersection of the northeast right-of-way of Veterans Memorial Highway and the southeast right-of-way of Cooper Lake Road. Thence running northeasterly along the said southeast right-of-way of Cooper Lake Road the following courses and distances: N31°23'04"E a distance of 85.22 feet to an iron pin. Thence N31°23'04"E a distance of 119.37 feet to an iron pin located on the dividing land lot line between the said Land Lots 42 and 180. Thence N32°18'38"E a distance of 117.58 feet to an iron pin. Thence leaving the said southeast right-of-way of Cooper Lake Road and running S58°48'19"E a distance of 217.84 feet to an open top pipe located on the said dividing land lot line between Land Lots 42 and 180. Thence running S86°42'27"E along the said land lot line a distance of 144.49 feet to an open top pipe. Thence leaving the said land lot line and running S17°55'44"W a distance of 327.41 feet to an iron pin. Thence running N42°18'47"W a distance of 143.62 feet to an open top pipe. Thence running S18°39'57"W a distance of 208.49 feet to an iron pin located on the said northeast right-of-way of Veterans Memorial Highway. Thence running northwesterly along the said northeast right-of-way of Veterans Memorial Highway the following courses and distances: N45°57'26"W a distance of 208.53 feet to an iron pin. Thence running N45°57'26"W a distance of 109.18 feet to the said R/W Monument located at the southern mitered corner at the intersection of the northeast right-of-way of Veterans Memorial Highway and the southeast right-of-way of Cooper Lake Road and the Point of Beginning. Said tract or parcel containing 3.194± acres or 139,149± square feet.

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 Subdivision

[View Map](#)



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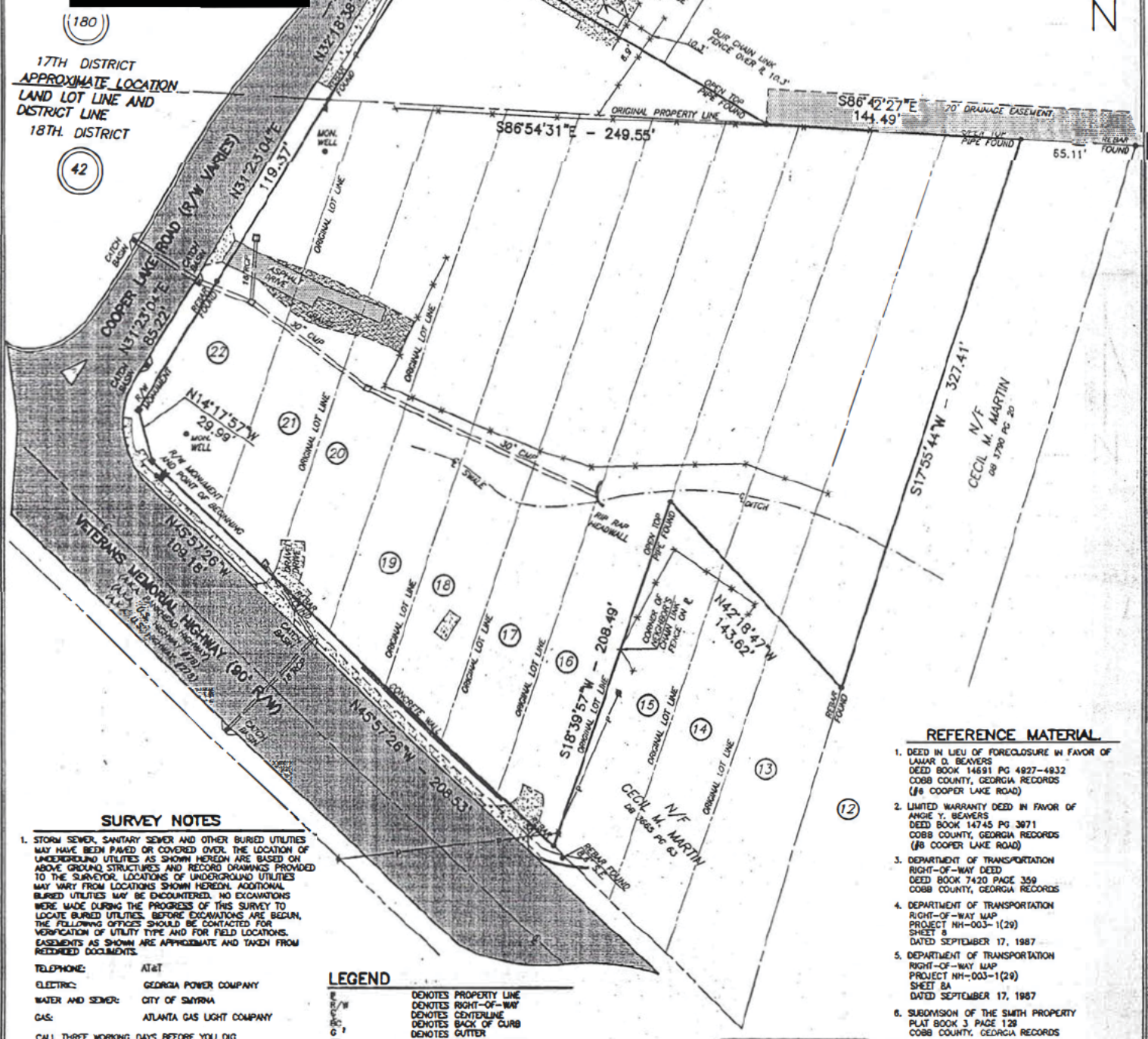
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Photos

N/F
RALPH E. SOSEBEE, SR.
DB 9995 PG 277
#267

COOPER GLEN
PB 239 PG 91
OPEN SPACE 5



17TH DISTRICT
APPROXIMATE LOCATION
LAND LOT LINE AND
DISTRICT LINE
18TH DISTRICT

REFERENCE MATERIAL

- DEED IN LIEU OF FORECLOSURE IN FAVOR OF LAMAR D. BEAVERS DEED BOOK 14681 PG 4827-4832 COBB COUNTY, GEORGIA RECORDS (#8 COOPER LAKE ROAD)
- LIMITED WARRANTY DEED IN FAVOR OF ANGIE Y. BEAVERS DEED BOOK 14745 PG 3671 COBB COUNTY, GEORGIA RECORDS (#8 COOPER LAKE ROAD)
- DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DEED DEED BOOK 7420 PAGE 359 COBB COUNTY, GEORGIA RECORDS
- DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT NH-003-1(29) SHEET 8 DATED SEPTEMBER 17, 1987
- DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT NH-003-1(29) SHEET 8A DATED SEPTEMBER 17, 1987
- SUBDIVISION OF THE SMITH PROPERTY PLAT BOOK 3 PAGE 128 COBB COUNTY, GEORGIA RECORDS

SURVEY NOTES

- 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 GRADING STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM REDDED DOCUMENTS.
TELEPHONE: AT&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF SMYRNA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-823-4344
THROUGHOUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 WITHOUT THE EXPRESS REBUTELATION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 0.7" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PLAT NOT INTENDED FOR RECORDING.

LEGEND

E	---	DENOTES PROPERTY LINE
R/W	---	DENOTES RIGHT-OF-WAY
C	---	DENOTES CENTERLINE
ESC	---	DENOTES BACK OF CURB
G	---	DENOTES GUTTER
EP	---	DENOTES EDGE OF PAVING
TW	---	DENOTES TOP OF WALL
BW	---	DENOTES BOTTOM OF WALL
X	X	DENOTES FENCE
RCP	---	DENOTES REINFORCED CONCRETE PPE
CMP	---	DENOTES CORRUGATED METAL PIPE
PP	---	DENOTES POWER POLE
LP	---	DENOTES LIGHT POLE
OW	---	DENOTES OUY WARE
PW	---	DENOTES POWER LINE
PM	---	DENOTES POWER METER
A/C	---	DENOTES AIR CONDITION
TB	---	DENOTES TELEPHONE BOX
GV	---	DENOTES GAS VALVE
GLW	---	DENOTES GAS LINE MARKER
WM	---	DENOTES WATER METER
WV	---	DENOTES WATER VALVE
FW	---	DENOTES FIRE HYDRANT
MW	---	DENOTES MONITORING WELL
HW	---	DENOTES HEADWALL
JB	---	DENOTES JUNCTION BOX
DI	---	DENOTES DROP INLET
SSM	---	DENOTES SANITARY SEWER LINE
CO	---	DENOTES SANITARY SEWER MANHOLE
CO	---	DENOTES CLEAN OUT



McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 431-3383
This property (®) (is not)
located in a Federal Flood
Area as indicated by F.I.R.M.
Official Flood Hazard Maps.
COMMUNITY PANEL #13067C0208 G
DECEMBER 18, 2008
COBB COUNTY, GEORGIA

This original of
this document was
witnessed and signed by
Michael R. Holes
L.S. #2644
REPRODUCTION IS NOT
A CERTIFIED
DOCUMENT.
Michael R. Holes
Georgia RLS #2644
Member SAUSOG
JOB#230593

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OR 139,149± SQ. FT.
6 COOPER LAKE ROAD
VETERANS MEMORIAL HIGHWAY
MABLETON, GEORGIA

SURVEY FOR
LAMAR D. BEAVERS
ANGIE Y. BEAVERS
PART OF LOTS 13-22
THE SMITH SUBDIVISION
AND TRACT TO NORTH
LAND LOT 180 DISTRICT 17TH SECTION 2ND
LAND LOT 42 DISTRICT 18TH SECTION 2ND
COUNTY, COBB
GEORGIA
PLAT PREPARED: 9-1-10
FIELD: 8-31-10 SCALE: 1"=40'

No.	Revision	Date
1.	REMOVE IMPROVEMENTS	8-8-11

In my opinion, this is a
correct representation of the
land plotted.

