NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.

2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Dekalb County, Georgia and Incorporated Areas, Community Panel Number 13089C0091H, Panel 91 of 201, effective date May 7, 2001 and found NO portion of the property shown hereon to fall within a designated Flood Zone "A" (areas of 100 Year flood).

3. The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in January 2013. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

5. There is no evidence of current earth moving work, building construction or building additions.

6. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

7. There are 77 regular parking spaces and 4 handicapped spaces.

NOTES CONT'D

8. Zoning: MR-1
Setbacks
Front Yard – 0'
Side Yard – 10'
Rear Yard – 30'

Max Building Height – 50'
Min Lot Width – 40'

9. This property was updated by site visit on October 26, 2015 for the purpose of determining visible above ground physical changes located on the property. The property lines were not resurveyed and reflect conditions existing on prior surveys by Planners and Engineers Collaborative.

10. There are no changes in the street right of way lines. There is no observed evidence of recent street or sidewalk construction or repairs.

11. There are no wetlands on site per reference #1.

12. There are no cemeteries within 100 feet of the site.

13. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

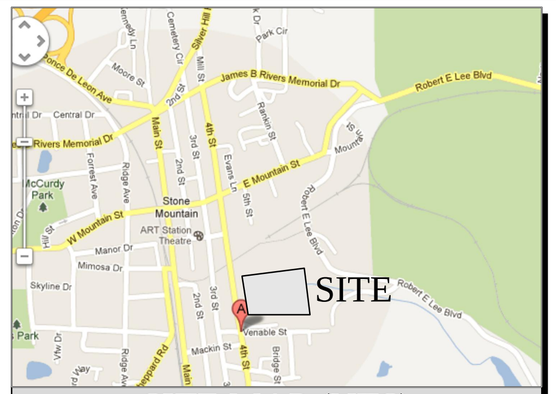
14. The underground utilities shown hereon were determined by paint markings from an unknown source and this surveyor cannot guarantee the accuracy of the location.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 89 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the northerly right-of-way line of Venable Street (30' R/W) and the easterly right-of-way line of Fourth Street (40' R/W); thence along the easterly right-of-way line of Fourth Street North 09 degrees 02 minutes 11 seconds West a distance of 504.00 feet to an iron pin found; thence leaving said right-of-way line North 82 degrees 40 minutes 36 seconds East a distance of 808.90 feet to an iron pin found; thence South 07 degrees 10 minutes 42 seconds East a distance of 605.20 feet to an iron pin found on the northerly right-of-way line of Venable Street; thence along said right-of-way line South 89 degrees 58 minutes 18 seconds West a distance of 798.77 feet to an iron pin found and the TRUE POINT OF BEGINNING.

Said tract containing 10.183 acres.



SITE MAP (NTS)

LEGEND

○ IPF	IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
○ IPS	IRON PIN SET (#4 Re-Rod unless noted otherwise)
○ CTOP	IRON PIN FOUND (open top pipe)
○ CTOP	IRON PIN SET (crimp top pipe)
○	POINT
▨ CMF	CONCRETE MONUMENT FOUND
○ MH	SANITARY SEWER MANHOLE
—S—	SANITARY SEWER LINE
	STORM DRAINAGE LINE
--CS--	COMB. STORM & SAN. SEWER LINE
CB	CATCH BASIN
◎ J.B.	JUNCTION BOX
■ D.I.	DROP INLET
■ W.I.	WEIR INLET
■ C.I.	CURB INLET
	POWER POLE
	POWER POLE W/ GUY WIRE
	OVERHEAD POWER / TELEPHONE LINE
	WATER VALVE
	GAS VALVE

LEGEND

FH	FIRE HYDRANT
—W—	WATER LINE
—G—	UNDERGROUND GAS LINE
—E—	UNDERGROUND ELECTRIC LINE
—T—	UNDERGROUND TELEPHONE LINE
—C—	UNDERGROUND CABLE LINE
	LIGHT POLE
	EXISTING TREE
(SQ'S'W)	CALLS PER DEED
TW	TOP OF WALL
BW	BOTTOM OF WALL
	WALL (TYP)
	TRANSFORMER
BH	BOREHOLE
RCP	REINFORCED CONCRETE PIPE
B.S.L.	BUILDING SETBACK LINE
	SIGN
BOC	BACK OF CURB
○ CMH	COMMUNICATION MANHOLE
○ GAS MH	ATLANTA GAS MANHOLE
○ GP MH	GEORGIA POWER MANHOLE
□	CABLE BOX PEDESTAL
△	FIBER OPTIC MARKER
⊕	GA. POWER MARKER
⊙	GAS STUB
CMP	CORRUGATED METAL PIPE
DIP	DUCTAL IRON PIPE

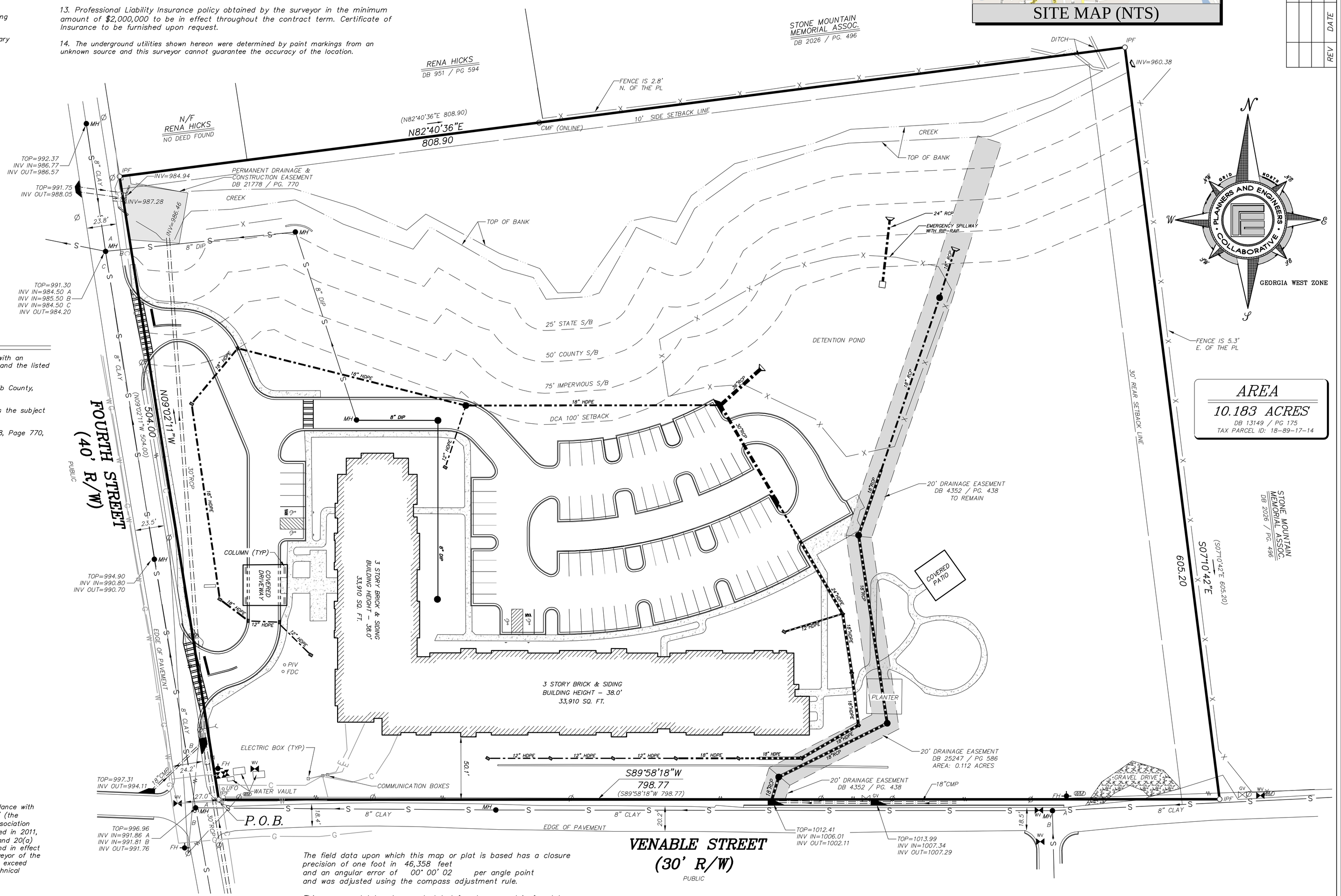
TITLE EXCEPTIONS

Fidelity National Title Insurance Company's commitment number 15804.000.LTM with an effective date of December 2, 2014 was used in the preparation of this survey and the listed exceptions are as follows:

3. Drainage Easement recorded in Deed Book 4352, Page 438, Records of Dekalb County, Georgia. Affects the subject property and is shown hereon.

4. Easement recorded in Deed Book 13994, Page 660, aforesaid records. Affects the subject property and is blanket in nature.

5. Permanent Drainage and Construction Easement recorded in Deed Book 21778, Page 770, aforesaid records. Affects the subject property and is shown hereon.



AREA

10.183 ACRES

DB 13149 / PG 175
TAX PARCEL ID: 18-89-17-14

This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (the "Requirements"), jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") as adopted in 2011, plus items Items 1 – 4, 6(b), 7(a)(1), 7(b), 7(c) 8–11(a), 13, 16, 17, 18, 19 and 20(a) of Table A. Pursuant to the accuracy standards adopted by ALTA and NSPS and in effect on the date of this Certificate, it is my professional opinion as a licensed surveyor of the State of Georgia, that the Relative Positional Accuracy of this survey does not exceed what is specified in the Requirements. The survey also meets the minimum technical standards adopted by the Georgia State Board of Land Surveyors.

The field data upon which this map or plat is based has a closure precision of one foot in 46,358 feet and an angular error of 00° 00' 02 per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 697,439 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

REFERENCES

1. U.S. Fish & Wildlife Services National Wetlands Inventory.

REV	DATE	DESCRIPTION	BY

ALTA/ACSM LAND TITLE SURVEY

DRAWN BY:
CHECKED BY:
FILE NO.: 12211.00
DATE:
SCALE: 1"=40'

0 20 40 80

DEKALB COUNTY GEORGIA

OF 901 FOURTH STREET FOR

CITY OF STONE MOUNTAIN

LAND LOT(S) 89
DISTRICT 18th

GEORGIA WEST ZONE

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