

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE 17TH DISTRICT, COUNTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE INTERSECTION FORMED BY THE NORTH RIGHT-OF-WAY OF GARRAUX STREET (50' R/W) AND THE WESTERLY RIGHT-OF-WAY OF HOWELL MILL ROAD (50' R/W); THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF GARRAUX STREET AND RUNNING NORTH 89 DEGREES 12MINUTES 30 SECONDS WEST FOR A DISTANCE OF 184.75 FEET TO A RAIL ROAD SPIKE FOUND; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING NORTH 02 DEGREES 13 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 105.89 FEET TO A REBAR SET; THENCE RUNNING SOUTH 88 DEGREES 02 MINUTES 48 SECONDS FOR A DISTANCE OF 17.93 FEET TO A 1/2" REBAR FOUND; THENCE RUNNING NORTH 00 DEGREES 15 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 98.01 FEET TO A RAIL ROAD SPIKE FOUND; THENCE RUNNING SOUTH 89 DEGREES 38 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 9.22 FEET TO A REBAR SET; THENCE RUNNING SOUTH 88 DEGREES 53 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 59.70 FEET TO A REBAR SET; THENCE RUNNING NORTH 00 DEGREES 21 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 175.21 FEET TO A REBAR SET; THENCE RUNNING SOUTH 89 DEGREES 21 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 146.43 FEET TO A REBAR SET ON THE WESTERLY RIGHT-OF-WAY OF HOWELL MILL ROAD (50' R/W); THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF HOWELL MILL ROAD AND RUNNING SOUTH 01 DEGREES 04 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 378.19 FEET TO A REBAR SET AND THE POINT OF BEGINNING

SAID TRACT BEING IMPROVED PROPERTY CONTAINING 1.504± ACRES OR 65,505± SQUARE FEET. SAID TRACT BEING THE SAME AS DESCRIBED IN THAT NATION TITLE INSURANCE OF NEW YORK, INC. TITL COMMITMENT NO. 2-40838(R) HAVING AN EFFECTIVE DATED AUGUST 15, 2021

ENCROACHMENT TABLE

1.	NEIGHBOR'S STORAGE CONTAINER OVER WEST PROP. LINE 0.5 FEET
2.	OUR ASPHALT 3.6 FEET AND 3.0 FEET OVER WEST PROP. LINE
3.	OUR CONCRETE FLUME 7.5 FEET OVER WEST PROP. LINE
4.	OUR WOOD WALL 0.5 FEET OVER NORTH PROP. LINE
5.	OUR CONCRETE 1.0 FEET AND 0.2 FEET OVER NORTH PROP. LINE

LEGEND

B	DENOTES BUILDING LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
CB	DENOTES CABLE BOX
TR	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DRAIN INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,165 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- PARKING AREA IS OFF STREET AND 20 STANDARD PARKING SPACES ARE DESIGNATED. THERE ARE 0 HANDICAP SPACES 20 TOTAL SPACES DESIGNATED.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (AS TO ITEM 16 TABLE A)
- THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF ATLANTA, COUNTY, AND/OR THE STATE OF GEORGIA.
- McCLUNG SURVEYING SERVICES INC., IS COVERED BY A GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION POLICY



REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF MELVIN R. VUKAS AND W. BRADFORD KACHER DEED BOOK 8281 PAGE 324 FULTON COUNTY, GEORGIA RECORDS
- QUIT CLAIM DEED IN FAVOR OF MELVIN R. VUKAS DEED BOOK 29558 PAGE 679-681 FULTON COUNTY, GEORGIA RECORDS
- EXECUTOR'S DEED IN FAVOR OF W. BRADFORD KACHER DEED BOOK 32261 PAGE 24-26 FULTON COUNTY, GEORGIA RECORDS
- QUIT CLAIM DEED IN FAVOR OF MELVIN R. VUKAS AND BRADFORD KACHER DEED BOOK 46707 PAGE 680-683 FULTON COUNTY, GEORGIA RECORDS (NOT PART OF THIS SURVEY)
- SURVEY FOR MELVIN VUKAS & BRADFORD KACHER SURVEYED BY WATTS & BROWNING ENGINEERS DATED 10-27-1982
- SURVEY FOR CHARLES McCrARY DBA BARRON GARAGE SURVEYED BY WATTS & BROWNING ENGINEERS DATED 8-29-1977

NO.	REVISIONS	DATE
1	TITLE COMMITMENT	10-5-21



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF00052

ALTA/NSPS AS-BUILT SURVEY FOR
ROHRIG INVESTMENTS
NATIONAL TITLE INSURANCE OF NEW YORK, INC.



1586 HOWELL MILL ROAD N.W.
ATLANTA, GEORGIA
TOTAL AREA= 1,504± ACRES
OR 65,505± SQ. FT.

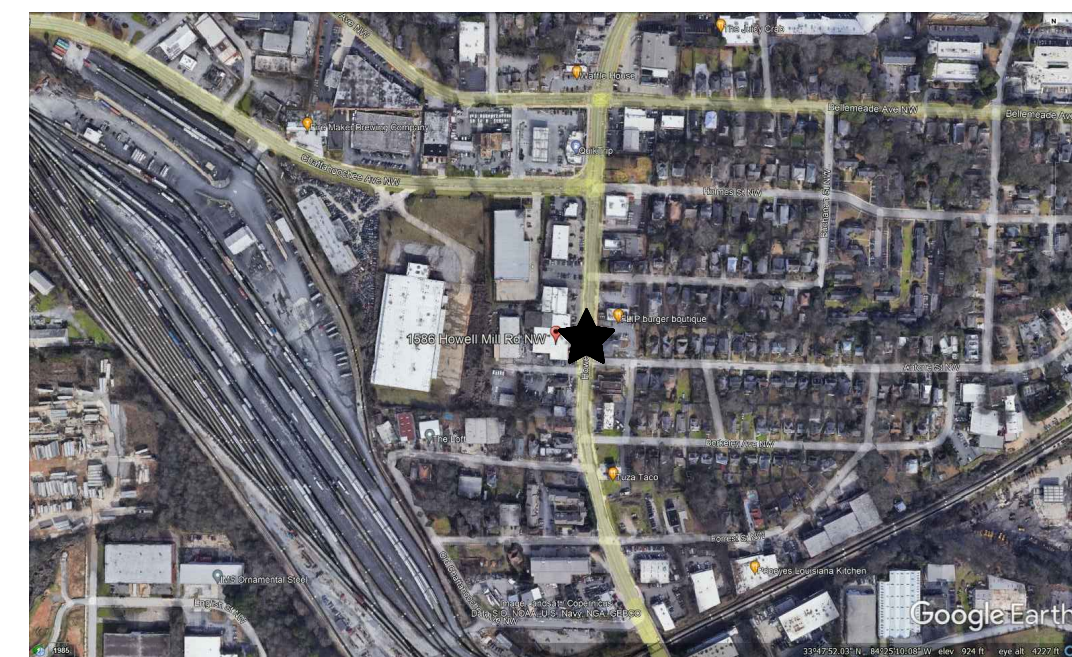
LAND LOT 152 17TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA
PLAT PREPARED: 9-15-2021
FIELD: 9-13-2021 SCALE: 1"=30'

JOB#256830

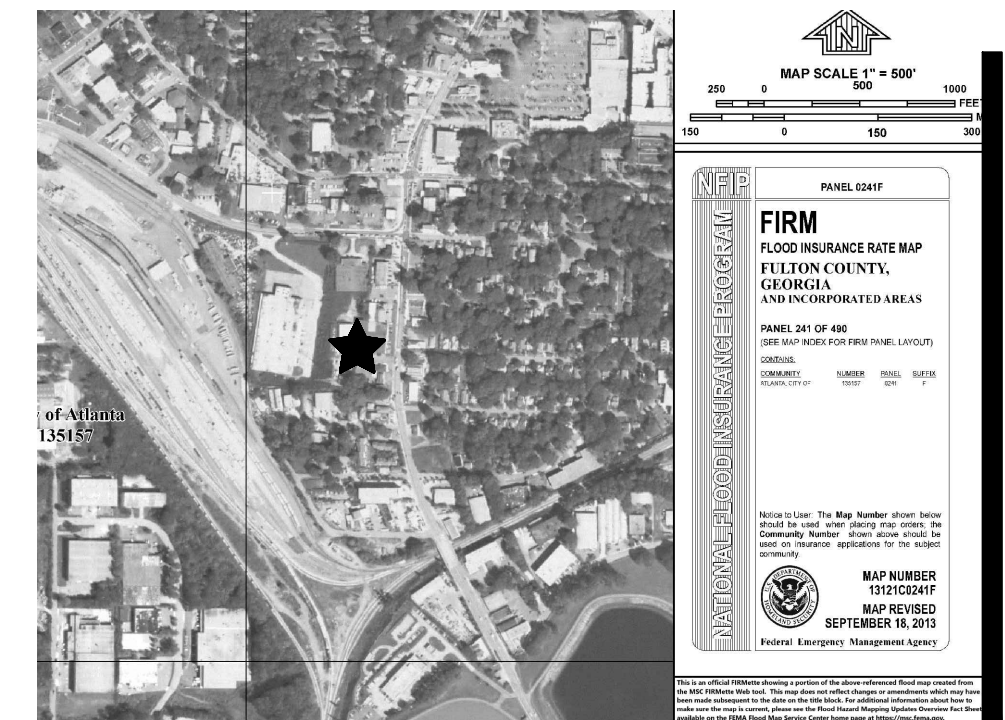
THIS PROPERTY SUBJECT TO THE FOLLOWING

NATIONAL TITLE INSURANCE OF NEW YORK, INC.
COMMITMENT NO. 2-40838(R) EFFECTIVE DATE AUGUST 15, 2021
PART II SCHEDULE B

- NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN.
- RIPARIAN RIGHTS INCIDENT TO THE PREMISES.
- RIGHTS OF TENANTS IN POSSESSION UNRECORDED LEASES.
- ANY SECURITY INTEREST CREATED AT CLOSING.
- RIGHT-OF-WAY EASEMENT FROM H.G. TOTTMAN TO GEORGIA POWER COMPANY, DATED MAY 15, 1962, FILED FOR RECORD JUNE 26, 1962 AT 12:45 P.M., RECORDED IN DEED BOOK 3903, PAGE 165, RECORDS OF FULTON COUNTY, GEORGIA
- RIGHT-OF-WAY EASEMENT FROM H.G. PITTMAN TO GEORGIA POWER COMPANY, DATED MAY 20, 1962, FILED FOR RECORD JUNE 26, 1962 AT 12:45 P.M., RECORDED IN DEED BOOK 3903, PAGE 164, AFORESAID RECORDS.
- EASEMENT FROM AMERICAN ERECTORS INC. TO GEORGIA POWER COMPANY, DATED MAY 20, 1965, FILED FOR RECORD JUNE 24, 1965 AT 10:54 A.M., RECORD IN DEED BOOK 4436, PAGE 310, AFORESAID RECORDS.
- RIGHT-OF-WAY EASEMENT FROM WHITE ENTERPRISES INC. TO GEORGIA POWER COMPANY, DATED OCTOBER 6, 1967, FILED FOR RECORD NOVEMBER 6, 1967 AT 11:36 A.M., RECORDED IN DEED BOOK 4817, PAGE 49, AFORESAID RECORDS.
- RIGHT-OF-WAY EASEMENT FROM WHITE ENTERPRISES INC. TO GEORGIA POWER COMPANY DATED APRIL 21, 1969, FILED FOR RECORD MAY 20, 1969 AT 10:14 A.M., RECORDED IN DEED BOOK 5068, PAGE 62, AFORESAID RECORDS.
- EASEMENT FOR THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN UPON SAID LAND ITS LINES FOR TRANSMITTING ELECTRIC CURRENT, ERECTED ON THE LINE OF POLES, WITH WIRES AND OTHER NECESSARY APPARATUS, FIXTURES AND APPLIANCES; WITH THE RIGHT TO PERMIT THE ATTACHMENT OF THE WIRES AND APPLIANCES OF ANY OTHER COMPANY, OR PERSON, TO SAID POLES; TOGETHER WITH THE RIGHT AT ALL TIMES TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF INSPECTING SAID LINES, MAKING REPAIRS, RENEWALS, ALTERATIONS AND EXTENSIONS THEREON, THERETO OR THEREFROM; ALSO THE RIGHT TO CUT AWAY OR TRIM AND KEEP CLEAR OF SAID LINES ALL TREES, LIMBS OF TREES AND OTHER OBSERVATIONS THAT MAY INTERFERE OR BE LIKELY TO INTERFERE WITH THE PROPER OPERATION OF SAID LINES; ALSO THE RIGHT OF INGRESS AND EGRESS OVER SAID LAND TO AND FROM SAID LINES.
- RESTRICTIVE COVENANT BY WHITE ENTERPRISES, INC., GENE WHITE CO., FILED FOR RECORD APRIL 19, 1972 AT 11:02 A.M., RECORDED IN DEED BOOK 5566, PAGE 102, AFORESAID RECORDS, BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (a) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF UNITED STATES CODE OR (b) RELATES TO HANDICAP DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS PROPERTY (NOT SURVEY RELATED)
- RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PORTION OF SUBJECT PROPERTY DESCRIBED IN OR CONVEYED BY THAT CERTAIN DEED FROM WHITE ENTERPRISES CORPORATION TO CITY OF ATLANTA, A GEORGIA MUNICIPAL CORPORATION, DATED JUNE 28, 1968, FILED FOR RECORD JULY 9, 1968 AT 1:18 P.M., RECORDED IN DEED BOOK 4924, PAGE 102, AFORESAID RECORDS. MAY AFFECT PROPERTY (UNABLE TO DETERMINE EXACT LOCATION)
- EASEMENT FROM M.R. VUKAS TO GEORGIA POWER COMPANY, DATED MAY 30, 1986, FILED FOR RECORD JANUARY 21, 1987 AT 4:15 P.M., RECORDED IN DEED BOOK 10578, PAGE 417, AFORESAID RECORDS.
- EASEMENT FOR THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN UPON SAID LAND ITS LINES FOR TRANSMITTING ELECTRIC CURRENT, ERECTED ON THE LINE OF POLES, WITH WIRES AND OTHER NECESSARY APPARATUS, FIXTURES AND APPLIANCES; WITH THE RIGHT TO PERMIT THE ATTACHMENT OF THE WIRES AND APPLIANCES OF ANY OTHER COMPANY, OR PERSON, TO SAID POLES; TOGETHER WITH THE RIGHT AT ALL TIMES TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF INSPECTING SAID LINES, MAKING REPAIRS, RENEWALS, ALTERATIONS AND EXTENSIONS THEREON, THERETO OR THEREFROM; ALSO THE RIGHT TO CUT AWAY OR TRIM AND KEEP CLEAR OF SAID LINES ALL TREES, LIMBS OF TREES AND OTHER OBSERVATIONS THAT MAY INTERFERE OR BE LIKELY TO INTERFERE WITH THE PROPER OPERATION OF SAID LINES; ALSO THE RIGHT OF INGRESS AND EGRESS OVER SAID LAND TO AND FROM SAID LINES.
- DRIVEWAY EASEMENT FROM W. BRADFORD KACHER AND MELVIN R. VUKAS TO CITY OF ATLANTA, A MUNICIPAL CORPORATION, DATED MAY 22, 2006, AT 10:41 A.M., FILED FOR RECORD IN DEED BOOK 42641, PAGE 661-664, AFORESAID RECORD. AFFECTS PROPERTY (AS SHOWN ON SURVEY) (MAY HAVE EXPIRED)
- ALL THOSE MATTERS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 12, PAGE 160, AFORESAID RECORDS.
- ALL MATTERS AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "SURVEY FOR MELVIN VUKAS AND BRADFORD KACHER", STAMPED BY A.M. BROWNING, GEORGIA REGISTERED LAND SURVEYOR 490, PREPARED BY WATTS & BROWNING ENGINEERS, DATED OCTOBER 27, 1982.
- ALL MATTERS SHOWN ON THAT CERTAIN PLAT ENTITLED ALTA/ACSM LAND TITLE SURVEY FOR HOMELAND SELF STORAGE MANAGEMENT, LLC (HSS # 114) AND FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 25, 2007, AS REVISED APRIL 10, 2008 PREPARED BY BROCK DESIGN GROUP, INC. M BRARING THE STAMP OF GEORGE H. PINION, GEORGIA REGISTERED LAND SURVEYOR NO. 1606. AFFECTS PROPERTY (AS SHOWN ON SURVEY)



VICINITY MAP
NOT TO SCALE



FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 13121C0241F EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEYORS CERTIFICATION

TO: ROHRIG INVESTMENTS
NATIONAL TITLE INSURANCE OF NEW YORK, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7(B-1), 8, 9, 10, 11, 13, 14 & 16 OF Table A THEREOF.

THE FIELD WORK WAS COMPLETED ON 9-13-2021

Michael R. Noles
9-15-2021 Michael R. Noles Ga. RLS #2646
Member SAMSOG



SURVEYOR'S CERTIFICATE

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

Michael R. Noles
Georgia RLS No. 2646
9-15-21