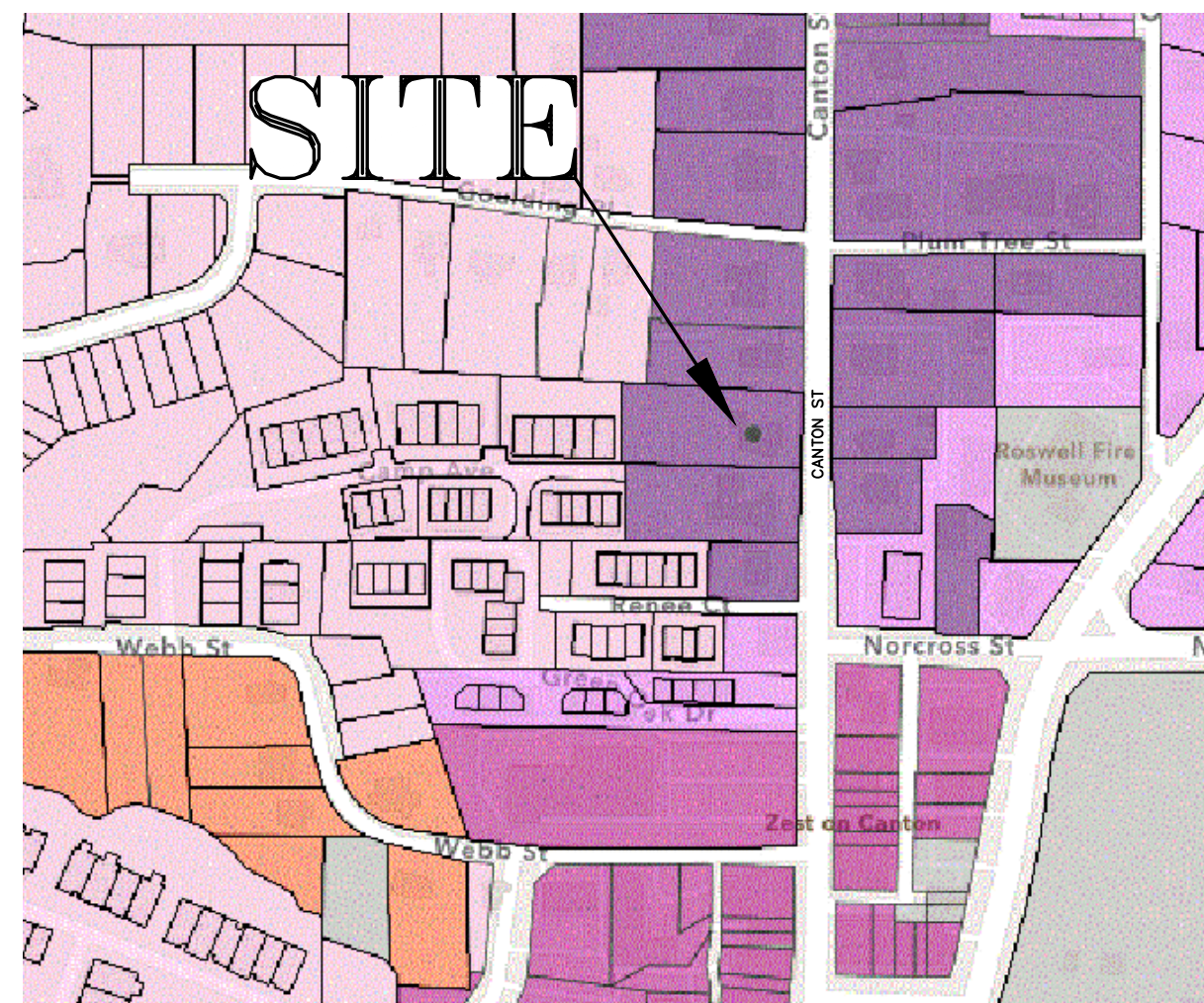


1014 CANTON STREET PARTNERS, LLC
NATIONAL TITLE INSURANCE OF NEW YORK INC.

1014 CANTON ST.
LAND LOT 387
1ST DISTRICT - 2ND SECTION
FULTON COUNTY, GEORGIA
CITY OF ROSWELL
EXISTING ZONING: R-DH (DOWNTOWN HOUSE)
(COMMERCIAL HOUSE)
PIN: 12 190103870667
26203.71 SQ FT
0.60 ACRES

ZONING/SETBACKS:
DH ZONING (DOWNTOWN HOUSE-COMMERCIAL HOUSE)
(PER CITY OF ROSWELL CODE 5.1.2)
FRONT: 10 FT MAJOR STREET
10 FT MINOR STREET
REAR: 15 FT
SIDE: 5 FT
MAX HEIGHT: 3 STORIES
MIN LOT SIZE: 5,000 SF
MIN OPEN SPACE: 10%
MIN LOT WIDTH: 50 FT
MAX LOT WIDTH: 100 FT

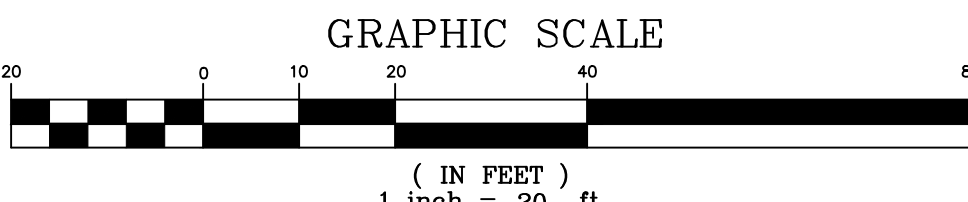
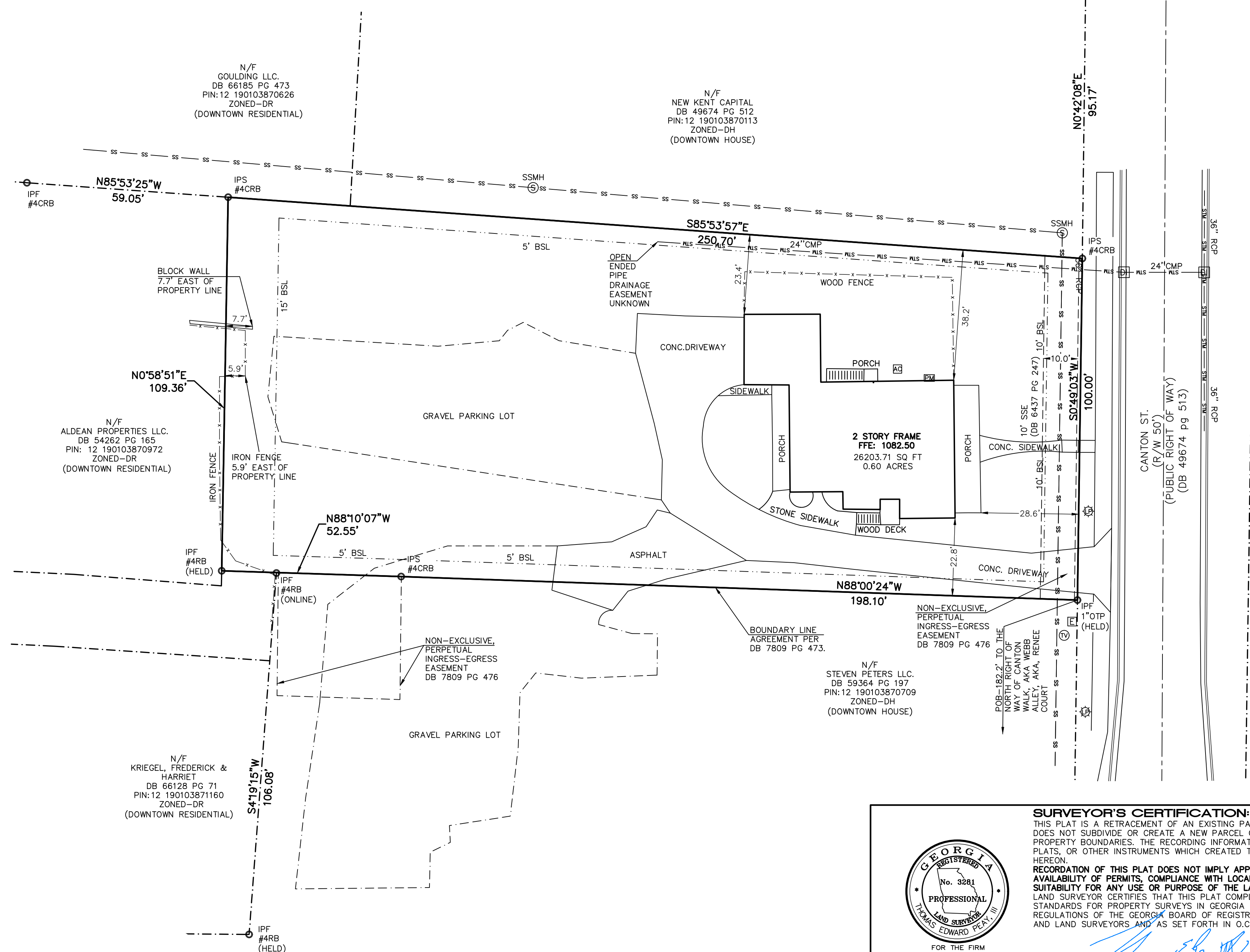


VICINITY MAP
N.T.S

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND:	
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	RE-BAR
CRB	REINFORCING BAR
CL	CAPPED RE-BAR
R/W	CENTERLINE
LLL	RIGHT-OF-WAY
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GM	GAS VALVE
LF	GAS METER
SS	LAMP POLE
FC	SANITARY SEWER
X	FENCE CORNER
AE	FENCE
PROP	ACCESS EASEMENT
AC	PROPOSED
CB	AIR-CONDITIONER
PB	GA POWER MANHOLE
TV	POWER BOX
APP	CABLE TELEVISION JUNCTION BOX
	TELEPHONE JUNCTION BOX
	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HANDI-CAP
CMF	BOLLARD
Z	CONCRETE MONUMENT FOUND
SSMH	OVERHEAD UTILITY LINE(S)
MHT	SANITARY SEWER MAN HOLE
DWCB	MAN HOLE TELEPHONE
JB	CATCH BASIN
DI	JUNCTION BOX
HW	DROP INLET
CMP	HEAD WALL
OPP	CORRUGATED METAL PIPE
RCP	CORRUGATED PLASTIC PIPE
SSE	REINFORCED CONCRETE PIPE
DE	SANITARY SEWER EASEMENT
WV	FIRE HYDRANT
PIV	DRAINAGE EASEMENT
WM	WATER VALVE
CO C/O	POST INDICATOR VALVE
POB	WATER METER
POC	SANITARY SEWER CLEANOUT
NTS	POINT OF BEGINNING
SWCB	POINT OF COMMENCEMENT
UE	NOT TO SCALE
PM	SINGLE WING CATCH BASIN
CLF	UTILITY EASEMENT
CTW	POWER METER
CROSS-TIE	CLF CHAIN-LINK FENCE
HCS	CTW CROSS-TIE WALL
	HANDI-CAP SIGN

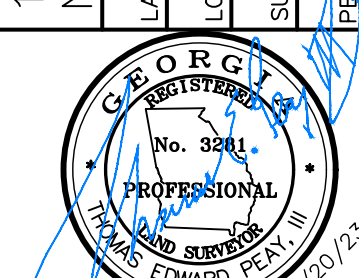
- SURVEY NOTES:**
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
 - LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
 - THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
 - THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0063G; EFFECTIVE DATE: 09-18-2013.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
 - 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, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - BOUNDARY FIELD WORK PERFORMED 03/07/2023 BY FRONTLINE SURVEYING & MAPPING, INC. TOPOGRAPHIC INFORMATION IS GROUND RUN.
 - EQUIPMENT USED: ROBOTIC ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK
 - ANGULAR ERROR: 16 SECONDS PER ANGLE.
 - RAW FIELD PRECISION: 1:95,069
 - ADJUSTED BY LEAST SQUARES.
 - PLAT CLOSURE: 1:2369046.



SURVEYOR'S CERTIFICATION:
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 O.C.G.A. SECTION 15-6-67.

FOR THE FIRM
FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

By: Thomas E. Peay, III., Registered G.S. Land Surveyor #3281 Date: 04/20/23
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 116, PMB-272
Marietta, Ga. 30066



3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE
SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

COMMERCIAL BOUNDARY RETRACEMENT SURVEY FOR:		DATE	1014 CANTON ST.
1014 CANTON STREET PARTNERS, LLC & NATIONAL TITLE INSURANCE OF NEW YORK INC.		03/07/2023	
LAND LOT 387		SCALE	1" = 20'
1ST DISTRICT		SECTION	2ND
LOT		REVISION	
SUBDIVISION		BY:	
PHASE		DATE:	
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT GRAPHIC PLOTTING OF THE REFERENCE PARCEL IS NOT IN AN AREA RATING SPECIAL FLOOD HAZARDS.			
DB 47240_PG 371			
MAP ID: 137C0063G			
EFFECTIVE DATE: 09/18/2013			

NO U.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NO SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.