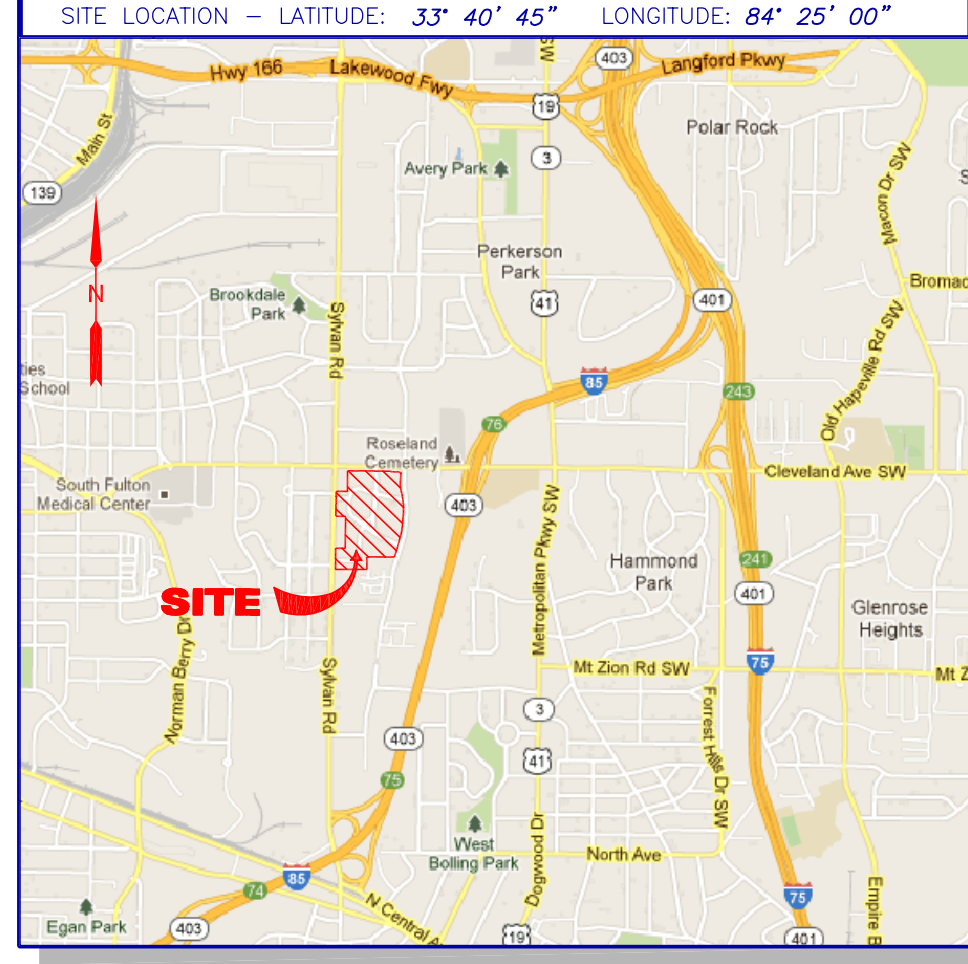




TITLE EXCEPTIONS

- THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 320502, EFFECTIVE DATE SEPTEMBER 21, 2012.
- Sewer Easement from Dany B. Thomas to the City of Atlanta, undated, filed for record April 17, 1936, recorded in Deed Book 1299, page 113, Fulton County, Georgia records. AFFECTS SITE - NOT ABLE TO PLOT.
 - General Permit from South Heights Apartments, Inc. and King Construction Co., Inc. to Southern Bell Telephone and Telegraph Company, dated July 9, 1948, recorded in Deed Book 2345, page 122(c), stored records. AFFECTS SITE - BLANKET EASEMENT.
 - Easement and right-of-way from Developers, Inc. to the City of East Point, dated April 10, 1956, recorded in Deed Book 3109, page 39, stored records. AFFECTS SITE - NOT ABLE TO PLOT.
 - Sewer Easement from John F. and Eva G. Powell to City of East Point, dated November 10, 1961, recorded in Deed Book 3808, page 106, stored records. AFFECTS TRACT 11 - NOT ABLE TO PLOT.
 - Sewer Easement from Mr. Fred L. King to City of East Point, undated, filed for record July 6, 1965, recorded in Deed Book 4442, page 531, stored records. AFFECTS TRACT 8 - AS PLOTTED.
 - Sewer Easement from Mr. Fred L. King to City of East Point, dated July 6, 1965, recorded in Deed Book 4789, page 312, stored records. AFFECTS TRACT 8 - AS PLOTTED.
 - Easements contained Warranty Deed from Charles Thomas Davis, Sr. to the City of East Point, Georgia, dated March 3, 1989, recorded in Deed Book 12328, page 337, stored records. AFFECTS TRACT 4 - AS PLOTTED.
 - Permanent Drainage Easement Agreement from Charles Thomas Davis, Sr. to the City of East Point, dated March 16, 1992, recorded in Deed Book 15173, page 172, stored records. AFFECTS TRACT 8 - AS PLOTTED.
 - Right of Way Easement from Bank South, N.A., as Administrative Trustee for Maria F. Anderson Under Agreement DTD 05/02/04 178/0 Emily A. Timon, Paul H. Anderson, Jr. and John F. Anderson, to BellSouth Telecommunications, Inc. d/b/a Southern Bell Telephone and Telegraph Company, dated June 19, 1992, recorded in Deed Book 15321, page 211, stored records. AFFECTS SITE - NOT ABLE TO PLOT.
 - Exception is taken as to any underground utilities located within the roadbeds of Cheryl Drive, Freddell Circle and Freddell Place located within the subject property, as more particularly described in that certain Deed of Abandonment from the City of East Point to Karen L. Roberts, as Trustee of Bon-Mar Road Estate Business Trust, a Delaware statutory trust, dated 2012, recorded in Deed Book 15321, page 211, stored records. AFFECTS SITE - ONLY THE ABOVE GROUND EVIDENCE OF UTILITY LOCATIONS ARE SHOWN WITHIN SUBJECT PROPERTY.

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN AND 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 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 131210366E, AND THE DATE OF SAID MAP IS 06/22/1998. PORTION OF PROPERTY IS SHOWN TO BE WITHIN "ZONE A" SPECIAL FLOOD HAZARD. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

SURVEYOR CERTIFICATION

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 Standards 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(i), 7(a)-(i), 8, 9, 10, 11(d), 13, 14, 15, 16, 17, 18, 19, 20(c), 21 and 22 of Table A thereof. The field work was completed on October 26, 2012.

Date: October 26, 2012

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

HORIZONTAL AND VERTICAL DATUM CHECKED TO FULTON COUNTY GPS MONUMENT NO. 1043.

ALL BUILDING AREAS SHOWN ARE BUILDING FOOTPRINTS AS MEASURED AT GROUND LEVEL. BUILDING GROSS SQUARE FOOTAGE IS NOT SHOWN.

THE LOCATION OF THE CONCRETE CULVERT THAT RUNS THROUGH TRACT 8 IS APPROXIMATE. PORTIONS OF THE CULVERT HAVE COLLAPSED AND MAY BE A HAZARD. ADDITIONAL INVESTIGATION IS REQUIRED TO DETERMINE THE EXACT LOCATION OF THE CULVERT.

THE SITE IS ZONED "C-2" (CENTRAL BUSINESS DISTRICT) WITH CONDITIONS AND "C-1" (NEIGHBORHOOD COMMERCIAL DISTRICT) WITHIN THE CITY OF EAST POINT. THE MINIMUM YARD SETBACKS FOR C-2 ARE: FRONT - 20 FEET; SIDE - 5 FEET INTERIOR AND 15 FEET ADJACENT TO STREET; AND REAR - 20 FEET. THE MINIMUM YARD SETBACKS FOR C-1 ARE: FRONT - 20 FEET; SIDE - 5 FEET INTERIOR OR 15 FEET ADJACENT TO STREET; AND REAR - 20 FEET.

MAXIMUM ALLOWED BUILDING HEIGHT IS 40 FEET.

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

THE PARCELS SHOWN HEREIN, WHERE NOT SEPARATED BY A PUBLIC ROAD, ARE CONTIGUOUS WITH NO GAPS OR OVERLAPS.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED DURING THE COURSE OF THE SURVEY.

NO RECORD OF PROPOSED CHANGES IN STREET LINES WAS OBSERVED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING THE COURSE OF THE SURVEY.

EVIDENCE OF USE AS A SOLID WASTE DUMP WAS OBSERVED DURING THE COURSE OF THE SURVEY. ILLEGALLY DUMPED WASTE WAS FOUND AT SEVERAL PLACES ON THE PROPERTY.

NO WETLAND AREAS WERE MARKED OR LOCATED DURING THE COURSE OF THE SURVEY. WETLAND AREAS MAY EXIST ON THE SITE.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 201,560, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE 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 883,243 FEET. BDC, INT.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AB	ALL CONCRETER
BH	BORE HOLE
CI	CURB INLET
CMF	CONCRETE MONUMENT FND
CPED	COMMUNICATION PEDESTAL
CTP	CONCRETE TOP
DI	DIP INLET
DW	DOUBLE WING CATCH BASIN
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OP	OPEN TOP PIPE
PM	POWER METER
POC	POINT OF COMMENCING
RIB	REINFORCED CONCRETE PIPE
RIB	IRON REINFORCING BAR
RBS	RIB SET
RS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER
X	SPOT ELEVATION
+	POWER POLE
—	GUY WIRE
—	POWER LINE
—	LIGHT POLE
—	ELECTRIC TRANSFORMER
—	WATER VALVE
—	GAS VALVE
—	GAS METER
—	WATER VALVE
—	FIRE HYDRANT
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND COMMUNICATION LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND WATER LINE
—	PHOTO POSITION INDICATOR
—	TREE POSITION INDICATOR

TRACT AREA SUMMARY

TRACT I.D.	ACRES	SQ. FEET
TRACT 1	5.400	235,244
TRACT 2	3.131	136,265
TRACT 3	2.914	126,935
TRACT 4	3.209	139,781
TRACT 5	0.156	6,807
TRACT 6	1.142	49,231
TRACT 7	0.356	15,496
TRACT 8	1.201	52,331
TRACT 9	1.530	66,642
TRACT 10	3.377	147,100
TRACT 11	0.471	20,506
TRACT 12	0.582	25,336
TRACT 13	1.458	63,516
R/W TRACT	0.160	6,963
TOTAL	30.405	1,324,432

UTILITY NOTE

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

UTILISURVEY, LLC
1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

THE UNDERGROUND UTILITY MARKING SCOPE OF WORK IS LIMITED TO THE RIGHT-OF-WAYS OF SYLVAN ROAD, CLEVELAND AVE., AND SPRINGDALE ROAD. INTERIOR UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. WATER METERS ON OPPOSITE SIDE OF STREET ARE NOT SHOWN.

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC 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 COMPRISE 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.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

CURVE TABLE

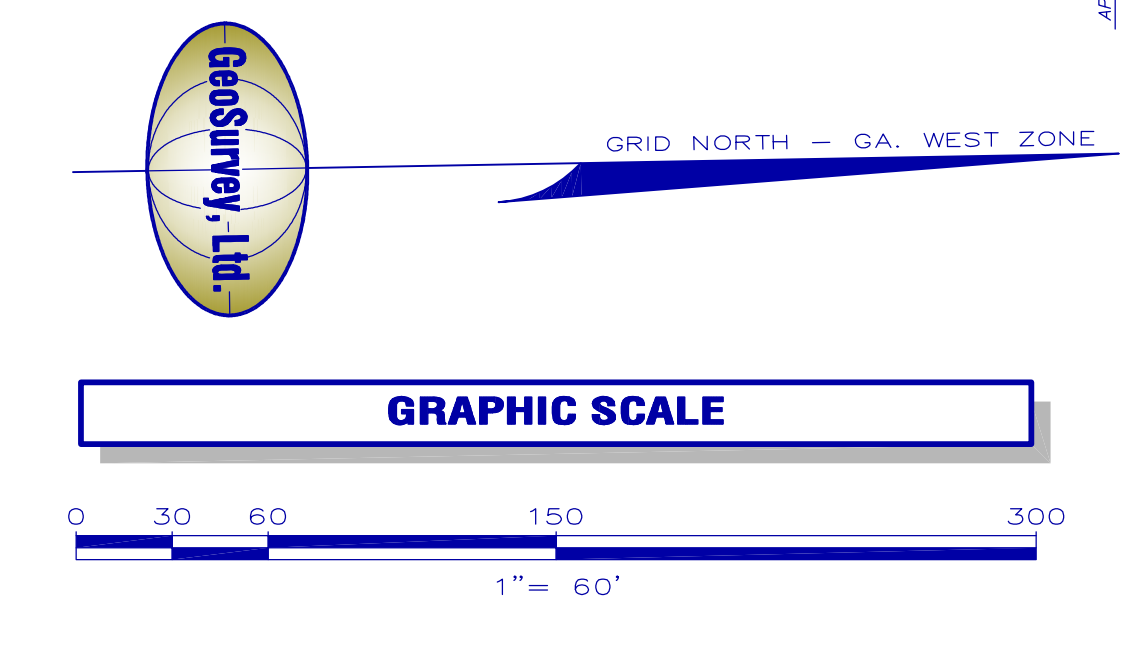
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C8	250.00	112.12	111.18	S09D4.44°E
C9	160.00	57.01	56.71	N78°11'39"W
C10	160.00	132.70	128.93	S67°22'51"W
C11	160.00	83.08	82.07	S31°05'13"W
C12	25.00	39.59	35.58	N43°11'01"W
C13	23.48	36.85	34.57	N49°31'38"E
C14	40.23	36.19	36.04	S43°41'48"E
C15	237.17	188.97	184.01	S15°45'41"E
C16	237.17	73.08	72.79	S43°46'25"E
C17	100.30	100.89	96.68	S24°15'32"E
C18	125.87	188.65	171.48	S47°50'46"W
C19	20.00	31.71	28.49	N43°47'42"W
C20	20.00	31.71	28.49	N48°04'18"E
C21	185.87	278.57	253.22	N47°03'02"E
C22	56.97	120.72	99.37	N65°29'06"E
C23	114.55	36.19	36.04	S43°41'48"E
C24	20.00	31.41	28.28	S26°58'10"E
C25	20.00	32.60	29.11	S61°43'31"W
C26	133.64	82.98	81.65	N53°45'29"E
C27	127.88	84.28	82.76	N17°07'00"W
C28	20.00	33.89	29.98	N54°27'39"E
C29	250.00	131.99	130.46	N03°04'44"W
C30	173.61	147.14	142.78	S29°44'35"W
C31	114.50	145.21	135.67	N89°38'43"W
C32	206.64	210.28	201.92	N24°22'06"W
C33	110.18	204.64	176.47	N58°05'39"E
C34	20.00	25.89	24.12	S31°17'02"E
C35	118.00	88.58	81.61	N02°35'29"E
C36	194.20	158.26	158.05	N49°48'48"E
C37	18.00	36.96	36.80	S60°45'22"E
C38	112.00	30.01	27.78	N50°43'04"W
C39	160.00	37.56	37.47	S09°28'14"W

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	600.00	92.57	92.48	S03°34'43"E
C2	764.71	52.81	52.80	S05°43'57"E
C3	764.71	53.49	53.49	S05°42'22"W
C4	1324.30	136.36	136.32	S00°27'27"W
C5	1324.30	49.14	49.14	S04°28'15"W
C6	2511.22	175.56	175.52	S06°41'49"W
C7	452.91	64.68	64.63	S10°55'42"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°58'07"E	179.34
L2	S89°01'03"E	193.59
L3	N87°28'15"W	80.44
L4	S89°01'03"E	237.19
L5	S73°51'37"E	38.56
L6	S89°08'38"E	67.56
L7	S88°21'13"E	35.88
L8	S42°07'54"E	27.53
L9	S03°19'47"W	178.15
L10	S18°04'05"E	50.83
L11	S09°41'41"E	91.36
L12	S19°01'11"W	135.23
L13	N17°00'29"E	99.31
L14	S18°04'29"W	172.81
L15	N01°30'05"E	101.49
L16	N02°27'43"E	228.98
L17	N01°37'43"E	130.02
L18	N01°11'56.49"E	158.67
L19	N02°10'41"E	178.17
L20	S01°52'36"W	98.42
L21	N02°10'41"E	109.95
L22	N02°10'41"E	22.94



TOTAL SITE AREA
30.405 Acres
1,324,432 Sq. Feet
ZONED C-1 & C-2

GeoSurvey, Ltd.

Land Surveying & Mapping

1660 BARNES MILL ROAD
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com

ALTA/ACSM LAND TITLE SURVEY

FOR

DRAWING SCALE: 1" = 60'

SURVEY DATE: 11-05-2012

CS JOB NO: 2012446-01.dwg

FIELD WORK: 11/5/12

PROJ. MGR: BDC

CITY: EAST POINT STATE: GA

COUNTY: FULTON

LAND LOT: 100

DISTRICT: 147H

REVISIONS

No.	Date	Description

1st Place Winner - Topographic Category

1st Place Winner - Topographic Category

Sheet
1 of 2