

**TITLE EXCEPTIONS**

THE FOLLOWING EXCEPTIONS ARE LISTED IN PART II, SCHEDULE B, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-28423, EFFECTIVE DATE AUGUST 1, 2012.

3(j). EASEMENT FROM D. D. SHERMAN TO GEORGIA POWER COMPANY, DATED FEBRUARY 11, 1931, FILED FOR RECORD APRIL 14, 1931 AT 2:55 P.M., RECORDED IN DEED BOOK 1352, PAGE 192, RECORDS OF FULTON COUNTY, GEORGIA. AFFECTS SITE - EASEMENT FOR POLES AND OVERHEAD WIRES ALONG PIEDMONT RD.

3(k). SANITARY SEWER EASEMENT FROM A. C. CORBETT TO THE CITY OF ATLANTA, A MUNICIPAL CORPORATION, DATED JANUARY 10, 1934, FILED FOR RECORD APRIL 14, 1934 AT 10:00 A.M., RECORDED IN DEED BOOK 1569, PAGE 310, AFORESAID RECORDS. AFFECTS SITE - NOT ABLE TO PLOT.

3(l). SANITARY SEWER EASEMENT FROM J. I. ALFORD TO FULTON COUNTY, GEORGIA, DATED MAY 15, 1939, FILED FOR RECORD JULY 24, 1939 AT 4:05 P.M., RECORDED IN DEED BOOK 1746, PAGE 211, AFORESAID RECORDS. AFFECTS SITE - NOT ABLE TO PLOT.

3(m). RIGHT OF WAY DEED FROM MRS. JULIA A. LECRAW AND ROY LECRAW TO STATE HIGHWAY DEPARTMENT OF GEORGIA, UNDATED, FILED FOR RECORD OCTOBER 30, 1994 AT 2:54 P.M., RECORDED IN DEED BOOK 2933, PAGE 91, AFORESAID RECORDS. AFFECTS SITE - LIMITED ACCESS RIGHT-OF-WAY, NOT ABLE TO PLOT.

3(n). EASEMENT FROM DR. ROBERT W. BURNS TO GEORGIA POWER COMPANY, DATED JULY 28, 1976, FILED FOR RECORD AUGUST 6, 1976 AT 8:42 A.M., RECORDED IN DEED BOOK 6528, PAGE 360, AFORESAID RECORDS. AFFECTS SITE - EASEMENT TO TRIM TREES ALONG POWER LINE.

3(o). EASEMENT FROM ARDEN ZINN TO GEORGIA POWER COMPANY, DATED NOVEMBER 30, 1977, FILED FOR RECORD FEBRUARY 10, 1978 AT 11:13 A.M., RECORDED IN DEED BOOK 6891, PAGE 467, AFORESAID RECORDS. AFFECTS SITE - BLANKET EASEMENT.

3(p). RIGHT OF WAY DEED FROM RICHARD A. WELLS TO DEPARTMENT OF TRANSPORTATION, DATED MAY 22, 1980, FILED FOR RECORD MAY 21, 1980 AT 4:07 P.M., RECORDED IN DEED BOOK 7557, PAGE 247, AFORESAID RECORDS. AFFECTS SITE - CONVEYANCE AND RELINQUISH ACCESS RIGHTS ALONG I-85.

3(q). RIGHT OF WAY DEED FROM W. D. SAYNE TO DEPARTMENT OF TRANSPORTATION, DATED JULY 15, 1980, FILED FOR RECORD JULY 18, 1980 AT 9:07 A.M., RECORDED IN DEED BOOK 7594, PAGE 493, AFORESAID RECORDS. DOES NOT AFFECT SITE - CONVEYS RIGHT-OF-WAY LAND ONLY ALONG I-85.

3(r). RIGHT OF WAY DEED FROM VIRGINIA L. DILCHER AND CHARLES F. DILCHER TO DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 27, 1980, FILED FOR RECORD OCTOBER 30, 1980 AT 9:55 A.M., RECORDED IN DEED BOOK 7684, PAGE 480, AFORESAID RECORDS. DOES NOT AFFECT SITE - CONVEYS RIGHT-OF-WAY LAND ONLY ALONG I-85.

3(s). RIGHT OF WAY DEED FROM RICHARD A. WELLS TO DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 28, 1988, FILED FOR RECORD NOVEMBER 2, 1988 AT 9:45 A.M., RECORDED IN DEED BOOK 12019, PAGE 142, AFORESAID RECORDS. AFFECTS SITE - CONVEYANCE AND RELINQUISH ACCESS RIGHTS ALONG I-85.

3(t). INDEMNITY AGREEMENT FROM RICHARD WELLS TO CITY OF ATLANTA, DATED FEBRUARY 5, 1987, FILED FOR RECORD AUGUST 11, 1987 AT 11:01 A.M., RECORDED IN DEED BOOK 11000, PAGE 67, AFORESAID RECORDS. AFFECTS SITE - NOT ABLE TO PLOT.

**PROPERTY DESCRIPTION - TRACT ONE**

All that tract or parcel of land lying and being in Land Lot 49 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Southerly right-of-way line of Lakeshore Drive (50-foot right-of-way) and the Westerly right-of-way line of Blakely Drive (40-foot right-of-way), thence along said right-of-way of Blakely Drive a distance of 150.0 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING; Thence continue along the westerly right-of-way of Blakely Drive South 00 degrees 38 minutes 26 seconds West, a distance of 45.88 feet to a scribe mark found; Thence South 01 degrees 52 minutes 33 seconds West, a distance of 227.94 feet to a mag nail found located on the Northwestly right-of-way line of Interstate 85; Thence along said right-of-way South 49 degrees 43 minutes 31 seconds West, a distance of 103.97 feet to a 5/8-inch rebar set at the intersection with the Northerly right-of-way line of the Seaboard & Coastline Railroad (100-foot right-of-way); Thence along said right-of-way North 81 degrees 33 minutes 08 seconds West, a distance of 242.50 feet to a 1/2-inch rebar found located on the Southeastly right-of-way line of Piedmont Road (80-foot right-of-way); Thence along said right-of-way North 02 degrees 59 minutes 29 seconds East, a distance of 92.41 feet to a point; Thence along a curve to the left having an arc length of 78.81 feet, with a radius of 1827.79 feet, at a chord bearing of North 02 degrees 30 minutes 34 seconds East, for a chord length of 78.80 feet, to a 1/2-inch rebar found; Thence departing said right-of-way North 88 degrees 48 minutes 11 seconds East, a distance of 161.54 feet to an "X" marked in wood deck found; Thence North 01 degrees 50 minutes 30 seconds East, a distance of 127.37 feet to a 1/2-inch rebar found; Thence North 88 degrees 00 minutes 44 seconds East, a distance of 153.27 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.824 Acres.

**PROPERTY DESCRIPTION - TRACT TWO**

All that tract or parcel of land lying and being in Land Lot 49 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

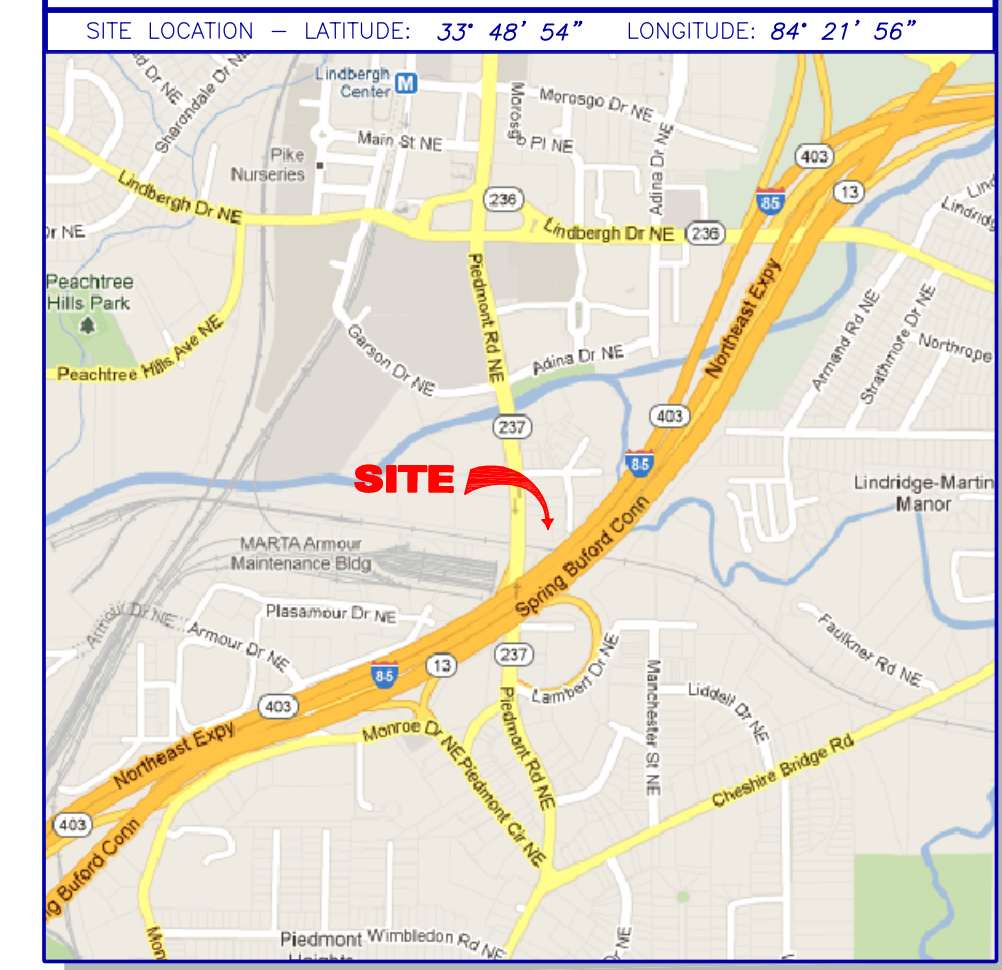
Commencing at a point at the intersection of the Southerly right-of-way line of Lakeshore Drive (50-foot right-of-way) and the Easterly right-of-way line of Blakely Drive (40-foot right-of-way), thence along said right-of-way of Blakely Drive a distance of 150.0 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING; Thence departing said right-of-way North 89 degrees 55 minutes 46 seconds East, a distance of 154.75 feet to a 1/2-inch rebar found located on the Northwestly right-of-way line of Interstate 85; Thence along said right-of-way South 01 degrees 35 minutes 55 seconds West, a distance of 70.68 feet to a 1/2-inch rebar found; Thence South 44 degrees 06 minutes 39 seconds West, a distance of 27.19 feet to a 5/8-inch rebar set; Thence North 01 degrees 33 minutes 03 seconds West, a distance of 17.09 feet to a 5/8-inch rebar set; Thence South 43 degrees 39 minutes 05 seconds West, a distance of 175.61 feet to a 5/8-inch rebar set; Thence South 89 degrees 47 minutes 52 seconds West, a distance of 18.09 feet to a mag nail found located on the Easterly right-of-way line of Blakely Drive (40-foot right-of-way); Thence along said right-of-way North 01 degrees 51 minutes 21 seconds East, a distance of 150.12 feet to a point; Thence North 01 degrees 12 minutes 53 seconds East, a distance of 50.00 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.486 Acres.

**SITE PHOTOGRAPHS**



**VICINITY MAP**



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 331210253E, AND THE DATE OF SAID MAP IS 06/22/1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FLOOD MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1929 (NAD'29) BASED ON US ARMY CORPS OF ENGINEERS DISK STAMPED "2-M-L-1" (RM 287) LOCATED ON DOWNSTREAM SIDE OF PIEDMONT ROAD BRIDGE OVER REAGHREE CREEK. PUBLISHED ELEVATION ON FLOOD MAP IS 823.82 MSL DATUM.

THE SITE IS ZONED "I-1" (LIGHT INDUSTRIAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET; SIDE - 20 FEET ON SIDE STREET OR ZERO; AND REAR - NONE SPECIFIED.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

**SURVEY REFERENCES**

1> ALTA/ACSM LAND TITLE SURVEY FOR BLAKELY PARTNERS LLC, et al., PREPARED BY TRAVIS PRUITT AND ASSOCIATES, DATED 02/13, 2007. SURVEY NOT COMPLETELY LEGIBLE.

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,626, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,550 FEET. BDC INIT.

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	x 000.00 SPOT ELEVATION
BH BORE HOLE	— POWER POLE
CI CURB INLET	— GUY WIRE
CMF CORRUGATED METAL PIPE	— POWER LINE
CMP CONCRETE MONUMENT FND	— LIGHT POLE
CO SANITARY CLEANOUT	— ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	— WATER VAULT
CTP CRIMPED TOP PIPE	— DROP INLET
DI DUCTILE IRON PIPE	— GAS VALVE
DWCB DOUBLE WING CATCH BASIN	— GAS METER
FNC FENCE	— WATER VALVE
FND FOUND	— WATER METER
GM GAS METER	— FIRE HYDRANT
INV INVERT	— UNDERGROUND ELECTRIC LINE
JB JUNCTION BOX	— UNDERGROUND GAS LINE
MH MANHOLE	— UNDERGROUND COMMUNICATION LINE
OHP OVERHEAD POWER	— UNDERGROUND WATER LINE
OTF OPEN TOP PIPE	— PHOTO POSITION INDICATOR
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCING	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**SURVEYOR CERTIFICATION**

To:

This is to certify that this map or plat 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, 6(a), 7(a), 7(b-1), 8, 9, 10, 11(b), and 13 of Table A thereof. The field work was completed on August 30, 2012.

Date: September 04, 2012

Bradley D. Cash  
Georgia Registered  
Land Surveyor # 2840

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

ONEVISION UTILITY SERVICES  
975 COBB PLACE BLVD, SUITE 308  
KENNESAW, GA 30144  
(678) 391-6010

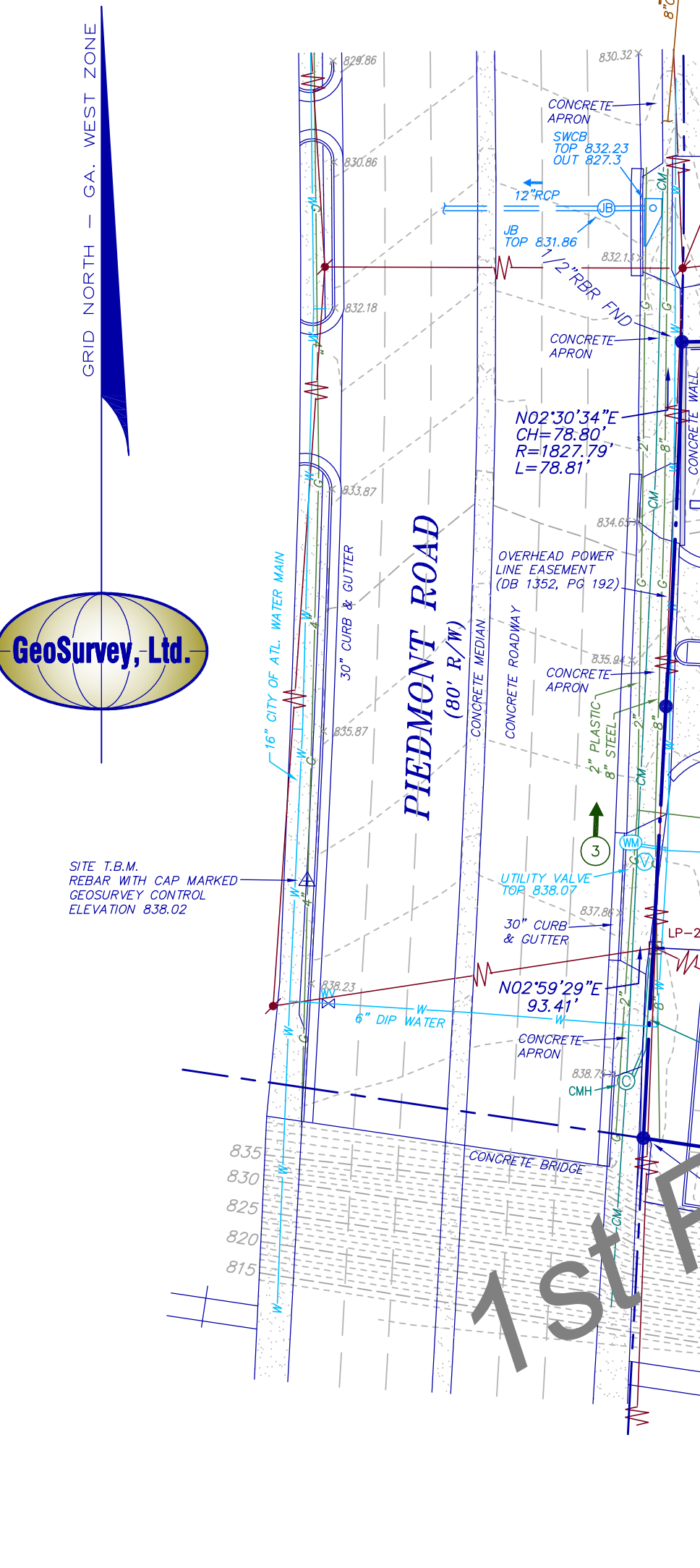
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY ONEVISION UTILITY SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.



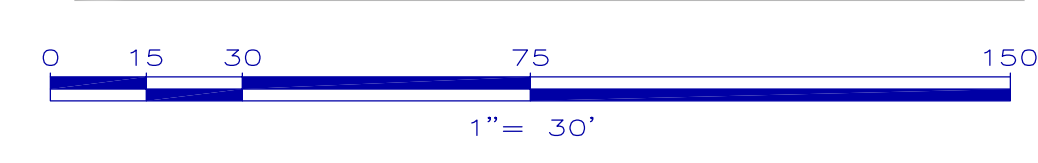
Land Surveying & Mapping  
1660 BARNES MILL ROAD  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
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**IF YOU DIG**

Know what's below.  
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**GRAPHIC SCALE**



1st Place Winner - ALTA/ACSM Land Title Category

<b>PARKING TRACT ONE</b>
33 REGULAR
0 HANDICAP
33 TOTAL

<b>PARKING TRACT TWO</b>
70 REGULAR
1 HANDICAP
71 TOTAL

<b>TOTAL SITE AREA</b>
2.310 Acres
100,634 sq ft
ZONED I-1

<b>R/W TRACT</b>
0.043 Acres
1,893 sq ft

<b>N/F PROPERTY OF</b>
BLAKELY PARTNERS LLC
DEED BOOK 50971 / PAGE 142

<b>TRACT ONE</b>
1.824 Acres
79,472 sq ft
ZONED I-1

<b>TRACT TWO</b>
0.486 Acres
21,162 sq ft
ZONED I-1

<b>N/F PROPERTY OF</b>
Tower Piedmont, LLC
DEED BOOK 26737 / PAGE 20
ZONED I-1

<b>N/F PROPERTY OF</b>
JB Consortium, Inc.
DEED BOOK 19849 / PAGE 66
ZONED I-1

<b>N/F PROPERTY OF</b>
Jeff Bryan
DEED BOOK 13001 / PAGE 133
ZONED I-1

