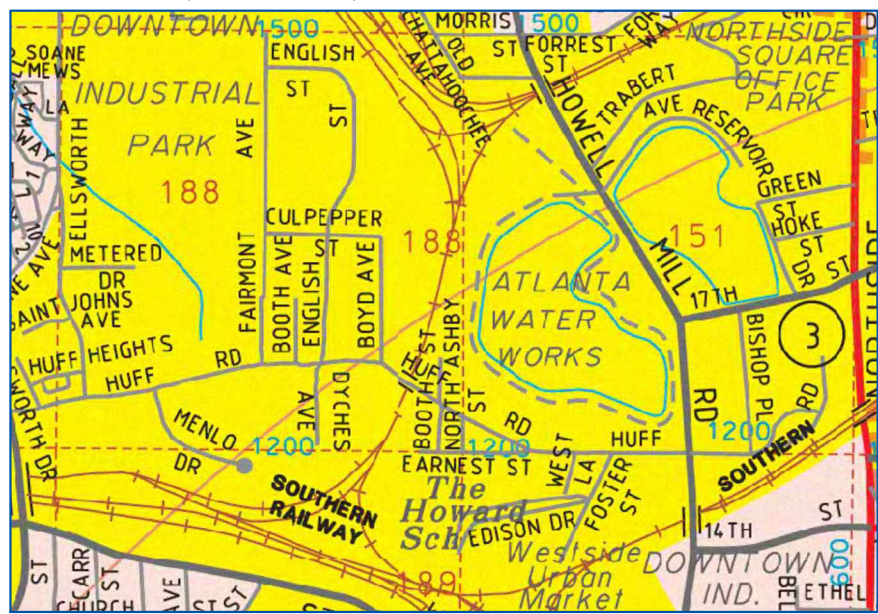


LEGEND

- These standard symbols may be found in the drawing.
- 1/2" Rebar Set
  - Iron Pin Found
  - Building Line
  - Catch Basin
  - Drop Inlet
  - Guy Wire Anchor
  - Light Pole
  - Power Pole
  - Electric Meter
  - Fire Hydrant
  - Water Meter
  - Sanitary Sewer Manhole
  - Sewer Clean Out
  - Gas Meter
  - Air Conditioning Unit
  - Spot Elevation
  - Hardwood Tree
  - Pine Tree
  - Fence
  - Neighbor's Fence
  - Overhead Electric Line
  - Sanitary Sewer
  - Sanitary Sewer (Not Field Located)
  - Stormwater Pipe
  - Stormwater Pipe (Not Field Located)
- 4" 35' Magnetic North
- 4" 35' Declination
- Vesting Legal Reading Held

LOCATION MAP (NOT TO SCALE)



FLOOD PANEL DETAIL (NOT TO SCALE)



TITLE EXCEPTIONS

- Fidelity National Title Insurance Company  
NFS File No. ATL-141346  
Commitment Number: H096.2008  
Effective Date: December 20th, 2014  
Schedule B-2 - Special Exceptions
9. Easement by and between Gardner R. Nottingham and Atlanta Gas Light Company, a Georgia corporation, dated January 18, 1960, filed January 29, 1960 and recorded in Deed Book 3540, Page 189, records of the Superior Court of Fulton County, Georgia.  
*Not Potable - Exhibits not provided*
10. Terms and conditions of that certain Agreement by and between Nottingham Company, a Georgia corporation and Dukes Realty Corp., of Georgia, a Georgia corporation, dated January 15, 1965, filed January 20, 1965 and recorded in Deed Book 4350, Page 454, aforesaid records.  
*Not Potable - Exhibits not provided*
11. Easement from Nottingham Co. to Georgia Power Company, dated May 26, 1981, filed June 5, 1981 and recorded in Deed Book 7865, Page 68, aforesaid records.  
*Not Potable - Exhibits not provided*
12. Easement from Performance Process, Inc. to Georgia Power Company, dated April 28, 2010, filed June 25, 2010 and recorded in Deed Book 49133, Page 505, aforesaid records.  
*Not Potable - Exhibits not provided*

SURVEYED LEGAL DESCRIPTION

TRACT 1  
ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot 188 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:  
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the point which is the intersection of the eastern right-of-way of Boyd Avenue (40 foot R/W) and the northeastern right-of-way of Huff Road (40 foot R/W) and run in a northerly direction along the easterly right-of-way of Boyd Avenue a distance of 268.40' to a Concrete nail set; BEING THE TRUE POINT OF BEGINNING; run thence along the easterly right-of-way of Boyd Avenue North 00 Degrees 34 Minutes 15 Seconds East a distance of 150.00' to a Concrete nail set; thence leaving the aforesaid right-of-way and running North 87 Degrees 52 Minutes 13 Seconds East a distance of 195.00' to a 1/2" Rebar found; running thence North 00 Degrees 42 Minutes 56 Seconds East a distance of 349.36' to a 1/2" Rebar found; running thence North 00 Degrees 42 Minutes 56 Seconds East a distance of 134.04' to a 3/4" Open Top Pipe found; running thence South 00 Degrees 42 Minutes 56 Seconds West a distance of 150.25' to a Concrete nail set; running thence North 87 Degrees 52 Minutes 13 Seconds East a distance of 50.00' to a 1/2" Rebar set on the western right-of-way of Bacon Street (40 foot R/W-not open); running thence along the westerly right-of-way of the aforesaid unopened street and the northeastern right-of-way of Seaboard Air Line Railroad (5' varies); running thence along the northwesterly right-of-way of Seaboard Air Line Railroad South 16 Degrees 01 Minutes 42 Seconds West a distance of 505.68' to a 1/2" Rebar set; thence leaving the aforesaid railroad right-of-way running South 87 Degrees 52 Minutes 13 Seconds East a distance of 90.34' to a 1/2" Rebar set; running thence North 01 Degrees 06 Minutes 57 Seconds East a distance of 190.01' to a Concrete nail set; running thence South 87 Degrees 52 Minutes 13 Seconds West a distance of 156.20' to a Concrete nail set at the eastern right-of-way of Boyd Avenue, WHICH IS THE TRUE POINT OF BEGINNING; having an area of 123917.595 square feet, 2.845 acres, and being more particularly shown on ALTA-ACSM Survey plot by Josh L. Lewis IV, Registered Land Surveyor No. 3028, from Georgia Land Surveying Co., dated January 19th, 2015.

TOGETHER WITH:

TRACT 2  
ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot 188 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:  
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the point which is the intersection of the eastern right-of-way of Boyd Avenue (40 foot R/W) and the northeastern right-of-way of Huff Road (40 foot R/W) and run in a northerly direction along the easterly right-of-way of Boyd Avenue a distance of 268.39' to a Concrete nail set at the intersection of the south side of a ten (10) foot alley and said eastern right-of-way line of Boyd Avenue and BEING THE TRUE POINT OF BEGINNING; thence leaving said eastern right-of-way line and along the south side of said ten foot alley North 87 Degrees 52 Minutes 13 Seconds East a distance of 156.10' to a Concrete nail set; running thence South 01 Degrees 06 Minutes 57 Seconds West a distance of 6.04' to a 1/2" Rebar set; running thence South 88 Degrees 16 Minutes 35 Seconds West a distance of 156.00' to a Concrete nail set on the eastern right-of-way line of said Boyd Avenue; running thence along said right-of-way line North 00 Degrees 34 Minutes 15 Seconds East a distance of 4.93' to a Concrete nail set at the intersection of said eastern right-of-way line and the south side of ten foot alley and the POINT OF BEGINNING; having an area of 854.909 square feet, 0.020 acres, and being more particularly shown on ALTA-ACSM Survey plot by Josh L. Lewis IV, Registered Land Surveyor No. 3028, from Georgia Land Surveying Co., dated January 19th, 2015.

TOGETHER WITH:

TRACT 3  
ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot 188 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:  
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the point which is the intersection of the eastern right-of-way of Boyd Avenue (40 foot R/W) and the northeastern right-of-way of Huff Road (40 foot R/W) and run in a northerly direction along the easterly right-of-way of Boyd Avenue a distance of 268.39' to a Concrete nail set at the intersection of the south side of a ten (10) foot alley and said eastern right-of-way line of Boyd Avenue and BEING THE TRUE POINT OF BEGINNING; thence leaving said eastern right-of-way line North 00 Degrees 34 Minutes 15 Seconds East a distance of 10.01' to a Concrete nail set; at the intersection of said eastern right-of-way line and the north side of said ten foot alley; thence leaving said eastern right-of-way line and along the north side of said ten foot alley North 87 Degrees 52 Minutes 13 Seconds East a distance of 156.20' to a Concrete nail set; running thence leaving the north side of said ten foot alley South 01 Degrees 06 Minutes 57 Seconds West a distance of 10.02' to a Concrete nail set on the south side of said ten foot alley; thence along the south side of said ten foot alley South 87 Degrees 52 Minutes 13 Seconds West a distance of 156.10' to a Concrete nail set; at the intersection of the south side of said ten foot alley and the eastern right-of-way line of Boyd Avenue and the POINT OF BEGINNING; having an area of 1561.914 square feet, 0.036 acres, and being more particularly shown on ALTA-ACSM Survey plot by Josh L. Lewis IV, Registered Land Surveyor No. 3028, from Georgia Land Surveying Co., dated January 19th, 2015.

TOGETHER WITH:

TRACT 4  
ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot 188 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:  
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the point which is the intersection of the eastern right-of-way of Boyd Avenue (40 foot R/W) and the northeastern right-of-way of Huff Road (40 foot R/W) and run in a northerly direction along the easterly right-of-way of Boyd Avenue a distance of 268.39' to a Concrete nail set at the intersection of the south side of a ten (10) foot alley and said eastern right-of-way line of Boyd Avenue and BEING THE TRUE POINT OF BEGINNING; thence leaving said eastern right-of-way line North 00 Degrees 34 Minutes 15 Seconds East a distance of 10.01' to a Concrete nail set; at the intersection of said eastern right-of-way line and the north side of said ten foot alley; thence leaving said eastern right-of-way line and along the north side of said ten foot alley North 87 Degrees 52 Minutes 13 Seconds East a distance of 156.20' to a Concrete nail set; running thence leaving the north side of said ten foot alley South 01 Degrees 06 Minutes 57 Seconds West a distance of 10.02' to a Concrete nail set on the south side of said ten foot alley; thence along the south side of said ten foot alley South 87 Degrees 52 Minutes 13 Seconds West a distance of 156.10' to a Concrete nail set; at the intersection of the south side of said ten foot alley and the eastern right-of-way line of Boyd Avenue and the POINT OF BEGINNING; having an area of 1561.914 square feet, 0.036 acres, and being more particularly shown on ALTA-ACSM Survey plot by Josh L. Lewis IV, Registered Land Surveyor No. 3028, from Georgia Land Surveying Co., dated January 19th, 2015.

SURVEY NOTES

- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.
- Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown herein site, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information. Coordinate with utility companies prior to proceeding with planning design or construction.
- There has been no observed evidence of current earth moving work, building construction or the building additions on the subject property at the time of the survey.
- At the time of the survey there has been no observed evidence of proposed changes in street right of way lines.
- There has been no observed evidence of site use as a solid waste dump, pump or sanitary landfill at the time of the survey.

ZONING

- (City of Atlanta Jurisdiction)  
Battline Overlay District  
(I-2 Zoning) (Heavy Industrial District)  
Front: 40' feet.  
Side: Adjacent to a street, half the required front yard, as generally provided.  
Rear: If a building is not built to the lot line, it shall be set back from the lot line at least ten feet.

PARKING NOTES

- 17 Total parking stalls located within the property.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the T.I.R.M. official flood hazard map and found in my opinion referenced parcel is not in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 13101000411 effective date September 18th, 2013.  
[Subject property is not within 200' of State Waters]

LINE	BEARING	DISTANCE
L1	S 01°06'57" W	6.04'
L2	N 00°34'15" E	4.93'
L3	S 00°34'15" W	10.01'
L4	N 01°06'57" E	10.02'



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

DRAWING NUMBER 194544	ALTA/ACSM LAND TITLE SURVEY PLAT FOR: 1303 Boyd Avenue, Atlanta Georgia 30318			
	- FIDELITY NATIONAL TITLE INSURANCE COMPANY			
	- 1303 BOYD AVENUE NW, LLC			
	- MARK G. SMITH			
	LAND LOT: 188	17th DISTRICT	SECTION	FULTON COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:	
SUBDIVISION:				
DEED BOOK	PAGE	PARTY CHIEF: JL4	FIELD DATE: 7/22/15	
PLAT BOOK	PAGE	DRAFTER: S.L.	SHEET 1 OF 1	

DATE: 1/19/15	SCALE: 30'
REVISION	BY DATE
EST 1955	

ALTA/ACSM CERTIFICATION  
To: Fidelity National Title Insurance Company, 1303 Boyd Avenue NW, LLC and Mark G. Smith

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 minimum standard detail requirements for ALTA/ACSM Land Title surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(2), 8, 9, 10, 11(a), 13, 14, and 21 of table A thereof. The field work was completed on January 22nd, 2015.

Date of plot or map: January 19th, 2015

Josh L. Lewis IV  
Georgia Registered Land Surveyor No. 3028

This survey 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.G.A. 15-6-67, authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

