

LEGEND			
AC	AIR CONDITIONER	N/F	NOW OR FORMERLY
BC	BACK OF CURB	P	POWER (OVERHEAD LINE)
CB	CATCH BASIN	P/L	PROPERTY LINE
C&G	CURB & GUTTER	P/S	PARKING SPACE
C/L	CENTERLINE	R/W	RIGHT OF WAY
CLF	CHAIN-LINK FENCE	RWM(D)	RIGHT OF WAY MONUMENT (ABOVE GROUND, DISTURBED)
CMP	CORRUG METAL PIPE	RWM(F)	RIGHT OF WAY MONUMENT (FLUSH WITH GROUND)
CO	CLEANOUT	SD	STORM DRAIN
DI	DROP INLET	SS	SANITARY SEWER
EM	ELECTRIC METER	SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
GM	GAS METER	S/W	SIDEWALK
GT	GREASE TRAP COVER	T	TELEPHONE (OVERHEAD LINE)
GV	GAS VALVE	TP	TELEPHONE PEDESTAL
GW	GUY WIRE	TRNS	TRANSFORMER
HW	HEADWALL	TSP	TRAFFIC SIGNAL POLE
IPF	IRON PIN FOUND	TSV	TRAFFIC SIGNAL VAULT
IPS	IRON PIN SET	UP	UTILITY POLE
JB	JUNCTION BOX	W	WATER LINE
LL	LAND LOT	WM	WATER METER
LLL	LAND LOT LINE	WV	WATER VALVE
LP	LIGHT POLE		
MH	MANHOLE		

GENERAL NOTES:

- (1) Tract surveyed comprises parts of Lots 13, 14 and 15 of Subdivision of The House Estate Property by C.R. Hughes, Surveyor of June 1938, as recorded at Plat Book 11, Page 94, DeKalb County, Georgia records. See Key Map at right for approximate relationship between platted lots and present tract boundary, rights of way, and tax parcels.
- (2) Area of tract: 29,651 sf (0.6807 acre).
- (3) Date of plat preparation: 9/12/2016. Date of field survey: 9/10/2016.
- (4) Only readily visible above-ground utilities are shown hereon. Additional utilities not shown likely exist. Water lines shown hereon are per field marking previously done by others. All underground utilities should be field verified prior to any site design, excavation, or construction activity.
- (5) The field data upon which this plat is based has a closure precision of one foot in 16,069 feet, an angular error of 6 seconds per angle point, and was adjusted using least squares method. Equipment used for survey: Topcon GTS-313 total station.
- (6) This plat has been calculated for closure and is found to be accurate within one foot in 2,089,304 feet.
- (7) Reference north and bearings based on bearing shown for right of line of Buford Highway at db2509/p701, db2509/p703 and db2511/p720.
- (8) No portion of this tract lies within a 100-year flood hazard area per FEMA Map 13089C00561, DeKalb County, Georgia effective 5/16/2013.

REFERENCE DOCUMENTS:

A review of the following documents, provided by the Client as part of First American Title Insurance Company Commitment File Number 006634-0001, effective August 15, 2016, comprises the extent of title-related investigation by the Surveyor. Numbering shown corresponds to that used at Schedule B-III of said title commitment.

(db=deed book; pb=plat book; DeKalb County, Georgia records)

Vesting Deeds for subject tract: db6773/p800; db6770/p703; db5618/p657.

- (6) db11431/p607 Short Form Lease; not considered to be a matter of survey.
- (7) pb11/p94 Plat of Subdivision of the House Estate Property by C.R. Hughes, Surveyor dated June 1938. (Subject tract is comprised of parts of Lots 13, 14, and 15 as shown thereon; see Key Map for lot orientation).
- (8A) db2509/p701 Drive & Temporary Construction Easement; not shown hereon for clarity. Temporary Construction Easement likely lapsed.
- (8B) db2509/p703 Drive & Temporary Construction Easement; not shown hereon for clarity. Temporary Construction Easement likely lapsed.
- (8C) db2511/p720 Drive & Temporary Construction Easement; not shown hereon for clarity. Temporary Construction Easement likely lapsed.
- (9A) db5009/p568 Right of Way Deed; establishes Skyland Road right of way as shown hereon.
- (9B) db5195/p773 Right of Way Deed; establishes Skyland Road right of way as shown hereon; easements therein likely lapsed.
- (9C) db5452/p601 Right of Way Deed; establishes Clairmont Road right of way as shown hereon; easements therein likely lapsed.
- (10) db5471/p517 Quitclaim Deed; quitclaims tract (substantially Tax Parcel 18 0236 08 011) from DeKalb County to Waller which was acquired by DeKalb County at db5009/p568 from Andriola (Item 9A above); easements therein likely lapsed.
- (11) db1558/p713 Sewer Line Easement; deed description insufficient to plot hereon. Sewer may have been relocated or removed with the subsequent extension of Skyland Road and improvements to other adjoining roads.
- (12) db1550/p182 Sewer Easement; deed description insufficient to plot hereon. No readily visible sanitary sewer manholes were observed by the Surveyor on or immediately adjacent to the subject tract.

Additionally, the following documents were obtained and reviewed by the Surveyor in the preparation of this plat:

- db11328/p471 Quitclaim Deed; adjoining tract to the northeast (n/f: Pierce Partnership, LP).
- db24920/p358 Executor's Deed; adjoining tract to the northeast (n/f: SPDP Buford, LLC).
- db24685/p568 Quitclaim Deed; tract across Clairmont Road to the northwest.
- db13951/p304 Right of Way Deed; partial widening of Buford Highway right of way across Buford Highway to the southeast. Approximate location shown hereon.

SURVEYOR'S CERTIFICATION:

To: Richard Cochrane & Joseph Farese; William A. Waller, Jr. & John Carey Waller; 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 1,2,3,4,7(a),7(b)(1),8,9,11(as to readily visible above-ground utilities) and 13 of Table A thereof.

The fieldwork was completed on September 10, 2016.

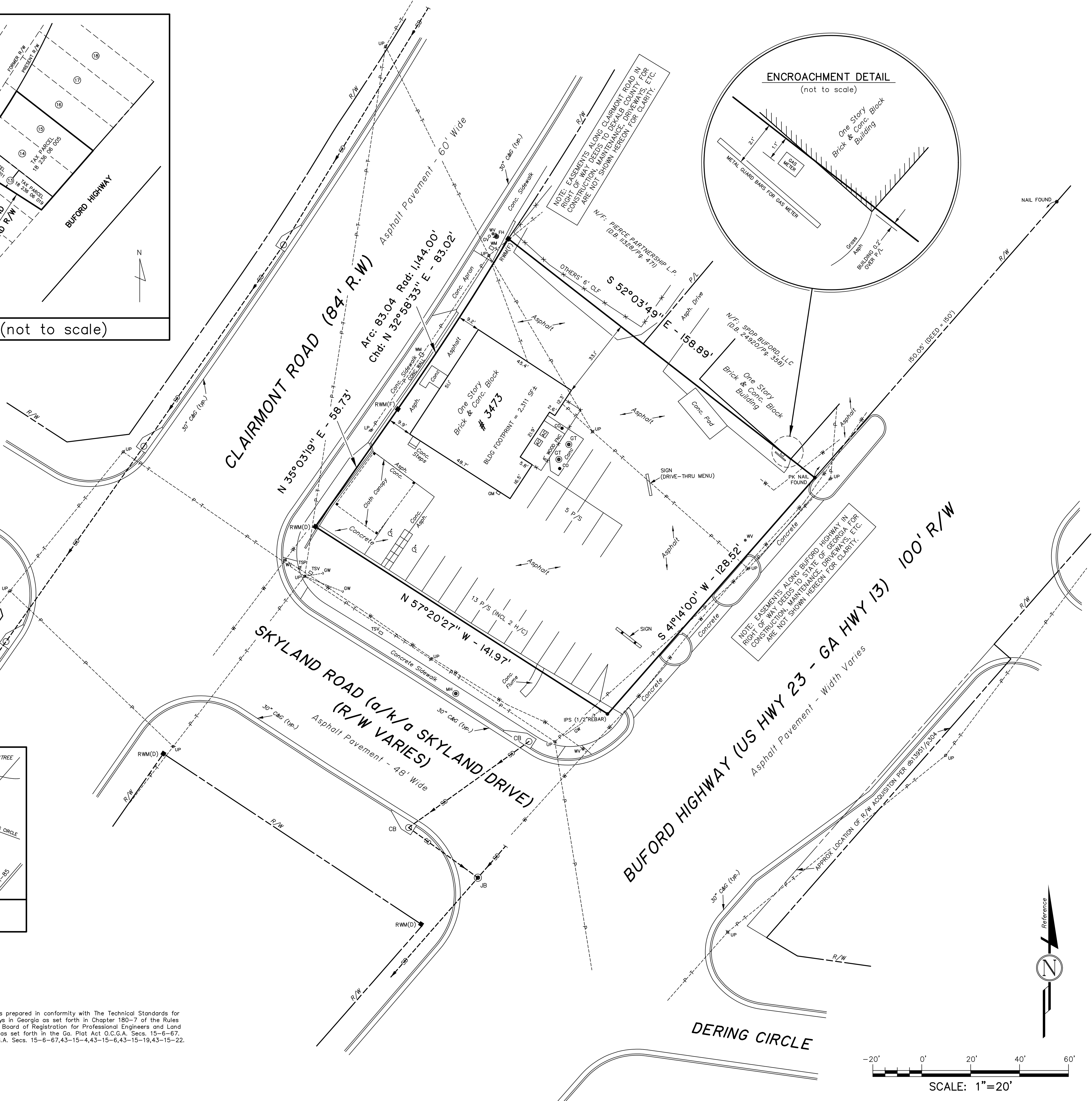
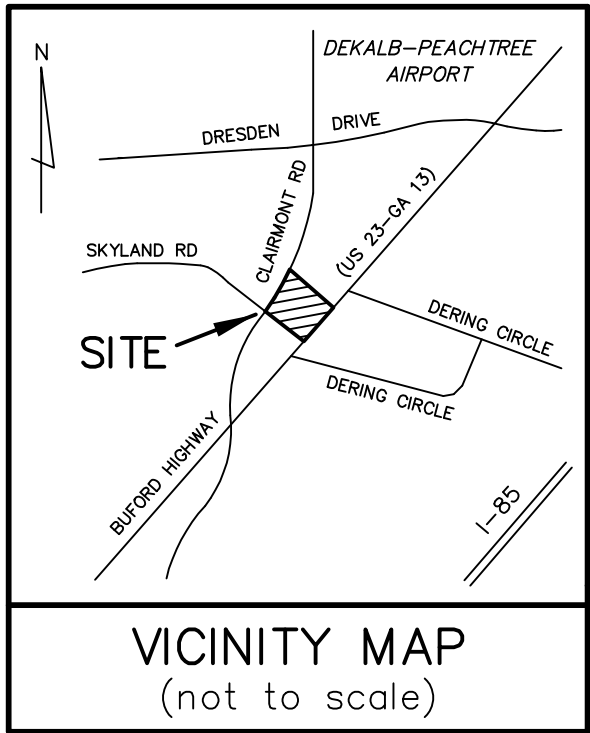
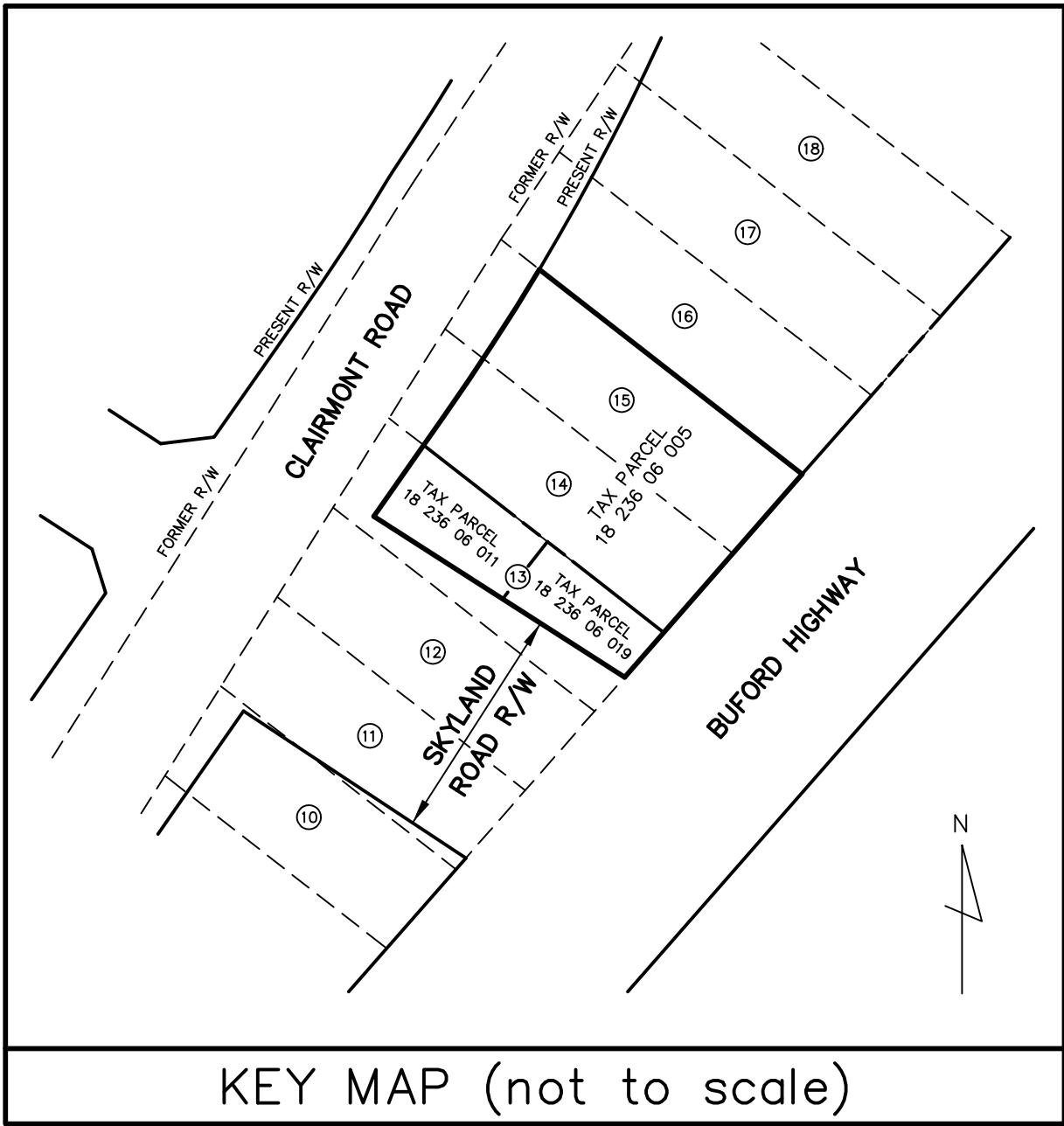
Date of Map or Plat: September 12, 2016.

Jon H. Ihnatko, Ga. R.L.S. #2825



JON H. IHNATKO
Ga. RLS #2825

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 Ga. Plat Act O.C.G.A. Secs. 15-6-67. Authority O.C.G.A. Secs. 15-6-67,43-15-4,43-15-6,43-15-19,43-15-22.



REVISIONS

ALTA/NSPS LAND TITLE SURVEY FOR:
RICHARD COCHRANE & JOSEPH FARESE;
WILLIAM A. WALLER, JR. & JOHN CAREY WALLER;
FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT 236, 18th DISTRICT, DEKALB COUNTY, GEORGIA

SHEET

1

OF 1

Job No. 16-034

SEPT 12, 2016

PINNACLE
LAND SURVEYING SERVICES
121 HAWKINS FARM LANE
BALL GROUND, GEORGIA 30107
TEL (678) 910-6368 pinlss@ds.net