2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY

3) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

1) "PLAT OF THE MRS. A. E. TAYLOR PROPERTY" PREPARED BY CONN & KAUFFMAN, ENGRS., DATED APRIL - 1910, RECORDED IN

All that tract or parcel of land lying and being in Land Lot 157 of the 14th

Land District, City of East Point, Fulton County, Georgia, said tract or parcel of

prepared by Valentino & Associates, Inc. (Job #19-099; Drawing/File #19-099), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528,

and being more particularly described, with bearings relative to Grid North,

BEGINNING at a 1/2" iron pin set at the intersection of the southerly

right-of-way line of Washington Road (50' public r/w) and the northwesterly

Street South 11 degrees 55 minutes 03 seconds West for a distance of 184.41

THENCE proceeding southwesterly along said right-of-way line of Church

THENCE departing said right-of-way line of Church Street North 89 degrees

25 minutes 47 seconds West for a distance of 159.10 feet to a PK (masonry) nail

THENCE North 89 degrees 25 minutes 47 seconds West for a distance of

THENCE proceeding northeasterly along said southeasterly right-of-way line

159.10 feet to a 1/2" rebar found on the southeasterly right-of-way line of Park

of Park Street North 14 degrees 51 minutes 38 seconds East for a distance of

THENCE departing said right-of-way line of Park Street and proceeding

189.56 feet to a PK (masonry) nail found at the intersection with the aforesaid

easterly along said right-of-way line of Washington Street South 88 degrees 53

minutes 28 seconds East for a distance of 307.70 feet to a 1/2" iron pin set at

the intersection with the aforesaid right-of-way line of Church Street, said 1/2"

Said tract or parcel of land contains 1.311 acres or 57,093 square feet and is

intended to be the same property as previously conveyed by Deed Book 60750,

**LEGAL DESCRIPTION - TRACT 2** 

All that tract or parcel of land lying and being in Land Lot 157 of the 14th

prepared by Valentino & Associates, Inc. (Job #19-099; Drawing/File #19-099),

To find the POINT OF BEGINNING, COMMENCE at a 1/2" iron pin set at

bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528,

and being more particularly described, with bearings relative to Grid North,

the intersection of the southerly right-of-way line of Washington Road (50'

public r/w); THENCE proceeding southwesterly along said right-of-way line of

Church Street South 11 degrees 55 minutes 03 seconds West for a distance of

184.41 feet to a 1/4" rebar found, said 1/4" rebar found being the POINT OF

degrees 34 minutes 57 seconds West for a distance of 151.27 feet to a 1/2"

THENCE departing said right-of-way line of Church Street North 89

THENCE North 17 degrees 11 minutes 09 seconds East for a distance of

THENCE North 16 degrees 27 minutes 48 seconds East for a distance of

THENCE South 89 degrees 25 minutes 47 seconds East for a distance of

159.10 feet to a 1/4" rebar found on the aforesaid northwesterly right-of-way

Said tract or parcel of land contains 0.559 acres or 24,339 square feet and is

a portion of the same property as previously conveyed by Deed Book 21591,

line of Church Street, said 1/4" rebar found being the POINT OF

degrees 25 minutes 02 seconds West for a distance of 170.35 feet to a

THENCE continuing along said right-of-way line of Church Street South 12

public r/w) and the northwesterly right-of-way line of Church Street (50'

Land District, City of East Point, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated as Tract 2 on a plat of survey

(BASED ON THIS SURVEY)

land being more fully shown and designated as Tract 1 on a plat of survey

**LEGAL DESCRIPTION - TRACT 1** 

(BASED ON THIS SURVEY)

right-of-way line of Church Street (50' public r/w);

southerly right-of-way line of Washington Road;

iron pin set being the POINT OF BEGINNING;

Georgia West Zone, as follows:

feet to a 1/4" rebar found;

Street (40' public r/w):

Page 566 aforesaid records.

Georgia West Zone, as follows:

1/2" rebar found;

BEGINNING:

47.55 feet to a 1" open top pipe found;

106.42 feet to a PK (masonry) nail set;

PLAT BOOK 4, PAGE 21, FULTON COUNTY, GEORGIA RECORDS.

## RECORDING INFO

## **LEGEND** BROKEN LINE NOT TO SCALE —X— FENCE LINE —I— GUARDRAII —G— UNDERGROUND GAS LINE — E — OVERHEAD ELECTRIC LINE OVERHEAD TELEPHONE LINE <u>\_\_\_s\_\_</u> SANITARY SEWER LINE

— UE — UNDERGROUND ELECTRIC LINE — UT — UNDERGROUND TELEPHONE LINE -UNK-UNKNOWN UNDERGROUND UTILITY LINE —-W----WATER LINE —WET — WETLANDS AREA CATCH BASIN SINGLE WING CATCH BASIN DOUBLE WING

COMPUTED POINT **BORING HOLE** CLEANOUT COMMUNICATION BOX ELECTRIC BOX ELECTRIC PANEL OR LINE MARKER ELECTRIC MANHOLE ELECTRIC METER ELECTRIC OUTLET

ELECTRIC SWITCH FIBER OPTIC BOX FIBER OPTIC LINE MARKER FIRE DEPT. CONNECTION FIRE HYDRANT FLARED END SECTION GAS LINE MARKER GAS METER GAS VALVE **GROUND LIGHT** 

**GUY POLE GUY WIRE** HEADWALL HEATING/AIR CONDITIONING UNIT IRRIGATION CONTROL VALVE LIGHT POLE POST INDICATOR VALVE POWER POLE SANITARY SEWER MANHOLE

SIGN POST STORM WATER DROP INLET STORM WATER JUNCTION BOX STORM WATER YARD INLET TELEPHONE MANHOLE **TELEPHONE POLE** TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POLE WATER MANHOLE WATER METER WATER VALVE/LINE MARKER BOLLARD

CONCRETE MONUMENT FOUND ■ CMF o CTF CRIMPED TOP PIPE FOUND + FFE FINISHED FLOOR ELEVATION O IPS 1/2" IRON PIN SET  $\square$  MB MAIL BOX o otf OPEN TOP PIPE FOUND O PKF PK NAIL FOUND o PKS PK NAIL SET O RBF REBAR FOUND RIGHT-OF-WAY MONUMENT FOUND ■ RMF o so STUB OUT **BUILDING SETBACK LINE** BSL C&G CURB & GUTTER

CP CONCRETE PAD CLF CHAIN LINK FENCE CMP CORRUGATED METAL PIPE DB PG DEED BOOK & PAGE DUCTILE IRON PIPE **HEADER CURB** HIGH DENSITY POLYETHYLENE PIPE INVERT ELEVATION OCS OUTLET CONTROL STRUCTURE PB PG PLAT BOOK & PAGE PVC PLASTIC PIPE RCP REINFORCED CONCRETE PIPE TBM TEMPORARY BENCHMARK

(C-100.00')

×100.00

TREE LEGEND

SPOT ELEVATION

DEED CALL FOR DISTANCE

REFERENCE TO TITLE EXCEPTION ITEM

REFERENCE TO ENCROACHMENT ITEM

HWD18" HARDWOOD TREE 18" (DIAMETER) MAG14" MAGNOLIA TREE 14" (DIAMETER) ORN6" ORNAMENTAL TREE 6" (DIAMETER) MAP CLOSURES

TRACT 1 - IS WITHIN ONE FOOT IN 128,237 FEET TRACT 2 - IS WITHIN ONE FOOT IN 80,622 FEET.

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

**GENERAL NOTES** 1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GM-52D TOTAL STATION WITH AN ANGULAR ERROR OF 1 SECOND PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SOUARE RULE AND IS FOUND TO BE ACCURATE WITHIN

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0362F, DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. (UNSHADED ZONE "X" - AREAS

ONE FOOT IN 82,752 FEET. FOR THE ADJUSTED ACCURACY OF THIS PLAT SEE MAP CLOSURES

OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) 3) CURRENT ZONING ACCORDING TO THE CITY OF EAST POINT IS LISTED AS CR, COMMERCIAL REDEVELOPMENT DISTRICT. DOWNTOWN OVERLAY DISTRICT, THE CITY OF EAST POINT ZONING

DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. MINIMUM FRONT SETBACK = NO SPECIFIC RESTRICTION.

MINIMUM SIDE SETBACK = NO SPECIFIC RESTRICTION. MINIMUM REAR SETBACK = 20 FEET ADJACENT TO RESIDENTIAL ZONING (DOWNTOWN OVERLAY). MAXIMUM BUILDING HEIGHT IS: NO SPECIFIC RESTRICTION.

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS

OBSERVATIONS. (NAD 83 / NAVD 88)

8) SITE ADDRESS: 1720 WASHINGTON ROAD, EAST POINT, GEORGIA 30344 5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" 6) CONTOUR INTERVALS SHOWN ARE TWO FEET.

WASHINGTON ROAD
(50' PUBLIC R/W)

**ALTA NOTES** 1) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION

2) THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND

THE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NEAR

5) THIS SURVEYOR OBSERVED NO EVIDENCE OF ANY CEMETERIES OR BURIAL REMAINS WITHIN THE SITE.

6) THE SUBJECT PROPERTY HAS UNRESTRICTED ACCESS TO WASHINGTON ROAD, CHURCH STREET AND

7) THE SURVEYED PROPERTY IS CONTIGUOUS WITH THE PUBLIC STREET(S) AND THERE ARE NO GAPS OR

3) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY

4) THERE ARE NO DESIGNATED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.

GORES BETWEEN THE SUBJECT PROPERTY AND THE PUBLIC STREET(S).

OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY

THE SUBJECT PROPERTY

— Е 🖟 S 88'53'28"E 307.70 FADED STRIPING –4" MEDIUM PRESSURE POINT OF

/24.01/

POINT OF

TRACT 2

**BEGINNING** 

LOT 6

4"X4" COLUMNS

TBM: BONNET NUT ON HYDRA @ OPEN ARROW 6'WOOD FENCE BROKEN/ BURIED CONC. JNNUMBERED 2 STORY BRICK BUILDING OFFICE / WAREHOUSE SPACE AREA = 16,897 SQ. FT.HEIGHT = 22.5'

BROKEN/ BURIED

FFE = 1054,30 TRACT 1 **ELEANOR ANDERSON** ZONED CR

DB 60750 PG 566 AREA=1.311 ACRES OR 57,093 SQ.FT. 1720 WASHINGTON ROAD

TAX ID #14 015700140576

I-BEAM COLUMNS (TYP. UNDER OVERHANG)

(C-159.00')

LOT 5

BROKEN/ BURIED ASPHALT TRACT 2 G.T.W., INC. DB 21591 PG 210

AREA=0.559 ACRES OR 24,339 SQ.FT. ZONED CR TAX ID #14 015700140576

1720 WASHINGTON ROAD

LOT 7

170.35

MÁDELEINĘ & BEAU FLOURŅÓY DB 59949 PG 620 ZONED CR TAX ID #14 015700140154

#2963 CHURCH STREET

UNDERGROUND UTILITY LOCATION PROVIDED BY

RENDER MATTHEW

BERNARD HILL

DB 60590 PG 240

ZONFD R-1A

TAX ID #14 015700140287

#1749 WEST HAMILTON AVE.

159.10

NELSÓN & CARMEN/SALAZAR

DB 28379 PG 344

TAX ID #14 015700140311

#2946 PARK STREET

JULIO RODRIGUEZ

DB 51759 PG 502

ZONED R-1A

TAX ID #14 015700140303

#2952 PARK STREET

ZONED R-1A

514 DUNELLA LANE PEACHTREE CITY, GA 30269 PHONE (404) 312-6912 FAX (770) 486-7784

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE GAINED BY INFORMATION FROM ON SITE PERSONNEL AND SURROUNDING FACILITIES. ALL POSSIBLE BUILDINGS AND MECHANICAL AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LAYOUT. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.

ALTA/NSPS CERTIFICATION

TO: ELEANOR ANDERSON AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/05/20.

DATE OF PLAT OR MAP: 2/18/2020 BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

**VICINITY MAP** NOT TO SCALE

> VALENTINO & ASSOCIATES, INC LAND SURVEYORS

ANDERSO INSURANG

4045 ORCHARD ROAD BUILDING 200 SMYRNA, GEORGIA 30080 PHONE: (770) 438-0015 FAX: (770) 435-6050 VEB: VALENTINOSURVEY.COM STATE OF GEORGIA LAND SURVEYING FIRM LICENSE

**REVISIONS** 

NO. LSF000794

EXCEPTIONS LISTED IN TITLE SEARCH REPORT / ABSTRACT, FILE NO. M19060039, END DATE: 5/24/2019

11) All matters shown on plat recorded in Plat Book 4, Page 21, Fulton County, Georgia records. Surveyor's opinion: Said

Plat depicts Lots 1 - 4 and an unnumbered Lot as shown on Tract 1 and Lots 5 - 7 as shown on Tract

**BEGINNING** 

TRACT 1

**POINT OF** 

TRACT 2

PLASTIC GAS LINE

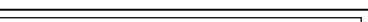
**COMMENCEMENT** 

2 of this survey. No other pertinent, plottable matters are contained on said Plat. 12) No certification is made or opinion rendered establishing that the property herein described is free of or is affected by hazardous waste. Surveyor's opinion: No above ground evidence of hazardous waste was observed by

this surveyor. Subsurface conditions are not within the scope of this survey.

13) Rights of Tenants in possession, as tenants only, resulting from any unrecorded leases and/or occupancy agreements of the premises, if any, and/or the lands of the insured property herein described. *Surveyor's opinion: No documents* supporting the presence or absence of any unrecorded leases and/or occupancy agreements have been supplied to this surveyor.

FIELD DATES: 1/21/20 - 2/05/20



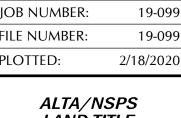
## STATE OF GEORGIA PLAT ACT CERTIFICATION

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 IURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND

THE LAND. FURTHERMORE, THE UNDERSIGNED LAND 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.

DATE OF EXPIRATION: 12/31/2020



1'' = 30'

2/18/2020

LAND TITLE SURVEY

SHEET 1 OF 1

SCALE:

GRAPHIC SCALE - FEET

