

VICINITY MAP NOT TO SCALE

↔ ASH18" ASH TREE 18" (DIAMETER)

• OAK18" OAK TREE 18" (DIAMETER)

CRAPE MYRTLE

(•) DOG13" DOGWOOD TREE 13" (DIAMETER)

• HWD18" HARDWOOD TREE 18" (DIAMETER)

○ SG18" SWEET GUM TREE 18" (DIAMETER)

(•) СМ

GRAPHIC SCALE - FEET

GENERAL NOTES

-) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0241F, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 2) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS I-1, LIGHT INDUSTRIAL DISTRICT, AND MRC-2-C, MIXED RESIDENTIAL COMMERCIAL DISTRICT. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
- **BUILDING SETBACKS I-1**: MINIMUM FRONT SETBACK = 40 FEET.
- MINIMUM SIDE SETBACK = 5 FEET (UNLESS ADJACENT TO A STREET = 20 FEET). MINIMUM REAR SETBACK = 20 FEET WHEN ADJACENT TO AN R DISTRICT (NO OTHER REAR SETBACK LISTED). NO MAXIMUM BUILDING HEIGHT LIMITATION. BUILDING SETBACKS MRC-2:
- MINIMUM FRONT SETBACK = NONE FOUND.
- MINIMUM SIDE SETBACK = 20 FEET (UNLESS RESIDENTIAL USE HAS NO WINDOWS, OR NON-RESIDENTIAL USE = 0 FEET). MINIMUM REAR SETBACK = 20 FEET (UNLESS RESIDENTIAL USE HAS NO WINDOWS, OR NON-RESIDENTIAL USE = 0 FEET). MAXIMUM BUILDING HEIGHT IS 52 FEET.
- 3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

4) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

5) CONTOUR INTERVALS SHOWN ARE ONE FOOT.

	LEGEND	
	BROKEN LINE NOT TO SCALE	
X	FENCE LINE	
	GUARDRAIL	
—G	UNDERGROUND GAS LINE	
—E	OVERHEAD ELECTRIC LINE	
—_T—_	OVERHEAD TELEPHONE LINE	
<u> </u>	SANITARY SEWER LINE	
—— UE ——	UNDERGROUND ELECTRIC LINE	
— UT —	UNDERGROUND TELEPHONE LINE	
—UNK—	UNKNOWN UNDERGROUND UTILITY LINE	$\left(\left(\frac{1}{16} \right) \right)$
W	WATER LINE	
	CATCH BASIN SINGLE WING	
	CATCH BASIN DOUBLE WING	
Δ	COMPUTED POINT	
Ð	BORING HOLE	
©	CLEANOUT	
C	COMMUNICATION BOX	
E	ELECTRIC BOX	
Ð	ELECTRIC LINE MARKER	
C	ELECTRIC MANHOLE	
E	ELECTRIC METER	
۵	ELECTRIC OUTLET	Y Y
	ELECTRIC SWITCH	
FO	FIBER OPTIC BOX	
0	FIBER OPTIC LINE MARKER	
	FIRE HYDRANT	
Δ	FLARED END SECTION	GRID PRI LLC IS PR
G	GAS LINE MARKER	LLC IS PH SUPPOSED
G	GAS METER	TITLE TO T
G	GAS VALVE	
*	GROUND LIGHT	
.	GUY POLE	
- -	GUY WIRE	
~	HEADWALL	
×	HEATING/AIR CONDITIONING UNIT	
θ	IRRIGATION CONTROL VALVE	
*	LIGHT POLE	
	POST INDICATOR VALVE	
ø	POWER POLE	
Ś	SANITARY SEWER MANHOLE	
	SIGN POST	
E	STORM WATER DROP INLET	
Ø	STORM WATER JUNCTION BOX	
	STORM WATER YARD INLET	
Ō	TELEPHONE MANHOLE	
ø	TELEPHONE POLE	
TR	TRAFFIC SIGNAL BOX	
- 0	TRAFFIC SIGNAL POLE	
6	WATER MANHOLE	
0	WATER METER	
M	WATER VALVE	
0	WATER VALVE/LINE MARKER	
o BO	BOLLARD	
O CTF	CRIMPED TOP PIPE FOUND	
+ FFE	FINISHED FLOOR ELEVATION	
O IPS	1/2" IRON PIN SET	
□ MB	MAIL BOX	
o otf	OPEN TOP PIPE FOUND	
o pkf	PK NAIL FOUND	1/2"SRF
o pks	PK NAIL SET	
O RBF	REBAR FOUND	
🛛 RMF	RIGHT-OF-WAY MONUMENT FOUND	
o SRF	STEEL ROD FOUND	
o so	STUB OUT	
BSL	BUILDING SETBACK LINE	
C&G	CURB & GUTTER	
CP	CONCRETE PAD	
CLF	CHAIN LINK FENCE	
CMP	CORRUGATED METAL PIPE	
DB PG	DEED BOOK & PAGE	
DIP	DUCTILE IRON PIPE	
HC	HEADER CURB	
HDPE	HIGH DENSITY POLYETHYLENE PIPE	
INV	INVERT ELEVATION	
OCS	OUTLET CONTROL STRUCTURE	
PB PG	PLAT BOOK & PAGE	
PVC	PLASTIC PIPE	
RCP	REINFORCED CONCRETE PIPE	
TBM	TEMPORARY BENCHMARK	
× 100.00	SPOT ELEVATION	
		Know what's below.
	REFERENCE TO TITLE EXCEPTION ITEM	Call before you dig.
		Or Call 800-282-7411
	REFERENCE TO ENCROACHMENT ITEM	
A	REFERENCE TO ENCROACHMENT ITEM	Three working days prior to construction
A	REFERENCE TO ENCROACHMENT ITEM	Inree working days prior to construction
A	REFERENCE TO ENCROACHMENT ITEM	

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.

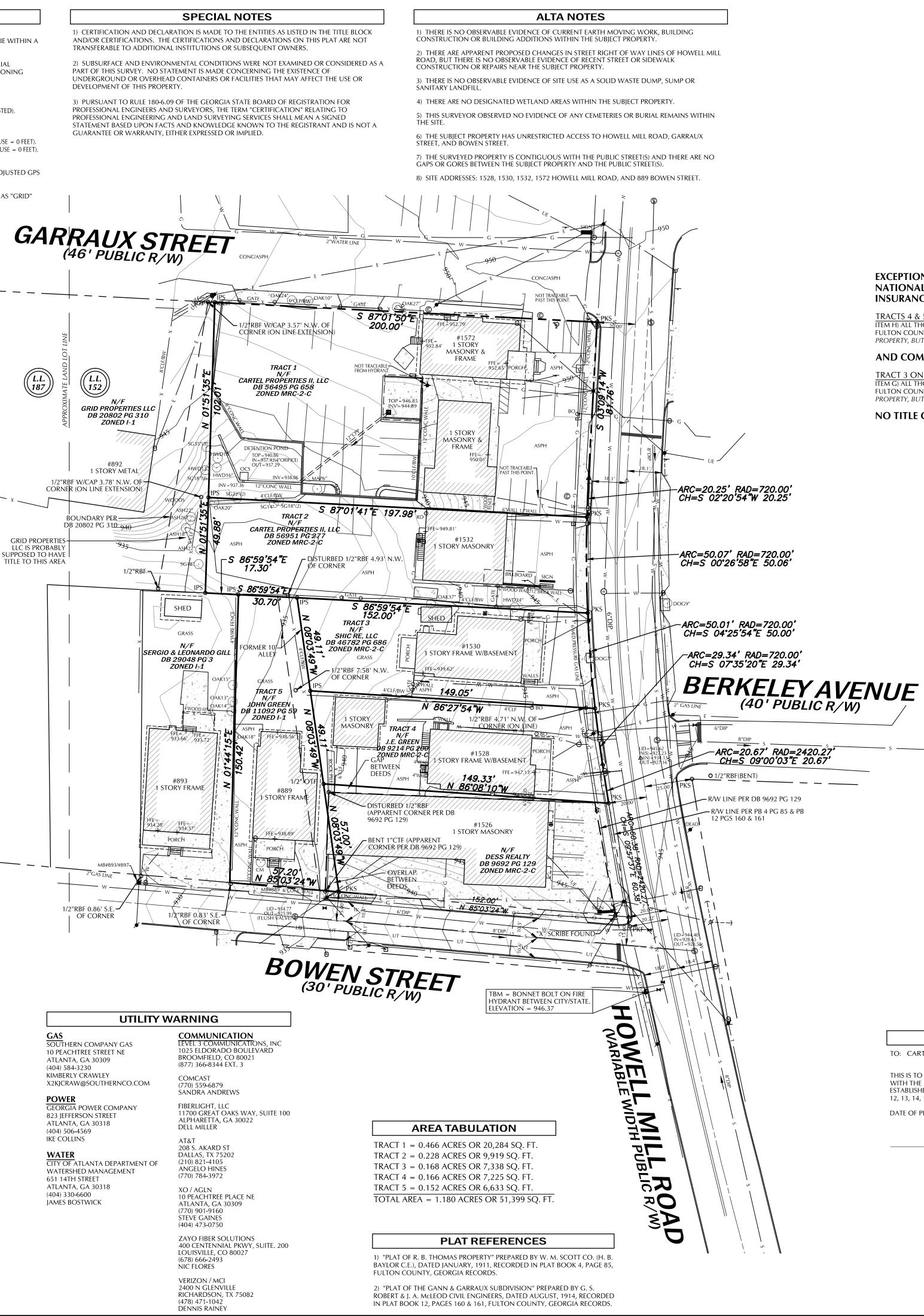
IKE COLLINS

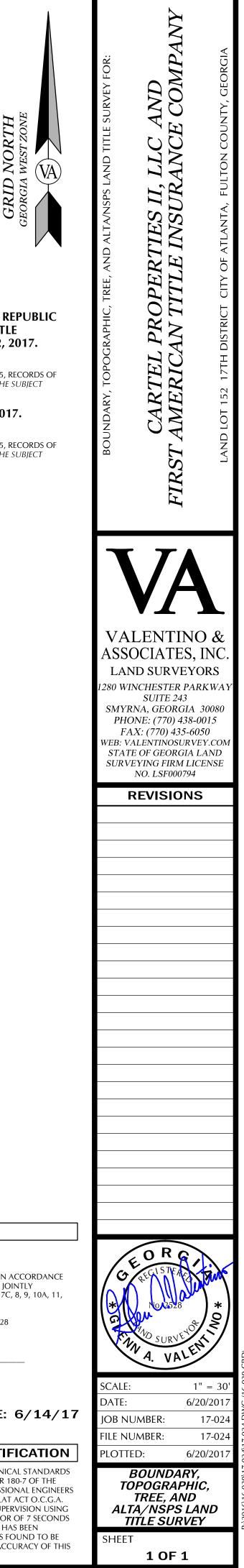
WATER

UNDERGROUND UTILITY LOCATION PROVIDED BY UTILISURVEY, LLC

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.





EXCEPTION DOCUMENTS DISCLOSED IN PART II, SCHEDULE B OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NUMBER: 2-35294; EFFECTIVE DATE: MAY 2, 2017.

TRACTS 4 & 5 ONLY ITEM H) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 4, PAGE 85, RECORDS OF FULTON COUNTY, GEORGIA. SURVEYOR'S OPINION: SAID PLAT DEPICTS THE PARENT SUBDIVISION OF THE SUBJECT PROPERTY, BUT OTHER THAN THAT, IT CONTAINS NO PERTINENT PLOTTABLE MATTERS.

AND COMMITMENT NUMBER: 2-34981(R); EFFECTIVE DATE: APRIL 26, 2017. TRACT 3 ONLY

ITEM G) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 4, PAGE 85, RECORDS OF FULTON COUNTY, GEORGIA. SURVEYOR'S OPINION: SAID PLAT DEPICTS THE PARENT SUBDIVISION OF THE SUBJECT PROPERTY, BUT OTHER THAN THAT, IT CONTAINS NO PERTINENT PLOTTABLE MATTERS.

NO TITLE COMMITMENTS WERE PROVIDED FOR TRACTS 1 & 2.

— s ——

ALTA/NSPS CERTIFICATION

TO: CARTEL PROPERTIES II, LLC AND FIRST AMERICAN 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, 12, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/14/2017.

DATE OF PLAT OR MAP: 6/20/2017. BX: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

FINAL FIELD DATE: 6/14/17

STATE OF GEORGIA PLAT ACT CERTIFICATION THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O C G A 15-6-67. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 7 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 13,184 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 50,000 + FEET.