

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13121C0054F, EFFECTIVE 09-18-2013, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD (ZONE "A").



LOCATION MAP

TITLE EXCEPTIONS FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 186023207, EFFECTIVE DATE: DECEMBER 8, 2021

- 4. RIGHT-OF-WAY EASEMENT FROM CHARLES D. STEWART JR. TO GEORGIA POWER COMPANY, DATED MARCH 18, 1957, FILED FOR RECORD APRIL 3, 1957, RECORDED IN DEED BOOK 3208, PAGE 655, RECORDS OF FULTON COUNTY, GEORGIA. (AFFECTS THE PROPERTY - CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)
- 5. EASEMENTS IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. G. B. BROADWELL, ET AL. TO FULTON COUNTY, DATED FEBRUARY 14, 1959, FILED FOR RECORD MARCH 18, 1959, RECORDED IN DEED BOOK 3435, PAGE 218, RECORDS OF FULTON COUNTY, GEORGIA. (SHOWN AS 60 FEET RIGHT OF WAY OF CHARLOTTE DRIVE)
- 6. EASEMENT FROM CHARLES STEWART TO GEORGIA POWER COMPANY, DATED APRIL 28, 1959, FILED FOR RECORD JUNE 10, 1959, RECORDED IN DEED BOOK 3465, PAGE 528, RECORDS OF FULTON COUNTY, GEORGIA. (AFFECTS THE PROPERTY - CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)
- 7. EASEMENTS TAKEN BY CONDEMNATION ACTION ENTITLED FULTON COUNTY V. 0.014 ACRES OF LAND AND CERTAIN EASEMENTS; CARROLL E.BYERS; AND WILLIAM LEE ROBERTS, FILED JUNE 19, 1986, RECORDED IN DEED BOOK 10163, PAGE 160, RECORDS OF FULTON COUNTY, GEORGIA. (AFFECTS THE PROPERTY - NOT PLOTTABLE)

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 1245, 2nd District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1203, 1204, 1245 and 1246, that is the POINT **OF BEGINNING;** thence along the Land Lot Line common to Land Lots 1245 and 1246 South 00°30'49" West a distance of 688.95 feet to a point; thence continuing along said Land Lot Line South 00°26'31" West a distance of 689,04 feet to a point located at the Land Lot corner common to Land Lots 1245, 1246, 1275 and 1276; thence along the Land Lot Line common to Land Lots 1245 and 1276 the following courses and distances: North 89°13'42" West a distance of 660.28 feet to a point; thence North 89°09'26" West a distance of 85.16 feet to a point; thence North 89°38'49" West a distance of 86.29 feet to a point; thence North 89°01'19" West a distance of 109.11 feet to a point; thence North 89°11'00" West a distance of 345.65 feet to a point located on the eastern right of way of Charlotte Drive (60 feet right of way); thence leaving said Land Lot Line and along said right of way the following courses and distances: 232.89 feet along a curve to the left, said curve having a chord of North 01°49'47" West 232.88 feet and a radius of 9751.16 feet to a point; thence North 02°30'50" West a distance of 414.50 feet to a point; thence North 02°48'42" West a distance of 400.95 feet to a point; thence leaving said right of way South 89°58'55" East a distance of 659.70 feet to a point; thence North 00°04'20" East a distance of 162.23 feet to a point; thence North 00°01'55" West a distance of 162.45 feet to a point located on the Land Lot Line common to Land Lots 1204 and 1245; thence along said Land Lot Line South 89°02'58" East a distance of 683.43 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 36.782 Acres.

The property described above is the same property that is insured in the title policy issued by Chicago Title Insurance Company, Commitment Number 186023207, Effective date: December 8, 2021.

CLOSURE

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 92,417 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 384,585

- A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12 GPS AND ELEVATIONS ADJUSTED TO GEOID03 ~ NAVD88. - FIELD DATA WAS OBTAINED ON 02-18-2022 & 02-10-2023.

STREAMS AND WETLANDS NOTE:

ALL STEAMS AND WETLANDS SHOWN ON THE SURVEY WERE FLAGGED BY S&ME AND FIELD LOCATED BY BOWMAN.

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY FOR:

BRIDGE TRUST TITLE GROUP AND CHICAGO TITLE INSURANCE COMPANY

> LOCATED IN: LAND LOTS 1245 2ND DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA

> > DATE: MARCH 22, 2022

02-15-2023	REVISION STREAMS & WETLANDS A	DDED	B	own	n	an
C Bowman	Consulting Group, Ltd.		4174 Silve	Consulting Group, Ltd. er Peak Parkway , Ga. 30024		none: (770) 932-6550 owmanconsulting.com
DWG: P:\2021\1204\SURVEY\SURVEY (ADD)\2	1-1204-ALTA-revised-02-15-23	BY: MP	CHK: JCW QC:
BCG PROJECT NO: 200256-01-001 TASK			00001 SURVEY DATE: 02-18-2022 & 02-1		0-2023	SHEET 1 OF 1