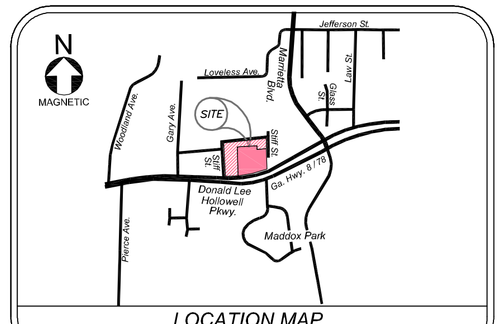


LOCATION MAP
(NOT TO SCALE)

SURVEY NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO:
   a. DEED BOOK 57387 PAGE 154,
   b. DEED BOOK 57387 PAGE 156,
   c. DEED BOOK 19108, PAGE 125,
   d. DEED BOOK 47309, PAGE 326,
   e. DEED BOOK 21705, PAGE 5,
   f. DEED BOOK 44330, PAGE 697,
   OF FULTON COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANELS 13121C0243F, DATED 09-18-2013.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

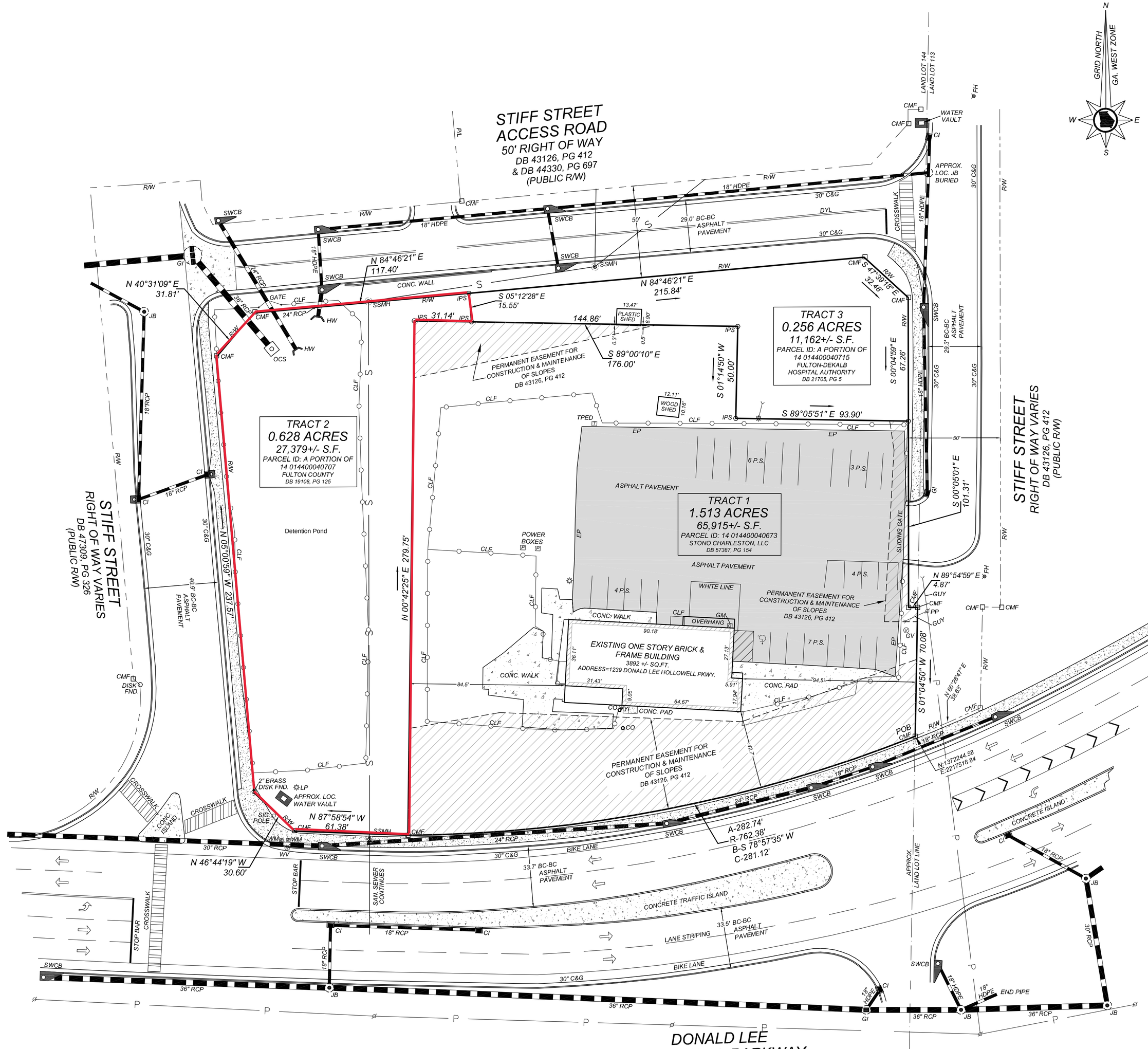
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY. THE SURVEYOR AND CLIENT ARE AWARE THAT THERE ARE NUMEROUS EASEMENTS THAT EFFECT TRACTS 2 & 3 THAT ARE NOT SHOWN HEREON. SAID EASEMENTS WILL RESTRICT THE ABILITY TO USE TRACTS 2 & 3 FOR DEVELOPMENT.

5. ACCORDING TO THE CITY OF ATLANTA ZONING MAP, THIS PROPERTY IS CURRENTLY ZONED MRC-1, MIXED RESIDENTIAL COMMERCIAL DISTRICT, LOW DENSITY.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 06-27-2019.

7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF FIELD SURVEY.

8. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF FIELD SURVEY.



ACREAGE CHART

TRACT 1 =	1.513 ACRES
TRACT 2 =	0.628 ACRES
TRACT 3 =	0.256 ACRES
TOTAL =	2.397 ACRES

LEGEND

DRAINAGE STRUCTURES
- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- JB = JUNCTION BOX
- GI = GRATE INLET
- CI = CURB INLET
- YI = YARD INLET
- DI = DROP INLET
- HW = HEADWALL
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- GT = GREASE TRAP
- FES = FLARED END SECTION

UTILITY SYMBOLS
- A/C = AIR CONDITIONING UNIT
- ET = ELECTRIC TRANSFORMER
- CPED = CABLE TV PEDESTAL
- FH = FIRE HYDRANT
- GM = GAS METER
- GV = GAS VALVE
- TED = TELEPHONE PEDESTAL
- TM = TELEPHONE
- EP = UTILITY POLE
- LP = LIGHT POLE
- WM = WATER METER
- WV = WATER VALVE

MISC. SYMBOLS
- = PARKING SPACE COUNT
- = SATELITE DISH

UTILITY LINETYPES
- = POWER LINE (UP=UNDERGROUND)
- = TELEPHONE LINE (UT=UNDERGROUND)
- = CABLE TV LINE (UT=UNDERGROUND)
- = SANITARY SEWER LINE
- = GAS LINE

FENCE LINES
- = CHAIN LINK FENCE (CLF)
- = WIRE FENCE
- = WOODEN FENCE

ABBREVIATIONS

BC	=	BACK OF CURB
BF	=	BLOW OFF VALVE
B/L	=	BUILDING SETBACK LINE
BW	=	BOTTOM OF WALL
C&G	=	CURB AND GUTTER
CL	=	CENTERLINE
CMP	=	CORRUGATED METAL PIPE
CMF	=	CONCRETE MONUMENT FOUND
CO	=	CLEAN OUT
COV	=	COVERED
CTP	=	CRIMP TOP PIPE FOUND
DB/PG	=	DEED BOOK / PAGE
DE	=	DRAINAGE EASEMENT
DIP	=	DUCTILE IRON PIPE
DWCB	=	DOUBLE WING CATCH BASIN
DYL	=	DOUBLE YELLOW LINE STRIPING
EIP	=	EXISTING IRON PIPE
F.I.R.M.	=	FEDERAL INSURANCE RATE MAP
HDPE	=	HIGH DENSITY POLY ETHYLENE PIPE
HM	=	HEADWALL
INV	=	INVERT ELEVATION
IPF	=	1/2" REBAR PIN SET W/CAP
LL	=	LAND LOT LINE
MB	=	MAIL BOX
MW	=	MONITORING WELL
N/A	=	NOW OR FORMERLY
N/S	=	NAIL SET
NTS	=	NOT TO SCALE
OPF	=	OPEN TOP PIPE FOUND
OS	=	OUTSIDE DIAMENSION
OCS	=	OUTLET CONTROL STRUCTURE
P/O	=	PART OF / PORTION OF
PL	=	PROPERTY LINE
POB	=	POINT OF BEGINNING
P.O.C	=	POINT OF COMMENCE
PVC	=	POLYVINYL CHLORIDE PIPE
PRF	=	PROFILE VIEW FOUND
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SBF	=	SIGN BOLT FOUND
SIF	=	SOLID IRON FOUND
SS	=	SANITARY SEWER
TDE	=	TEMPORARY DRAIN EASEMENT
TBM	=	TEMPORARY BENCH MARK
TPIN	=	TAX PARCEL NUMBER
POC	=	POINT OF COMMENCEMENT
TW	=	TOP OF WALL
WF	=	WOOD FENCE
WI	=	WEIR INLET

● = HARDWOOD ● = PINE/CONIFER

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 157,144 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 18,662 FEET AND AN ANGULAR ERROR OF 0 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.GA. 15-6-67.

0' 30' 60' 90'
GRAPHIC SCALE: 1" = 30'

NO.	ISSUE DESCRIPTION	DATE

DATE: OCTOBER 9, 2019
SCALE: 1" = 30'
ACREAGE: 2.397 ACRES
LAND LOT(S): 144
DISTRICT: 14th SECTION: N/A
CITY: ATLANTA
COUNTY: FULTON STATE: GEORGIA
SURVEYED: AH DRAWN: KRM
CHECKED: CAM APPROVED: CAM

GA LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3140 CALEB A. McGUIRE
GA. SWCC LEVEL 2 #00000054143

BOUNDARY SURVEY FOR:

1239 DONALD LEE HOLLOWELL PARKWAY
& PARTS OF 1249 & 1247 DONALD LEE HOLLOWELL PARKWAY

LAND LOT 144, 14th DISTRICT, FULTON COUNTY, GEORGIA
TAX PARCEL No.s 14 014400040673
& PART OF 14 014400040707 & PART OF 14 014400040715
BEING IN THE CITY OF ATLANTA

JOB NO. 19-191
DRAWING NO. 19-191 Bndy-3Tfts
SHEET NO. 1 OF 1

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