

GRID NORTH
GA WEST ZONE

DRAINAGE STATEMENT

STORM DRAINAGE SHOWN ON THIS PLAT ARE NECESSARY FOR PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINS OR NATURAL DRAINAGE SWALES NOR BE RESPONSIBLE FOR EXTENSIONS OF STORM DRAINS.

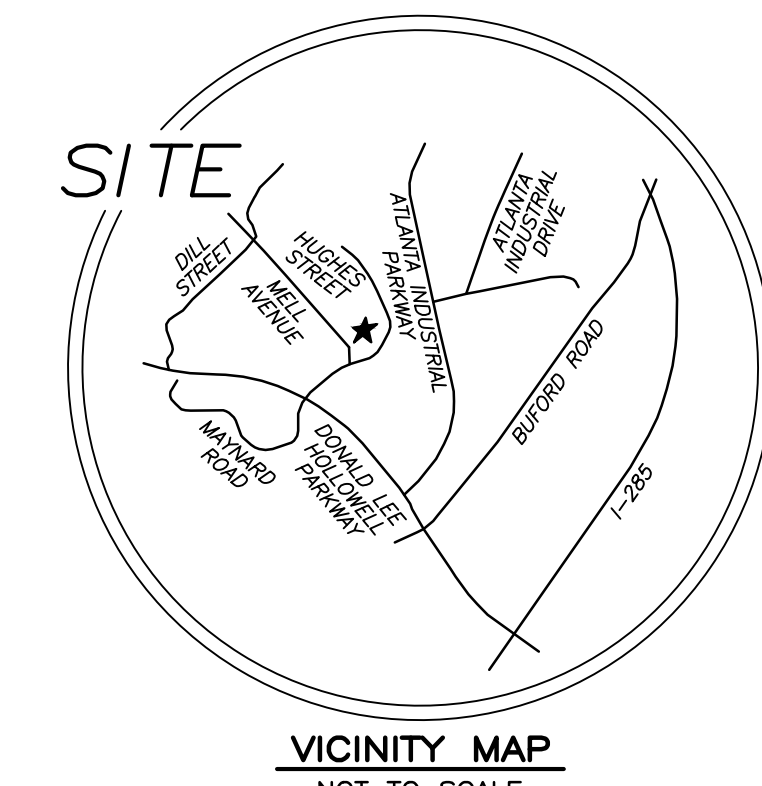
ZONING INFORMATION

CITY OF ATLANTA - L-1 (LIGHT INDUSTRIAL)

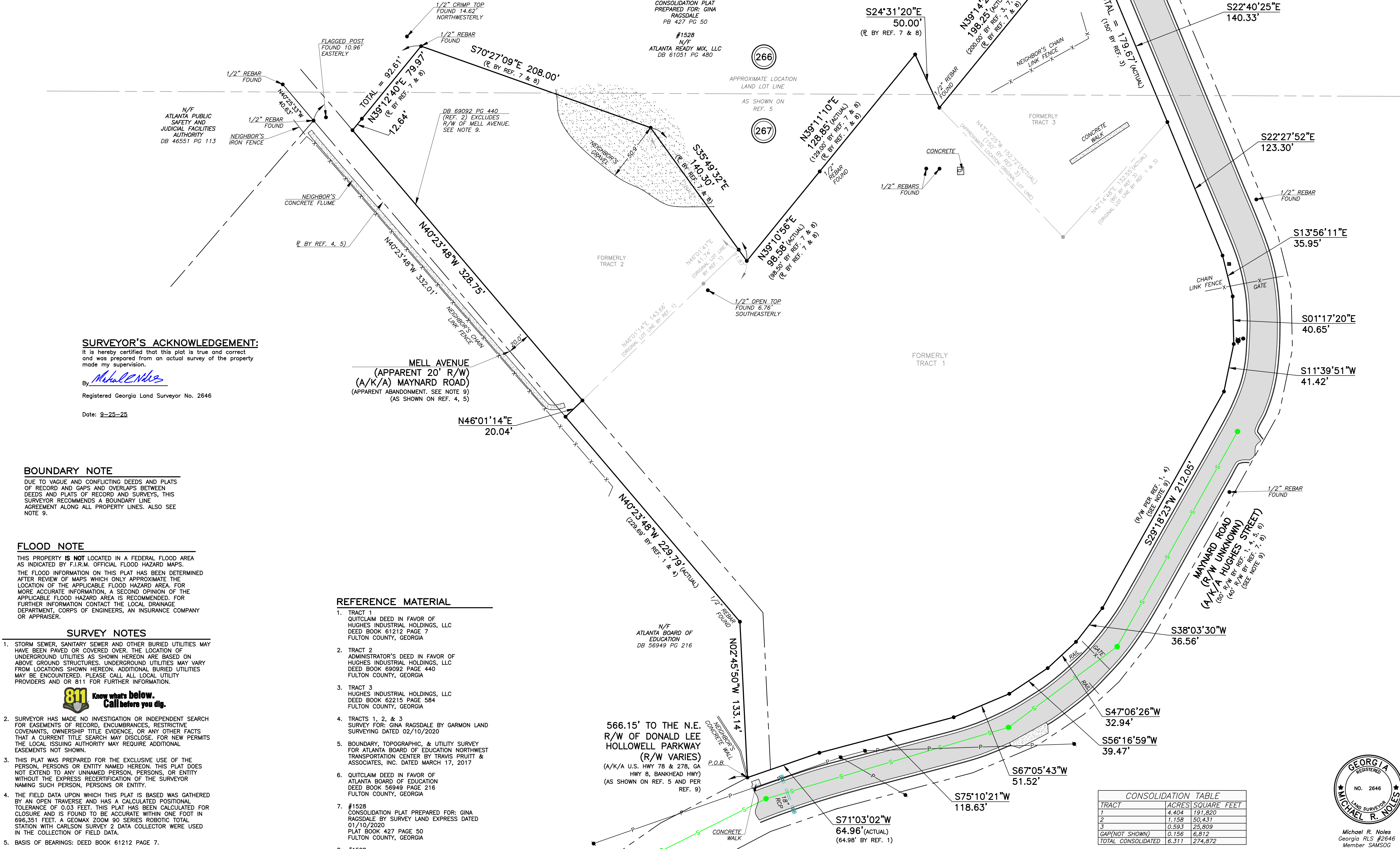
CONTACT THE CITY OF ATLANTA FOR MORE INFORMATION.
ALL ZONING MATTERS MUST BE APPROVED BY THE CITY OF ATLANTA PRIOR TO ANY CONSTRUCTION.

LEGEND

- BUILDING LINE
PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE
BACK OF CURB
GUTTER
EDGE OF PAVING
TOP OF WALL
BOTTOM OF WALL
FENCE
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
POWER POLE
LIGHT POLE
GUY WIRE
POWER LINE
POWER METER
POWER BOX
FIBER OPTIC
AIR CONDITION
CABLE BOX
TELEPHONE BOX
GAS METER
GAS VALVE
GAS LINE MARKER
WATER METER
WATER VALVE
FIRE HYDRANT
MONITORING WELL
HEADWALL
JUNCTION BOX
DROP INLET
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
CLEAN OUT
POINT OF BEGINNING
POINT OF COMMENCEMENT
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT



Reserved for Clerk of Superior Court



SURVEYOR'S ACKNOWLEDGEMENT:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by my supervision.

By: *Michael R. Noles*

Registered Georgia Land Surveyor No. 2646

Date: 9-25-25

BOUNDARY NOTE

DUE TO VAGUE AND CONFLICTING DEEDS AND PLATS OF RECORD AND GAPS AND OVERLAPS BETWEEN DEEDS AND PLATS OF RECORD AND SURVEYS, THIS SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT ALONG ALL PROPERTY LINES. ALSO SEE NOTE 9.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPUS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEY NOTES

- 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 606,351 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BASIS OF BEARINGS: DEED BOOK 61212 PAGE 7.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARs SET ARE 1/2" REBARs UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF ATLANTA, FULTON COUNTY, AND/OR THE STATE OF GEORGIA.
10. THIS PROPERTY LIES WITHIN 2000' OF THE CHATTAHOOCHEE RIVER CORRIDOR AND IS SUBJECT TO CERTAIN RESTRICTIONS. FOR DETAILED INFORMATION CONTACT THE ATLANTA REGIONAL COMMISSION (ARC).

REFERENCE MATERIAL

- 1. TRACT 1 QUITCLAIM DEED IN FAVOR OF HUGHES INDUSTRIAL HOLDINGS, LLC DEED BOOK 61212 PAGE 7 FULTON COUNTY, GEORGIA
2. TRACT 2 ADMINISTRATOR'S DEED IN FAVOR OF HUGHES INDUSTRIAL HOLDINGS, LLC DEED BOOK 69092 PAGE 440 FULTON COUNTY, GEORGIA
3. TRACT 3 HUGHES INDUSTRIAL HOLDINGS, LLC DEED BOOK 62215 PAGE 584 FULTON COUNTY, GEORGIA
4. TRACTS 1, 2, & 3 QUITCLAIM DEED IN FAVOR OF GINA RAGSDALE BY GARMON LAND SURVEYING DATED 02/10/2020
5. BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR ATLANTA BOARD OF EDUCATION NORTHWEST TRANSPORTATION CENTER BY TRAVIS PRUITT & ASSOCIATES, INC. DATED MARCH 17, 2017
6. QUITCLAIM DEED IN FAVOR OF ATLANTA BOARD OF EDUCATION DEED BOOK 58949 PAGE 216 FULTON COUNTY, GEORGIA
7. #1528 CONSOLIDATION PLAT PREPARED FOR: GINA RAGSDALE BY SURVEY LAND EXPRESS DATED 01/10/2020 PLAT BOOK 427 PAGE 50 FULTON COUNTY, GEORGIA
8. #1528 LIMITED WARRANTY DEED IN FAVOR OF ATLANTA READY MIX DEED BOOK 61051 PAGE 480 FULTON COUNTY, GEORGIA
9. RIGHT OF WAY DEED IN FAVOR OF GEORGIA DEPARTMENT OF TRANSPORTATION DEED BOOK 67452 PAGE 342 FULTON COUNTY, GEORGIA

566.15' TO THE N.E. R/W OF DONALD LEE HOLLOWELL PARKWAY (R/W VARIES) (A/K/A U.S. HWY 78 & 278, GA HWY 8, BANKHEAD HWY) (AS SHOWN ON REF. 5 AND PER REF. 9)

CONSOLIDATION TABLE with columns for TRACT, ACRES, and SQUARE FEET.

REVISIONS table with columns for NO., REVISIONS, DATE, and DB.



McClung Surveying Services, Inc. 4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (770) 434-3383 www.mcclungsurveying.com Certificate of Authorization #LSF000752

CONSOLIDATION PLAT FOR HUGHES INDUSTRIAL, LLC

TRACT 1: MAYNARD ROAD N.W. (PID 17 0267 LL0854)
TRACT 2: MAYNARD ROAD N.W. (PID 17 0266 LL0426)
TRACT 3: 1520 HUGHES STREET N.W. (PID 17 0267 LL0854) ATLANTA, GEORGIA

SURVEYOR'S CERTIFICATE section with signature of Michael R. Noles and Georgia RLS No. 2646.

PROPOSED LOT 6.311± ACRES 274,872± SQ.FT. LAND LOT 266 & 267 17TH DISTRICT FULTON COUNTY, GEORGIA PLAT PREPARED: 9-25-25 FIELD: 9-4-25 SCALE: 1"=40' JOB#267175-ZON

