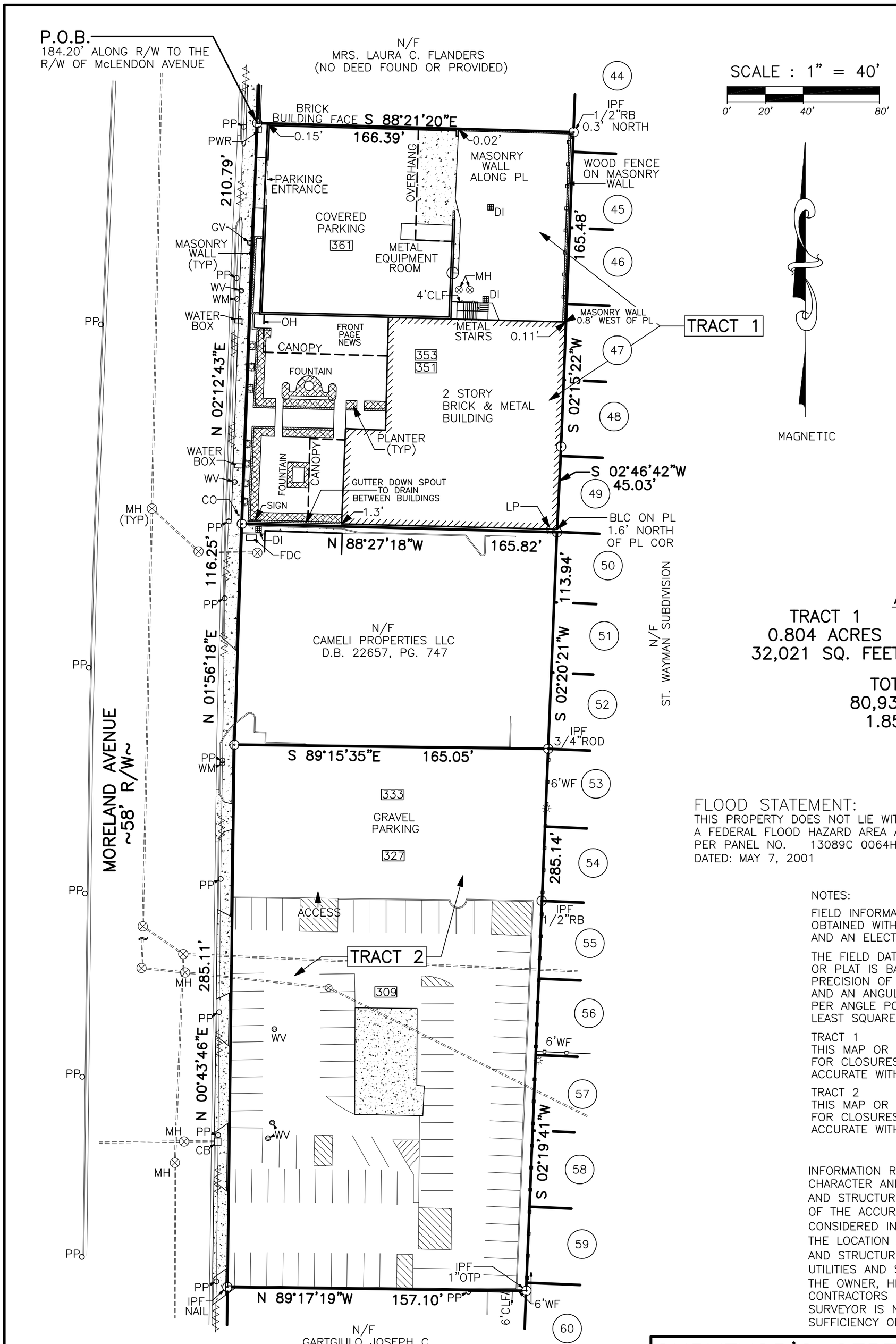
361-351,333,327, 323 Moreland Ave Plat
Note: Cameli Property is NOT included




SCALE : 1" = 40'

0' 20' 40' 80'

MAGNETIC

## LEGEND

| | |
|---|---|
| A | ARC |
| R | RADIUS |
| C | CHORD |
| R/W | RIGHT OF WAY |
| N/F | ADJOINING OWNERSHIP |
| S/W | SIDEWALK |
| BLC | BUILDING CORNER |
| BSL | BUILDING SETBACK LINE |
| CB | CATCH BASIN |
| CONC | CONCRETE |
| | CONCRETE |
| COR | CORNER |
| C&G | CURB AND GUTTER |
| DI | DROP INLET |
| EM | ELECTRICITY METER |
| EP | EDGE OF PAVEMENT |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| GM | GAS METER |
| IPS | 1/2" REBAR SET |
| IPF | IRON PIN FOUND |
| LP | LIGHT POLE |
| PP | POWER POLE |
| D.B. | DEED BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| PL | PROPERTY LINE |
| PWR | POWER TRANSFORMER |
| RB | RE-BAR |
| OTP | OPEN TOP PIPE |
| SS | SANITARY SEWER LINE |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |
| WF | WOOD FENCE |
| WM | WATER METER |
| WV | WATER VALVE |
| | OVERHEAD POWER LINE |

## AREA

| TRACT 1 | TRACT 2 |
|---|---|
| 0.804 ACRES | 1.054 ACRES |
| 32,021 SQ. FEET | 45,918 SQ. FEET |

TOTAL AREA
80,939 SQ. FEET
1.858 ACRES

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13089C 0064H
DATED: MAY 7, 2001

ZONING AS PER
CITY OF ATLANTA, GEORGIA
ZONED NC-1 (NEIGHBOR COMMERCIAL)
BUILDING SETBACK REQUIREMENTS:
FRONT – NONE
SIDE – NONE
REAR – 20'

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 94,167 FEET AND AN ANGULAR ERROR OF 03 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

TRACT 1
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,899,674 FEET.

TRACT 2
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 191,115 FEET.

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, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED AS NO TITLE REPORT HAS BEEN PROVIDED

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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 THE LAW.

## SURVEYOR'S CERTIFICATION

TO "JERICHO DEVELOPMENT RESOURCES, LLC; CORNERSTONE BANK AND CHICAGO 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 2011 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 6, 7b(1), 8, 9, 11a, 13, 14, 16 & 17 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2012.

REVISIONS

**PROJECT DESCRIPTION:** ALTA–SURVEY FOR:
JERICHO DEVELOPMENT RESOURCES, LLC;
CORNERSTONE BANK AND
CHICAGO TITLE INSURANCE COMPANY
309, 327, 333, 351, 353 & 361 MORELAND AVENUE, ATLANTA, GA.

COUNTY: DEKALB DISTRICT: 15TH
LAND LOT: 209 SECTION:


ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX=(770)554-8134


GEORGIA REGISTERED NO. 2606 LAND SURVEYOR GARY L. COOPER

| | |
|---|---|
| OFFICE: | 9/27/12 |
| BY: | DWJ |
| FIELD: | 9/20/12 |
| BY: | AMB |
| SCALE: | 1"=40' |
| SHEET # | 1 OF 1 |

12138