

N

MADAME STREET

SMITH STREET

IRA STREET

GARIBOLDI STREET

WINDSOR STREET

UNIVERSITY AVENUE

**SITE #1187**

686.6' FROM S/W ATLANTA & WEST POINT R.R. (ATLANTA BELTLINE) TO SW PROPERTY CORNER

*N/F: UA ASSOCIATES I, LLC  
(D.B. 58328/Pg. 123)  
(P.B. 408/Pg. 86-88)*

R/W

R/W

R/W

R/W

ATLANTA & WEST POINT RAILROAD

(ATLANTA BELTLINE)

MAP SHOWING DISTANCE TO ATLANTA BELTLINE

1" = 200'

**GENERAL NOTES:**

- (1) Area of tract = 14,995 SF (0.3442 acre).
- (2) Vertical relief based on ground-run topo survey. Contour interval: one foot. Vertical datum based on elevation provided by Technical Survey Services (surveyors of AECF Atlanta Realty, LLC parcels on south side of University Avenue) for SSMH in Ira Street (top elev. = 956.84 MSL, NAVD88).
- (3) Utilities shown hereon are based on above-ground evidence and as marked by others per Surveyor's request to Georgia 811 utility locate service. Other utilities not shown may exist.
- (4) No portion of this tract lies within a FEMA-designated 100-year flood hazard zone per FEMA Map No. 13121C0357F, City of Atlanta, Georgia, effective 9/18/2013.
- (5) Number of parking spaces: n/a (parking area not striped).
- (6) Field error of closure 1:26,530. Plot error of closure 1:105,860.
- (7) Equipment used for this survey was a Topcon GTS-313 total station.

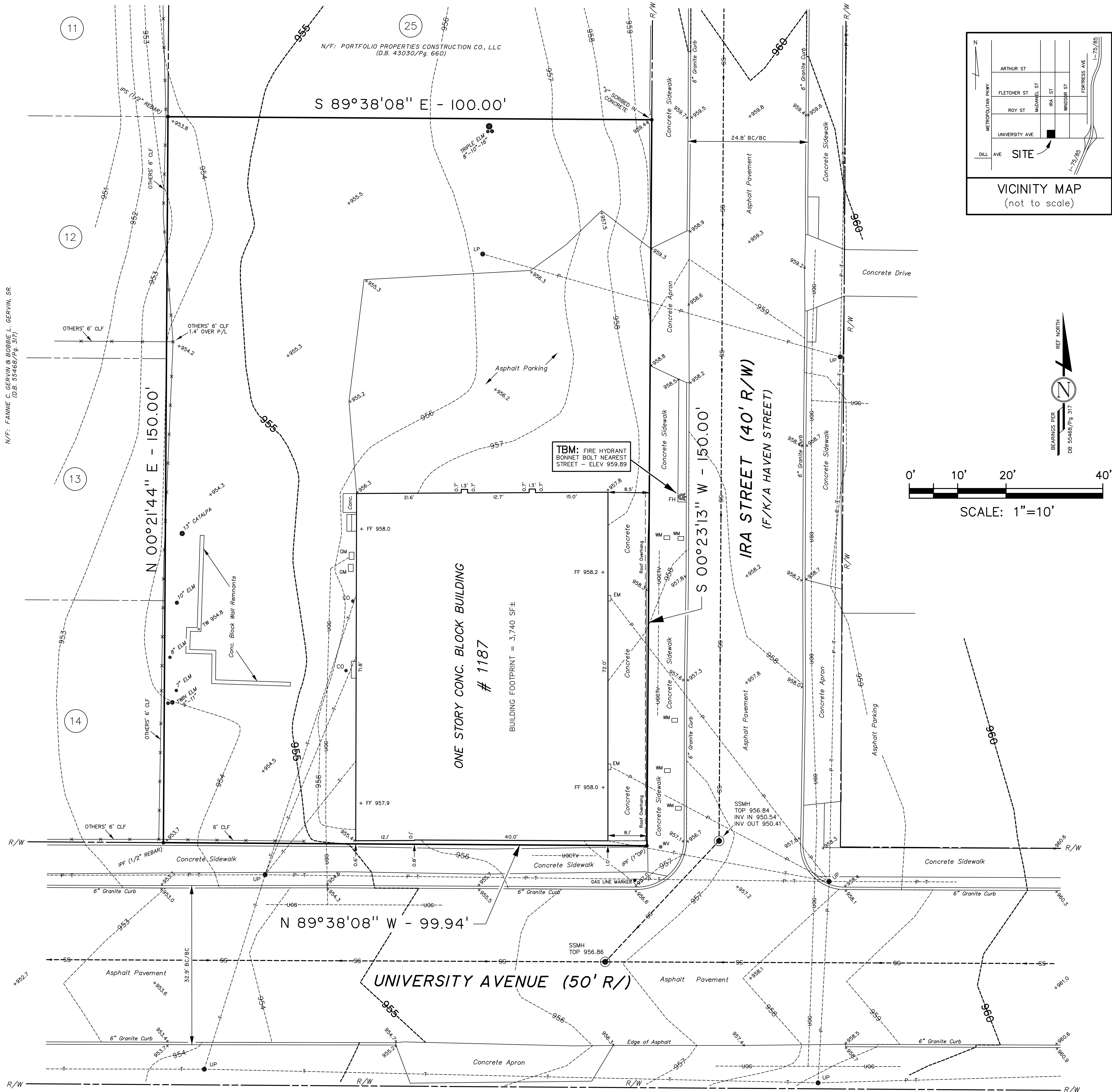
The following documents were provided to the Surveyor by the Client as part of First American Title Insurance Company Commitment Number 00086--00292, effected on 01/22/2013. The following documents comprise the extent of title related investigation performed by the Surveyor. Numbering corresponds to that shown at Schedule B2 of said title commitment. Deed book/page references are to Fulton County, Georgia records.

- (1b) dc3/p514--515 Plat of Subdivision of the East Quarter of Land Lot 87, Clark University Property, subject tract comprises Lots 26, 27 and 28 of Block "C" as shown thereon. Internal lot lines not shown hereon for clarity.
- (1b) db4685/p177 Easement to Georgia Power Company, general easement for the transmission of electric power, lines, poles, power lines, dimensions, size, or location of easement not specified.

To: Jeffrey M. Notrica 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 1,2,3,4,5,7(a),7(b)(1),8,11 and 13 of Table A thereof. The field work was completed on November 17, 2018.

Date of Map or Plat: November 20, 2018



**PINNACLE**  
**LAND SURVEYING SERVICES**

121 HAWKINS FARM LANE  
BALL GROUND, GEORGIA 30107  
TEL (678) 910-6388 [pinlss@tds.net](mailto:pinlss@tds.net)

## REVISIONS

ALTA/NSPS LAND TITLE SURVEY FOR  
JEFFREY M. NOTRICA and  
FIRST AMERICAN TITLE INSURANCE COMPANY  
LOTS 26, 27 & 28, BLOCK "S", CLARK UNIVERSITY PROPERTY  
LAND LOT 87, 14th DISTRICT  
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET  
**1**  
OF 1

Job No. 18-064

NOV 20, 2018

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

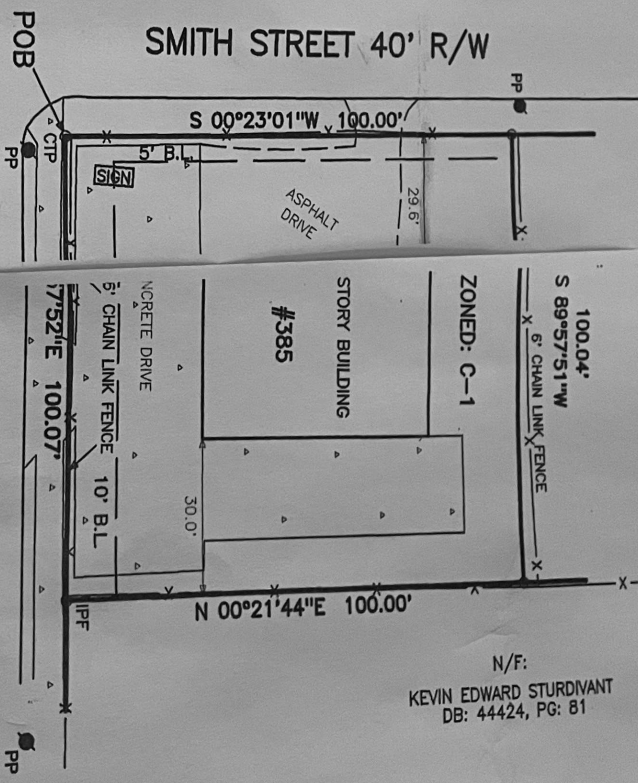
Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per FIRM Flood Hazard Map of Fulton County, Georgia Community Panel Number 13121C 0357 F Effective Date 09/18/13 Revision Date

MAGNETIC NORTH

SMITH STREET 40' R/W

UNIVERSITY AVENUE 50' R/W



N/F:  
KEVIN EDWARD STURDIVANT  
DB: 44424, PG: 81

- LEGEND**
- IPF = 1/2" REBAR FOUND
  - LL = 1/2" REBAR FIM SET
  - LL = LAND LOT
  - PL = LAND LOT LINE
  - CL = PROPERTY LINE
  - BL = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - MH = MANHOLE
  - JB = JUNCTION BOX
  - HW = HEADWALL
  - DI = DROP INLET
  - PP = POWER/UTILITY POLE
  - LE = INVERT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.G. = FINISHED FLOOR BASE
  - BOC = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - N/F = NOW OR FORMERLY
  - P.O.B. = POINT OF BEGINNING
  - SS = SANITARY SEWER
  - X-X-X- = FENCE LINE
  - O- = FLOOD HAZARD
  - W- = WATER LINE
  - G- = GAS LINE
  - CM = CONCRETE MONUMENT
  - C&G = CONSTRUCTION ELEVATION
  - LS = LIGHT STANDARD
  - OTP = OPEN TOP PIPE
  - CTP = CRIMP TOP PIPE
  - WD = WOOD DECK
  - CO = CLEAN OUT

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



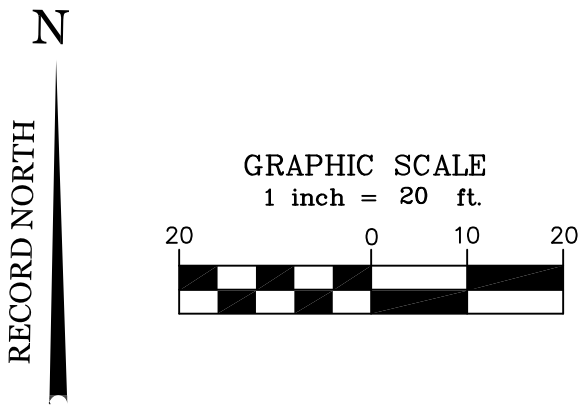
**ALPHA LAND SERVICES**  
1005 ECHO VALLEY COURT  
LOGANVILLE, GA. 30052  
ENGINEERING • LAND SURVEYING  
OFF: 770.696.4054 FAX: 770.696.4054

**385 UNIV**  
**TAX PARCEL #1**

LAND LOT: 87  
DISTRICT: 14TH  
FULTON COUNTY  
FIELD DATE: 09/23/13



RESERVED FOR COURT CLERK USE



**SURVEY NOTES:**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
  2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
  3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION.
  4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
  5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
  6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
  7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD RUN SURVEY. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- HORIZONTAL DATUM: MAGNETIC NORTH  
VERTICAL DATUM: ASSUMED ELEVATIONS

**ZONING NOTES:**

THIS PROPERTY IS ZONED R4-B  
BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:  
FRONT: 20' SIDE: 5' REAR: 5'

**DEED AND PLAT REFERENCES:**

1. WARRANTY DEED FOR FANNIE C. GERVIN AND BOBBIE L. GERVIN, SR., RECORDED IN DEED BOOK 55468, PGS 317-320 OF FULTON COUNTY, GEORGIA LAND RECORDS.

**FLOOD NOTE:**

I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13121C 0357F, WITH AN EFFECTIVE DATE OF 12/18/2013 AND DETERMINED THAT NO PORTION OF THESE PROPERTIES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



**SURVEYORS CERTIFICATION (iii):**

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 REGULATIONSOR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyorcertifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulationsof the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

*Zachary R. Garrett*  
ZACHARY R. GARRETT  
GEORGIA REGISTERED LAND SURVEYOR #3169

09/12/2019

DATE

GARRETT LAND SURVEYING, LLC  
604 WARREN WAY  
WINDER, GA 30680  
770-883-2609  
EMAIL: GARRETTLANDSURVEY@GMAIL.COM

STATE: GEORGIA  
COUNTY: FULTON  
CITY: N/A  
LAND DISTRICT: 14  
DATE OF FIELD WORK : 09/09/2019

LANDLOT: 87  
TAX ID: AS SHOWN  
DRAFTED BY: ZRG

REVISION INDEX:

RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:

**CL Group, Inc.**  
1180 AND 1184 SMITH STREET SW, ATLANTA, GA 30310

SHEET#

**1 of 1**

SANITARY SEWER MANHOLE  
ASSUMED ELEV: 200.0'

CATCH BASIN  
STEEL TOPS

SMITH STREET SW

50' R/W

P.O.B.  
1/2" RB

P.O.C.

UNIVERSITY AVENUE

50' R/W

1174 SMITH STREET SW  
TAX ID: 14 008700091352  
N/F JENNIFER T. ABADOM  
DB 59825, PG 348

1175 IRA STREET SW  
TAX ID: 14 008700091261  
N/F ANTONIO GUTIERREZ  
DB 59208, PG 61

TAX ID: 14 008700091279  
N/F PORTFOLIO PROPERTIES  
CONSTRUCTION CO., LLC  
DB 43030, PG 660

TAX ID: 14 008700091287  
N/F IRA FINANCIAL, LLC  
DB 59629, PG 363

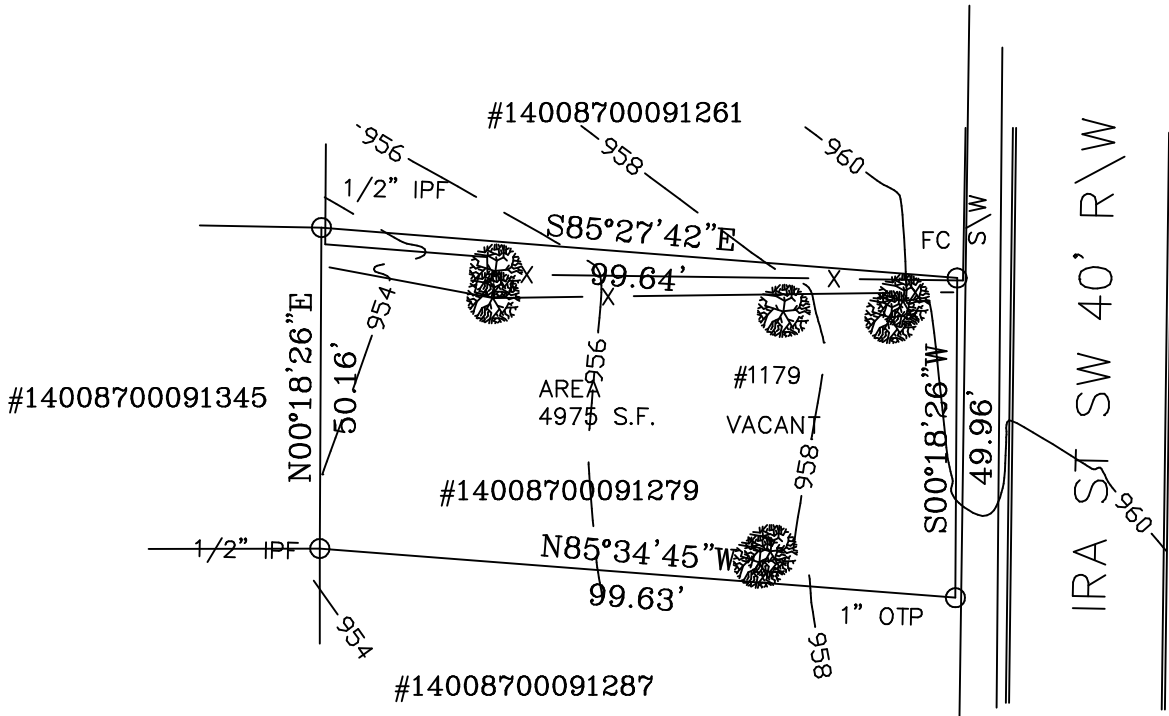
385 UNIVERSITY AVE SW  
TAX ID: 14 008700091303  
N/F FANNIE C. GERVIN & BOBBIE L. GERVIN, SR.  
DB 55468, PG 317

1187 IRA STREET SW  
TAX ID: 14 008700092079  
N/F IRA FINANCIAL, LLC  
DB 59629, PG 363

**LEGEND**

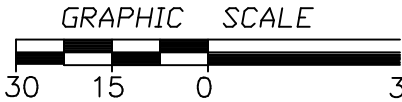
R/W	RIGHT-OF-WAY	CMF / <input checked="" type="checkbox"/>	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	CL	CENTER LINE
B/L	BUILDING LINE	DB	DEED BOOK
CTP	CRIMPED TOP PIPE	PB	PLAT BOOK
OTP	OPEN TOP PIPE	FFE	FINISHED FLOOR ELEVATION
IPF /	IRON PIN FOUND	EOP	EDGE OF PAVEMENT
IPS /	IRON PIN SET	BC	BACK OF CURB
	COMPUTED CORNER	RB	REBAR
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.  
NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.  
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.



**LEGEND**  
○ IPF=IRON PIN FOUND  
○ IPS=IRON PIN SET  
R/W=RIGHT OF WAY  
MAG= MAGNETIC  
P.O.B.=POINT OF BEGINNING  
B/L=BUILDING LINE  
D.E.=DRAINAGE EASEMENT  
N/F=NOW OR FORMERLY  
P = PREVIOUS  
E = EXISTING  
P/P = POWER POLE  
PRP = PER REFERENCE PLAT

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.  
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.



**CLOSURE DATA**  
FIELD CLOSURE=1'IN 30,000+  
ANGLE POINT ERROR=< 03"  
EQUIPMENT USED=TOTAL STATION  
ADJUSTMENT METHOD= NONE  
PLAT CLOSURE=1'IN 100,000+

SET BACKS	
FRONT	35'
SIDE	7'
REAR	15'

THIS PROPERTY DOESNOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

PREPARED FOR:

MDEEDS LLC

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 LAW.

1179 IRA ST #14008500091279		
LOT: NA	LAND LOT: 87	DATE: 11/21/22
BLOCK:	DISTRICT: 14 TH	
SCALE: 1"=30'	COUNTY: FULTON	JOB NO: 1179IRA\22A

SAWHNEY & ASSOCIATES  
523 HASTINGS WAY JONESBORO GA 30238  
PH.# (678)-500-4356

