

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 MAP/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 MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.  
 ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

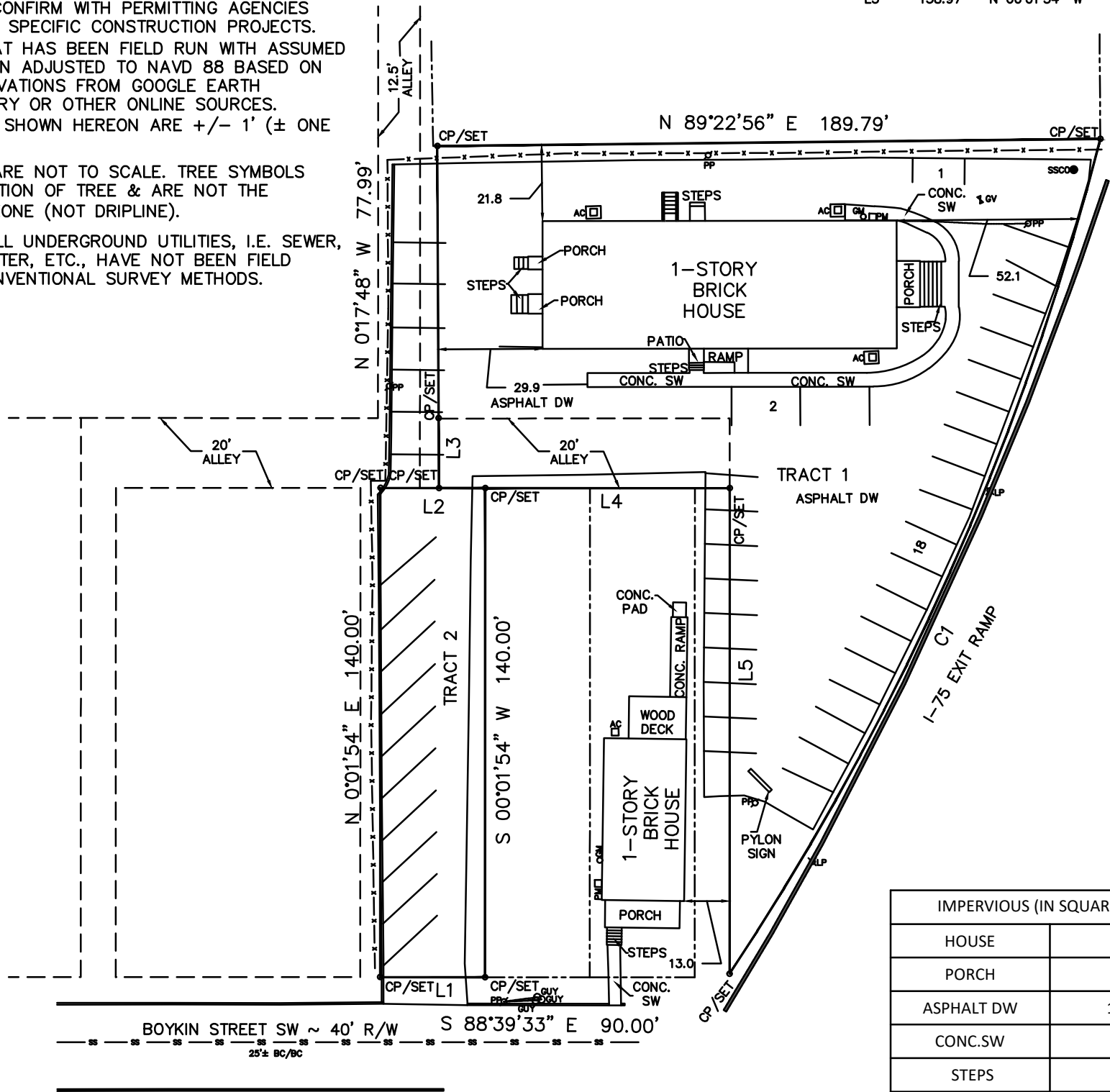
**\* L E G E N D \***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY  
 APD AS PER DEED NAIL NAIL FOUND  
 APP AS PER PLAT P PLAT (BOOK/PAGE)  
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING  
 CP COMPUTED POINT POC POINT OF COMMENCEMENT  
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH  
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY  
 DW DRIVEWAY RBF REINFORCING BAR FOUND (1/2" UNO)  
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET  
 FFE FINISH FLOOR ELEVATION SW SIDEWALK  
 FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT  
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT  
 L ARC LENGTH -X- FENCE LINE  
 LL LAND LOT WALL  
 LLL LAND LOT LINE  
 N NEIGHBOR'S

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	780.00'	262.67'	261.44'	S 23°56'46" W

LINE	LENGTH	BEARING
L1	30.00'	N 89°58'06" W
L2	30.00'	S 89°58'06" E
L3	20.00'	N 00°17'48" W
L4	70.00'	N 89°58'06" W
L5	138.97'	N 00°01'54" W



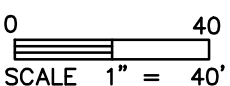
IMPERVIOUS (IN SQUARE FEET)	
HOUSE	3708
PORCH	127
ASPHALT DW	18450
CONC.SW	683
STEPS	192
RAMP	61
WALL	10
CONCRETE PAD	45
<b>TOTAL IMPERVIOUS</b>	<b>23276</b>

PROPERTY ADDRESS:  
 1147 FORTRESS AVE SW  
 ATLANTA GA 30315

LAND AREA:  
 TRACT:1-22,740 SF  
 0.522 AC  
 TRACT:2-4200 SF  
 0.096 AC

IMPERVIOUS AREA:  
 EXIST= 23276 SF= 86.4%

ZONING: R-4B



PLAT PREPARED FOR:  
 1147 FORTRESS AVE

TRACT 1 & 2	BLOCK	UNIT	SUBDIVISION	BY:
LAND LOT 74	14th DISTRICT	PARCEL ID: 14 007400090193		
FULTON COUNTY, GEORGIA		FIELD DATE: 07-05-2022	NH	
LOCATED IN ATLANTA		DRAWN DATE: 07-07-2022	AE	
REFERENCE: DEED BOOK 23159, PAGE 52	ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.			

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN \_\_\_\_\_ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.



SURVEY SYSTEMS ATLANTA  
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