

LEGEND		LEGEND	
IPF	IRON PIN FOUND	IPP	IRON PIN PLACED
P.O.B.	POINT OF BEGINNING		NOTHING FOUND NOTHING SET
PP	POWER POLE	OHP	OVERHEAD ELECTRICAL LINE
	POWER TRANSFORMER	-UGP-	UNDERGROUND POWER LINE
O _{TP}	TELE POLE	-онт-	OVERHEAD PHONE LINE
₩	FLOOD LIGHT ON POLE	Ð	TELEPHONE BOX
0	SANITARY SEWER MANHOLE	Θ	TELE ON PEDESTAL
0	STORM DRAINAGE MANHOLE	©	SEWER CLEAN OUT
0	UTILITY MANHOLE	(B)	DRAINAGE JUNCTION BOX
6	DOUBLE WING CATCH BASIN	СВ	CATCH BASIN
9	SINGLE WING CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
	HEADWALL	СМР	CORRUGATED METAL PIPE
	DROP INLET		CURB INLET
\bowtie	WATER VALVE	CI	CAST IRON
X 6	PROPOSED HYDRANT	ᄍ	EXISTING FIRE HYDRANT
P _M	WATER METER	BC	BACK OF CURB
E.O.P.	EDGE OF PAVEMENT	8.S.L.	BUILDING SET BACK LINE
R/W	RIGHT OF WAY		MONUMENT
D.E.	DRAINAGE: EASEMENT	SSE	SANITARY SEWER EASEMENT
Cxx	CURVE CHART NUMBERS	×	LINE CHART NUMBERS
S/D	SUBDIVISION	0	LAND LOT NUMBER
-0-	PROPERTY FENCE LINE	UGT	UNTERGROUND PHONE LINE
-C-	GAS LINE	TSP	TRAFFIC SIGNAL POLE
⊠ _C ∨	CAS VALVE	TS	OVERHEAD TRAFFIC SIGNAL LINE
0	SUBDIMISION LOT NUMBER	-₩-	DOMESTIC WATER LINE
SWC8	SINGLE WING CATCH BASIN	12 to 18 (18 to 18 to	STORM: DRAIN, LINE
PB	PHONE BOX	204	GRAVEL
TFB	* TRAFFIC SIGNAL BOX		WOOD DECKING
TF	TRANSFORMER	363	CONCRETE (CONC.)
TSP	TRAFFIC SIGNAL POLE	-X-	SILT FENCE LINE
			SAINITARY SEWER LINE

FLOOD DATA

ACCORDING TO F.I.R.M. COMM. PANEL 135159 0001 B, OF DEKALB COUNTY, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD ZONE A, AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, PANEL DATED 08-03-1992.

GENERAL SURVEY NOTES

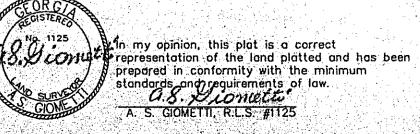
1. This survey is prepared for the exclusive use of the entities named in the certification hereon. Said certification does not extend to any unnamed entities without an express recertification by the surveyor naming said

2. Above ground visible utilities were obtained from field observations. A.S. Giometti & Associates, Inc. has not researched underground utility locations. Information shown hereon size, type, and location of underground utilities is based on observations location in the field and A.S. Giometti & Associates, Inc. is unable to certify the accuracy or completeness of this information underground. Coordinate with utility companies prior to proceeding with planning design or construction.

3. All existing underground utilities shall be located and shall be painted prior to construction.

A.S. Giometti & Associates, Inc. Civil Engineers ~ Land Surveyors ~ Landscape Architects 67 PEACHTREE PARK DRIVE, N.E. ATLANTA, GEORGIA 30309 (404) 355-8669

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precision of one foot in 16,428 feet and an angular error of 2.9 seconds per angle point, and was adjusted by compass

This plat has been calculated for closure and found to be

A Topcon GTS-603 total station and a 100 foot steel tape were used to obtain the linear and angular measurements used in the preparation of this plat.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 248 of the 15th District Dekalb County, Georgia and being more particularly described as follows:

Beginning at a point at the interection of the north right-of-way line of East College Avenue (formerly Grand Avenue) (70 foot right-of-way) and the west right-of-way line of Olive Street (40 foot right-of-way), running thence along the north right—of—way line of East College Avenue South 87 degrees 18 minutes 57 seconds West a distance of 56.00 feet to an iron pin found; thence leaving said right—of—way North 13 degrees 20 minutes 58 seconds West a distance of 140.00 feet to a point at the south side of a 10 foot alley; running thence along said 10 foot alley.

North 85 degrees 34 minutes 53 seconds East a distance of 78.50 feet to an iron pin found on the western right—of—way line of Olive Street; running thence along the said right—of—way line of Olive Street South 04 degrees 05 minutes 41 seconds East a distance of 140.00 feet to the north right-of-way line of East College Avenue and the Poing of Beginning; containing 9,347.19 square feet (0.215 ascres) according to plat of survey by A.S. Giometti & Associates, Inc. dated April 12, 2005

SURVEYOR'S CERTIFICATE

I certify to Rohrig Investments, LP, Main Street Bank, its successors and/or assigns as their intrest may appear and Chicago Title Insurance Company that this is a true and correct survey of 102 Olive Street or 2814 East College Avenue. The site contains 9,347.19 square feet of 0.215 acres. This survey was made by the undersigned licenced surveyor, which shows the location of the buildings and all similar restrictions or record. The buildings and other improvements do not overhang or eccroach upon any land, easement or right-of-way of others, and there are no encroachments either way across the property lines. The property surveyed does not lie in a flood zone of less than

By: <u>A.S. Siometti</u>
A.S. Giometti, RLS 1125
A.S. Giometti & Associstes, Inc. Date: April 12, 2005

> ALTA/ACSM LAND TITLE SURVEY for ROHRIG INVESTMENTS, LP MAIN STREET BANK CHICAGO TITLE INSURANCE COMPANY LAND LOT 248 of the 15th DISTRICT DEKALB COUNTY, GEORGIA Scale: 1" = 20' 04/12/05

PROJECT: 2005-096 DESC: OLIVE ST

DRAWN BY: GJJ

PATH: C:\LP..2K5\2005-096\DWG\2005-096.DWG

R/W & P S87°18'57"W P.O.B. 56.00 OPP. CURB EX. 8" SAN SEWER EAST COLLEGE AVENUE (formerly Grand Avenue) CURB

ADJACENT BUILDING

140.00

10' Alley

Total Acreage 9,347.19 Sq. Ft. 0.215 Acres

2814

SPLIT LEVEL BRICK & FRAME

N85°34'53"E

Fence Line

OLIVE

STRE

- 2.9' OUTSIDE

OUTSIDE

140.00

78.50