THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GENERAL PLAT NOTES:

THE FIELD DATA DATED 7-12-2020 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 41,692 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 102,264 FEET. A TRIMBLE S6 ROBOT WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

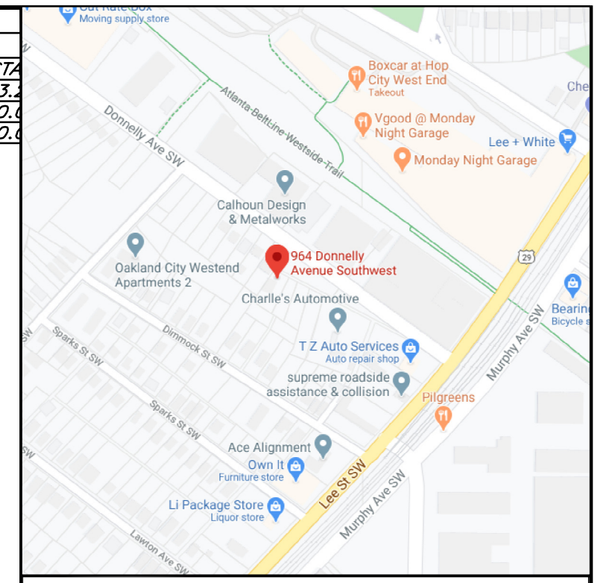
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13121C0356F DATED SEPTEMBER 18, 2013.

THIS PLAT IS FOR THE EXCLUSIVE USE OF HILLIARD PARTNERS, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

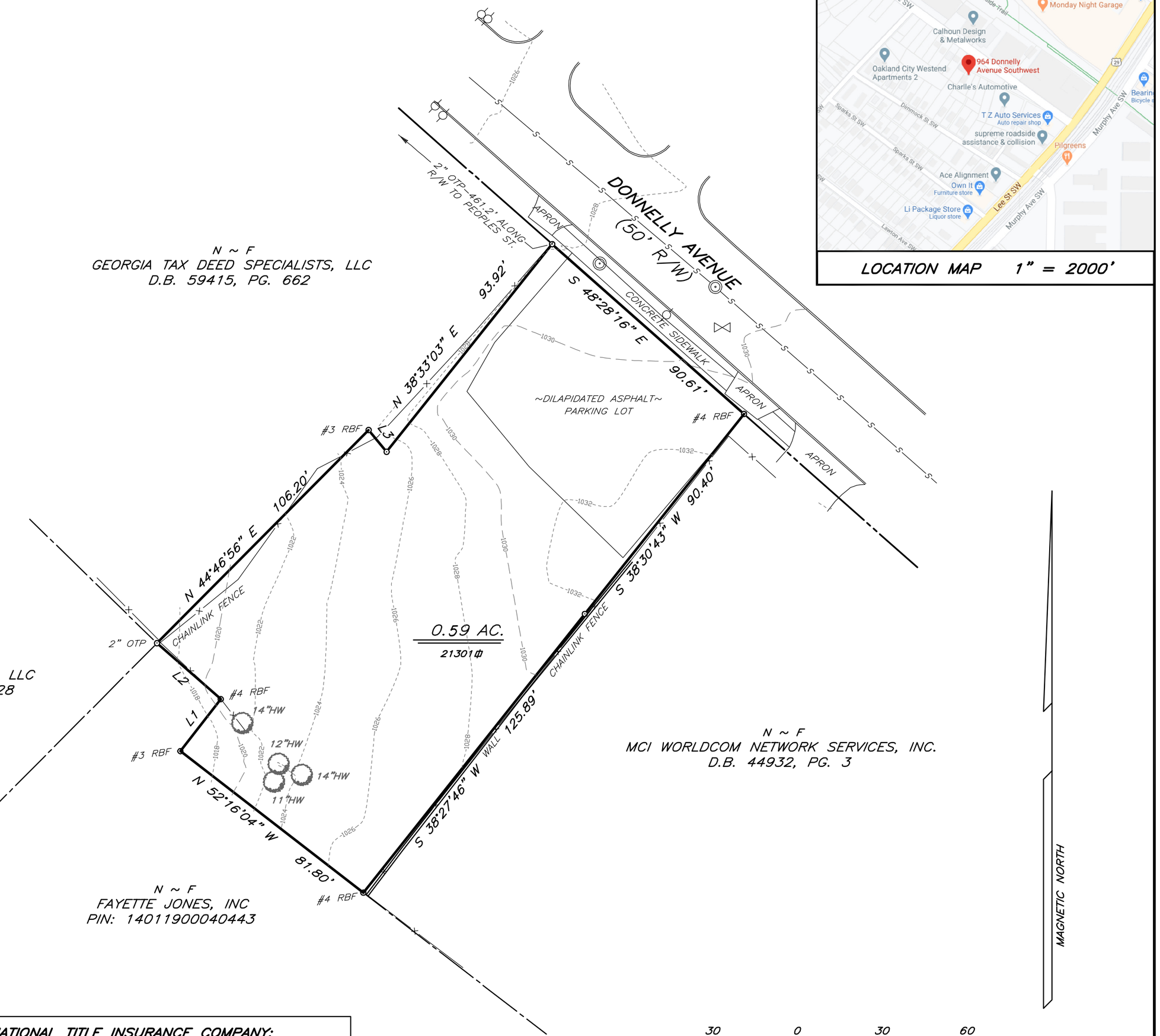
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

LINE CHART		
LINE	BEARING	DISTA
L1	N 37°48'31" E	23.2
L2	N 48°43'18" W	30.0
L3	S 39°37'46" E	10.0



LOCATION MAP 1" = 2000'



30 0 30 60

SCALE IN FEET

LEGEND

⌀	P.P.– POWER POLE
⌀	L.P.– LIGHT POLE
	F.H.– FIRE HYDRANT
	M.H.– SANITARY SEWER MANHOLE
W/M	W.M.– WATER METER
G/M	G.M.– GAS METER
	RBS– REINFORCING BAR SET
	RBF– REINFORCING BAR FOUND
	CTF– CRIMP TOP PIPE FOUND
	OTF– OPEN TOP PIPE FOUND
	R/W MON.– RIGHT-OF-WAY MONUMENT
—x—	TYPE OF FENCE
	J.B.– JUNCTION BOX
	D.I.– DROP INLET / YARD INLET
	C.B.– CATCH BASIN
======	R.C.P.– REINFORCED CONCRETE PIPE
======	C.M.P.– CORRUGATED METAL PIPE
	F.F.E.– FINISHED FLOOR ELEVATION
	WATER VALVE
—U.E.—	UNDERGROUND ELECTRIC
	SOUTHERN BELL MANHOLE
—G—	GAS LINE
—O/H—	OVERHEAD POWER LINES
	HW.–HEADWALL
—W—	WATER LINE
PBX	POWERBOX

FIDELITY NATIONAL TITLE INSURANCE COMPANY:

COMMITMENT NUMBER: 2046795C

COMMITMENT DATE: MAY 18, 2020 AT 12:00 A.M.

SCHEDULE BII EXCEPTIONS:

1. ALL TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS ARE LIENS NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES WHICH MAY RESULT FROM A REBILLING OR REASSESSMENT OF THE SUBJECT PROPERTY.

2. ANY INNACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A, OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.

3. ENCROACHMENTS, OVERLAPS, SHORTAGE IN AREA, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.

4. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF WITHOUT DIMINUTION.

ALL THESE EXCEPTIONS ARE STANDARD EXCEPTIONS.

SURVEYORS CERTIFICATION

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 JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMOR, THE UNDERSIGNED LANDS 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.

K. ADDISON BLAKESLEE GA RLS #3246 — 7-13-2020 DATE

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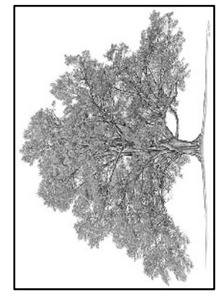

ALTA/NSPS LAND TITLE SURVEY FOR:
HILLIARD PARTNERS, LLC AND
FIDELITY NATIONAL TITLE
INSURANCE COMPANY

LAND LOT 119, 14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED 3246 LAND SURVEYOR ADDISON BLAKESLEE

REVISIONS

DATE : 7-13-2020
SCALE : 1"=30'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2020132

DONNELLY.DWG