

TRACT 1 AREA= 1.086 ACRES
TRACT 2 AREA= 0.345 ACRES
TRACT 3 AREA= 0.188 ACRES
TRACT 4 AREA= 2.134 ACRES
TRACT 5 AREA= 1.881 ACRES
TRACT 6 AREA= 8.840 ACRES
TOTAL AREA= 14.474 ACRES

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 19,915. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 211,500 (TRACT 1), 1 IN 63,756 (TRACT 2), 1 IN 85,695 (TRACT 3), 1 IN 229,821 (TRACT 4), 1 IN 235,192 (TRACT 5), AND 1 IN 2,612,104 (TRACT 6).

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

TOPOGRAPHIC DATA SHOWN WAS OBTAINED USING REMOTE SENSING METHODS. THE AVERAGE RELATIVE ERROR BETWEEN THE REMOTELY SENSED DATA AND TESTED GROUND TRUTHING POINTS IS 0.3'. THE DATA WAS OBTAINED USING UAV LIDAR (LIGHT DETECTION AND RANGING), RECTIFIED TO EXISTING SITE DATUM AND CONTROL POINTS. BY USING THIS DATA, IT IS UNDERSTOOD THAT DATA SHOWN IN AREAS OF HEAVY VEGETATION ARE SUBJECT TO HIGHER ERROR AND SHOULD BE FIELD RUN IN CRITICAL AREAS.

CONTOUR INTERVAL IS 2'.

DATE OF FIELD WORK: OCTOBER 25, 2021

ALL IRON PINS SET ARE 1/2" REBAR CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13121C0357F, 13121C0376G, 13121C0359F, AND 13121C0378F, ALL DATED SEPTEMBER 18, 2013.

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE ADDRESS IS LISTED AS: 400 DALTON STREET SE, ATLANTA, GA, 30315

THE CURRENT PARCEL IDENTIFICATION NUMBERS: 140041 LL 094, 140041 00080012, 140041 00080042, 140041 00080020, 140041 00080014, 140041 00080038, 140041 00050106, 14041 50098, 140041 00050072, 140041 00050064, 140041 00050056, 140041 00050049, 140041 00050031, AND 140041 00050023.

REFERENCE #1: BOUNDARY AND TOPOGRAPHIC SURVEY FOR CHOSEWOOD PARK BY ARMSTRONG LAND SURVEYING INC., LAST REVISED SEPTEMBER 10, 2009.

SYMBOL LEGEND

- IPF "A" 1/2" REBAR FOUND W/ CAP STAMPED "ARMSTRONG LS-1901"
- IPF 1/2" REBAR FOUND
- IPF 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LOT NUMBER
- LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE - UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- WEIR INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- TREE

ABBREVIATIONS

- AE ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- BSL BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- CRIMPED TOP PIPE
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- L.L.L. LAND LOT LINE
- O.T.P. OPEN TOP PIPE
- P.B. PLAT BOOK
- P.C. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- SSMH SANITARY SEWER MANHOLE
- U.E. UTILITY EASEMENT
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- O.C.S. OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- WEIR INLET
- YI YARD INLET
- CC CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE

LINE TYPE LEGEND

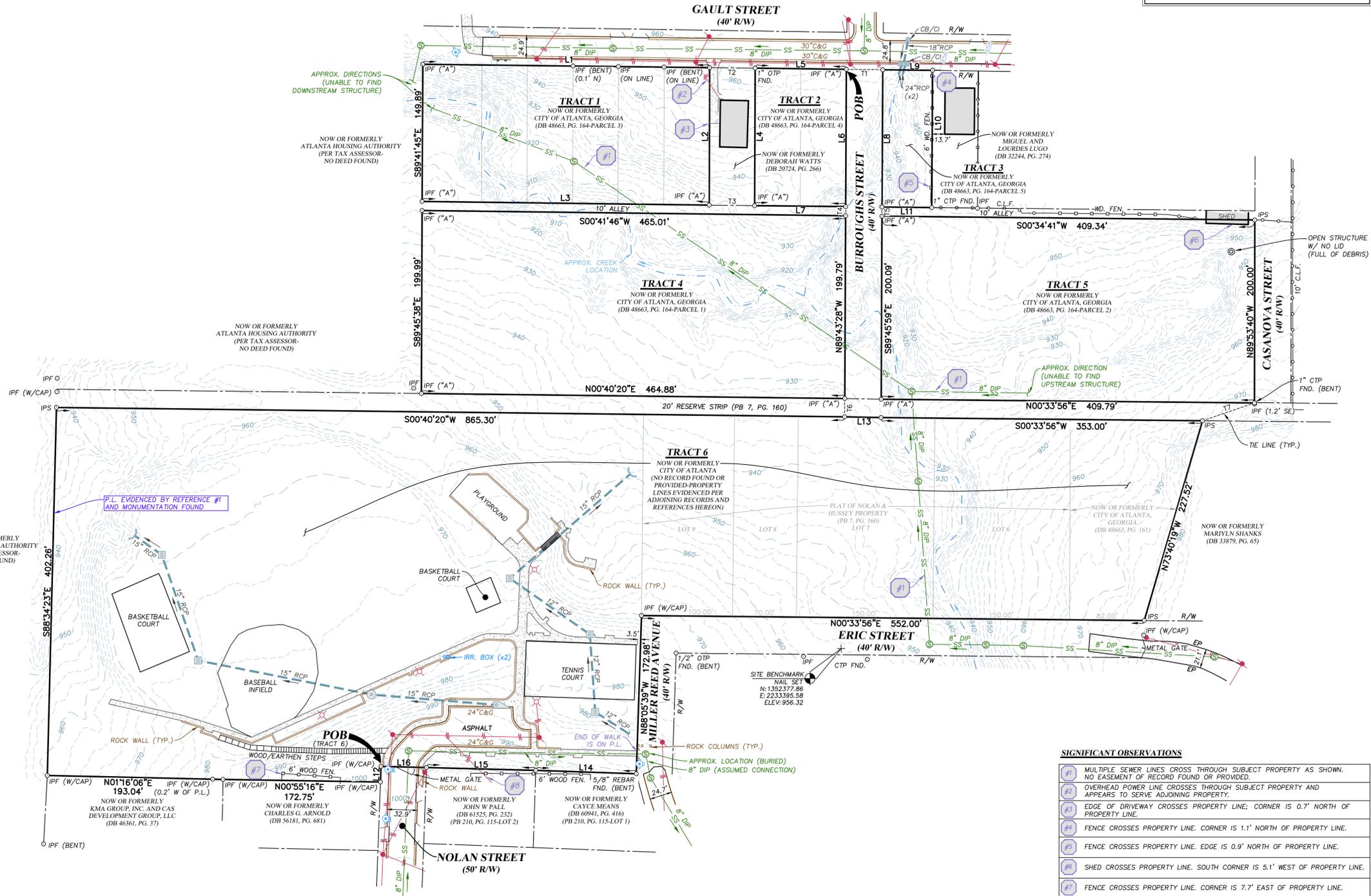
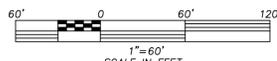
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- CURB INLET
- WIRE FENCE
- WOOD FENCE
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°40'58"W	314.90'
L2	N89°51'01"W	150.23'
L3	N00°44'36"E	315.31'
L4	S89°48'46"E	150.23'
L5	S00°42'52"W	100.09'
L6	N89°43'28"W	150.03'
L7	N00°36'15"E	99.94'
L8	S89°40'19"E	149.95'
L9	S00°42'52"W	54.73'
L10	N89°39'16"W	149.97'
L11	N00°44'01"E	54.68'
L12	N87°51'17"W	17.05'
L13	S01°06'59"W	40.04'
L14	N01°52'58"E	110.41'
L15	N01°29'27"E	119.95'
L16	N01°29'27"E	49.98'

TIE LINE TABLE

LINE	BEARING	DISTANCE
T1	N00°42'52"E	40.00'
T2	N00°35'25"E	50.00'
T3	N00°35'16"E	49.81'
T4	N89°43'28"W	9.98'
T5	N89°47'41"W	10.05'
T6	N89°19'40"W	20.00'
T7	N18°49'44"W	60.23'



SIGNIFICANT OBSERVATIONS

- #1 MULTIPLE SEWER LINES CROSS THROUGH SUBJECT PROPERTY AS SHOWN. NO EASEMENT OF RECORD FOUND OR PROVIDED.
- #2 OVERHEAD POWER LINE CROSSES THROUGH SUBJECT PROPERTY AND APPEARS TO SERVE ADJOINING PROPERTY.
- #3 EDGE OF DRIVEWAY CROSSES PROPERTY LINE; CORNER IS 0.7' NORTH OF PROPERTY LINE.
- #4 FENCE CROSSES PROPERTY LINE. CORNER IS 1.1' NORTH OF PROPERTY LINE.
- #5 FENCE CROSSES PROPERTY LINE. EDGE IS 0.9' NORTH OF PROPERTY LINE.
- #6 SHED CROSSES PROPERTY LINE. SOUTH CORNER IS 5.1' WEST OF PROPERTY LINE.
- #7 FENCE CROSSES PROPERTY LINE. CORNER IS 7.7' EAST OF PROPERTY LINE.
- #8 OVERHEAD POWER LINE CROSSES THROUGH SUBJECT PROPERTY AND APPEARS TO SERVE ADJOINING PROPERTY.

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Zachary R. Weisel
 ZACHARY R. WEISEL, GA RLS NO. 3473
 DATE: 11.01.21

REVISION

DATE

BOUNDARY/TOPOGRAPHIC SURVEY FOR:

CITY OF ATLANTA
 LOCATED IN LAND LOT 41
 14th DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA
 NOVEMBER 1, 2021

141 Railroad St. Ste. 116
 Canton, GA 30114
 678.880.7502
 www.GunninSurvey.com
 License No. LSF 001033



DRAWN BY: ZRW
 CHECKED BY: JRG

PROJECT NO. 21066

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