

SCALE 30

> All that tract or parcel of land lying and being in Land Lot 157, 14<sup>th</sup> District, Fulton County, Georgia, and being more particularly described as follows: 1670 Washin EGAL DESCRIPTION gton Road, Atlanta, Georgia 30344

Beginning at a "PK" nail set at the intersection of the Southerly right-of-way of Washington Road and the Westerly right-of-way of East Point Street; thence along said right-of-way of East Point Street South 24°06′57" West a distance of 133.20 feet to a 1-inch crimp top pipe found; thence leaving said right-of-way North 81°20′16" West a distance of 80.96 feet to a building corner; thence North 16°37′17" East a distance of 121.29 feet to a ¾ inch crimp top pipe found on the Southerly right-of-way of Washington Avenue; thence along said right-of-way South 86°04′39" East a distance of 100.00 feet to THE TRUE POINT OR PLACE OF BEGINNING.

VICINITY MAP (N.T.S.) IGTON 20 HAMILTO MAIN ST

HE THIS BLOCK RESERVED FOR CLERK OF THE SUPERIOR COURT

### 0 11,112 55 AREA SQ. ACRES $\dot{\mathcal{O}}$

NOTE:

ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

## CURRENT ZONING:

ZONED CR (COMMERCIAL REDEVELOPMEN BUILDING SETBACK REQUIREMENTS: FRONT - NO SPECIFIC RESTRICTION REAR - NO SPECIFIC RESTRICTION POINT, GA

NO ZONING R ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICODE.COM ONLINE LIBRARY.

NO ZONING REPORT PROVIDED FOR THIS SUBJECT.

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

NOTES:

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NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

ON—SITE PARKING
STANDARD PARKING SPACES 17
HANDICAP SPACES 1
TOTAL SPACES 18

\_17

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FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE
1% ANNUAL FLOOD (100—YEAR FLOOD)
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13121C 0362F
DATE: SEPTEMBER 18, 2013

THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID F.I.R.M. MAPS UNLESS OTHERWISE NOTED.

UTILITY PROTECTION CENTER

YOU DIG GEORGIA. CALL US FIRST!

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFIES" OR CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

WAS NO OBSERVED EVIDENCE OF SITE S A SOLID WASTE DUMP, SUMP, SANITARY LL, CEMETERY OR BURIAL GROUNDS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY 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.

THREE

WORKING DAYS BEFORE YOU

DIG

T'S

THE LAW

ISSUING OFFICE FILE NUMBER: COMMITMENT DATE: MARCH 15,

FIDELITY NATIONAL INSURANCE

COMPANY

NO SURVEY EXCEPTIONS IN TITLE COMMITMENT.

PROJECT DESCRIPTION:

DOABA PROPERTIES

ADA

X

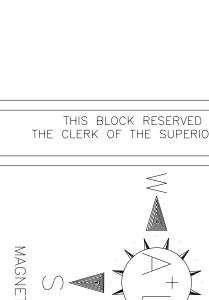
80

ALTA/NSPS SURVEY FOR:

**REVISIONS** 

1670 WASHINGTON I COUNTY: FULTON LAND LOT: 157

ATLANTA, GEORGIA



MAGNETIC

Z \_N\_86:11'50"W 81.24' 121.29 6.37,17,E ASPHALT UNPAVED-AREA (TYP) CONC APRON GNC ASPHALT CENTERLINE ROAD EAST OF F CONC 36' BC TO BC A.K.A. W. GNC S WWO 86.04,39,E WASHINGTON A. WASHINGT ~PUBLIC R/W WIDTH GV. É NPA (TYP) TON ROAD

TH UNKNOWN~ 100.00'
CONC GNC
APRON GNC 2 1 5 58 37.75 W P.O.B. //**≥** CENTERLINE INTERSECTION

### N/F WAFFLE HOUSE INC DEED FOUND OR PROVIDED) 1674 WASHINGTON RD N 81'20'16"W NORTH NORTH `28.3' **}** BUILDING FOOTPRINT =2,748 SQ. FT. 0.2 OF PL $\infty$ /PS GMV **ASPHALT** 10 PS 1/PSHC S 24.06: APRON ( 24.06.57.W EAST POINT STREET. 133.20

(NO

# FIDELITY NATIONAL TITLE INSURANCE COMPANY

ISSUING OFFICE FILE NUMBER: 84,437 COMMITMENT DATE: MARCH 15, 2024

EGEND

RIGHT-OF-WAY ADJOINING OWNERSHIP BACK OF CURB ILDING SETBACK LINE
TCH BASIN
NC CURB
NCRETE
NCRETE

1/2" REBAR 1/2" REBAR W/ CAP (COA 717) 20WER LIGHT POLE 10 PARKING AREA 1)PEN TOP PIPE PK" NAIL SET 19ROPERTY LINE 10WER POLE EED BOOK LAT BOOK RE HYDRANT
S VALVE
S METER VAUIT VAULT

AΤ

"DOABA PROPERTIES"

### NOTES:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,440 FEET AND AN ANGULAR ERROR OF 05 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES. INFORMATION FOR THIS SURVEY WAS IED WITH A 5 SECOND THEODOLITE N ELECTRONIC DISTANCE METER.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 782,959 FEET.

ALL IRON PINS SET ARE 1/2" REBAR WITH CAP COA-717, UNLESS NOTED.

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, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

### NOTES:

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL. ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND 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 JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF 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 OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OTHER SURVEY OF THE GEORGIA DOLL OF THE GEORGIA DOLL OF THE GEORGIA

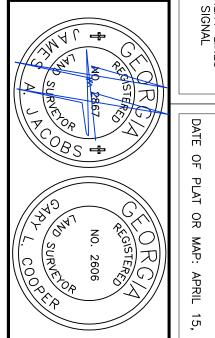
# SURVEYOR'S CERTIFICATION

JAMES A. JACOBS
PRINTED NAME

04/15/2024 DATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1—4, 5, 6(a), 7a, 8—11, 13, 14, & 19 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 2, 2024.

15, 2024.



COA-LSF#000717

REP PROPERTY OF THE PROPERTY O

OF PAVEMENT ATED POINT

DINT OF BEGINNING
DINT OF REFERENCE
OPERTY
WER TRANSFORMER
RKING SPACE HANDICAP IC SIGNAL BOX

WATER METER
WATER VALVE
- OVERHEAD UTILITY LINES
CROSS WALK SIGNAL

SURVEYING

LOGANVILLE, w.adamandlee.com 5640 GA. GA. 30052 HWY.

LEE NO SURVEY EXCEPTIONS IN TITLE. LAND

20 S. (770)554-8995

8011, rc. 18515, PG. 1"=30"

24077