

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

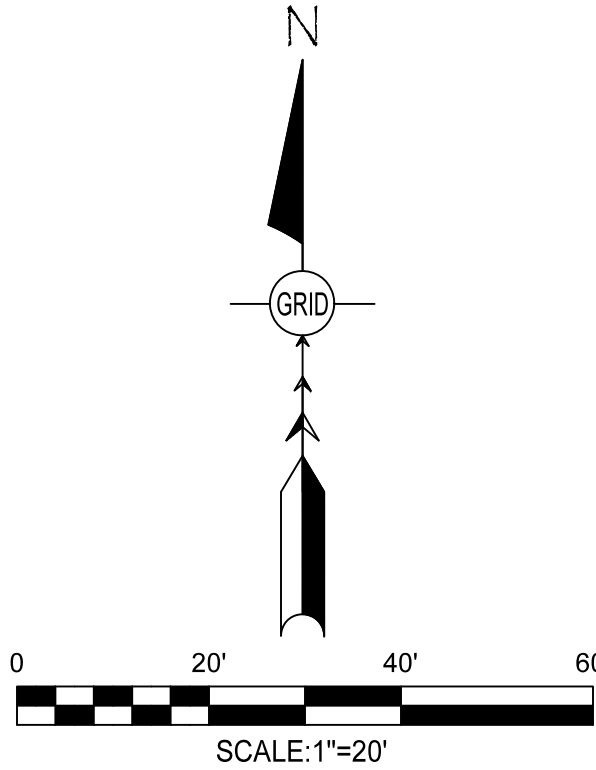
THE CURRENT PROPERTY OWNER IS WALTER W. RAY & S.M. KAYE PER DEED BOOK 55779, PAGE 484 OF FULTON COUNTY, GEORGIA RECORDS.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 54,390 FEET.

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT-3005LW TOTAL STATION. SURVEY MADE BY POSITION ONLY. NO FIELD CLOSURE PERFORMED.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA, PANEL # 13121C0244F EFFECTIVE DATE: 09/18/2013

IF YOU DIG GEORGIA... CALL US FIRST! 811 UTILITIES PROTECTION CENTER IT'S THE LAW



BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

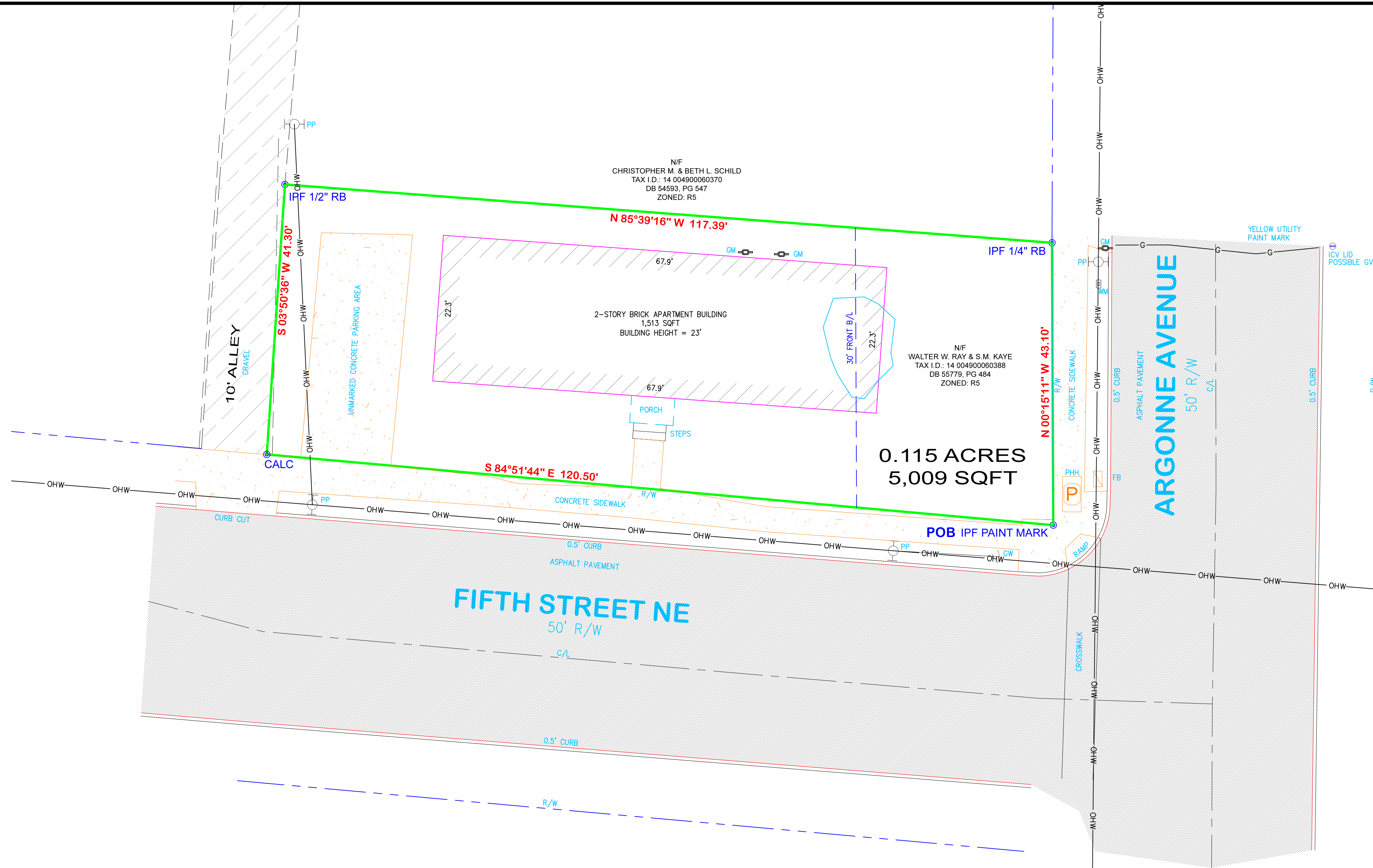
REFERENCE MATERIALS INCLUDE: DB 55779, PG 484 DB 54593, PG 547 FULTON COUNTY RECORDS

LEGEND

- CL = CENTERLINE
- CALC = CALCULATED POINT
- DB = DEED BOOK
- FB = FIBER OPTIC BOX
- GM = GAS METER
- GV = GAS VALVE
- GW = GUY WIRE
- ICV = IRRIGATION CONTROL VALVE
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- LLL = APPARENT LAND LOT LINE
- LL = LAND LOT
- NIF = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PL = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- PHH = TELEPHONE HANDHOLE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R/W = RIGHT OF WAY
- RB = REBAR
- SQFT = SQUARE FEET
- WM = WATER METER

SYMBOL LEGEND

- [Orange Hatched] = CONCRETE
- [Blue Hatched] = ASPHALT PAVEMENT
- [Pink Outline] = BUILDING OUTLINE



FIELD WORK WAS COMPLETED ON 06/14/2021
PLAT WAS COMPLETED ON 06/18/2021

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No.	JOB No.	DESCRIPTION OF REVISION	DATE

IronStone SURVEYING
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LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF ARGONNE AVENUE WITH THE NORTHERLY SIDE OF FIFTH STREET; RUN THENCE NORTHERLY ALONG THE WESTERLY SIDE OF ARGONNE AVENUE 42 FEET TO AN IRON PIN FOUND; RUN THENCE WESTERLY AT AN INTERIOR ANGLE OF 83 DEGREES 52 MINUTES WITH THE LAST PRECEDING COURSE 117.3 FEET TO AN IRON PIN FOUND ON THE EASTERLY SIDE OF A 10 FOOT ALLEY; RUN THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF SAID 10 FOOT ALLEY 41.3 FEET TO AN IRON PIN FOUND ON THE NORTHERLY SIDE OF FIFTH STREET AND RUN THENCE EASTERLY ALONG THE NORTHERLY SIDE OF FIFTH STREET, 120.5 FEET TO THE WESTERLY SIDE OF ARGONNE AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY HAVING A TWO STORY BLOCK APARTMENT BUILDING THEREON KNOWN AS 778 ARGONNE AVENUE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY SHOWN ON A SURVEY PREPARED BY GEORGIA LAND SURVEYING CO., INC., DATED MARCH 10, 1981.

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND POINT MARK AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF ARGONNE AVENUE WITH THE NORTHERLY SIDE OF FIFTH STREET; RUN THENCE N 00°15'11" W ALONG THE WESTERLY SIDE OF ARGONNE AVENUE FOR 43.10 FEET TO AN IRON PIN FOUND; RUN THENCE N 85°39'16" W FOR 117.39 FEET TO AN IRON PIN FOUND ON THE EASTERLY SIDE OF A 10 FOOT ALLEY; RUN THENCE S 03°50'36" W ALONG THE EASTERLY SIDE OF SAID 10 FOOT ALLEY FOR 41.30 FEET TO A CALCULATED POINT TO BE SET ON THE NORTHERLY SIDE OF FIFTH STREET AND RUN THENCE S 84°51'44" E ALONG THE NORTHERLY SIDE OF FIFTH STREET, 120.50 FEET TO THE WESTERLY SIDE OF ARGONNE AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY HAVING A TWO STORY BLOCK APARTMENT BUILDING THEREON KNOWN AS 778 ARGONNE AVENUE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY SHOWN ON A SURVEY PREPARED BY IRONSTONE SURVEYING, DATED JUNE 18, 2021.

SCHEDULE B-II EXCEPTIONS

- 1-8 - STANDARD EXCEPTIONS, NOT ADDRESSED.
- 9 - RIGHTS OF OTHER LANDOWNERS TO THE UNINTERRUPTED USES OF ANY CREEK OR STREAM CROSSING THE LAND, THERE ARE NO CREEKS OR STREAMS FOUND ON THE PROPERTY AS OF THE DATE THIS SURVEY WAS PERFORMED.
- 10 - RIGHT OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES, AS TENANTS ONLY, NOT ADDRESSED. NOT A SURVEY MATTER.
- 11 - ALL MATTERS AS SHOWN ON THAT CERTAIN PLAT PREPARED FOR ED MARTIN, IBERIABANK AND FIRST AMERICAN TITLE INSURANCE COMPANY DATED JUNE 18, 2021, PREPARED BY IRONSTONE SURVEYING, CERTIFIED BY JONATHAN B. PRINCE, GEORGIA REGISTERED LAND SURVEYOR NO. 3244.

NOTE: ALL REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

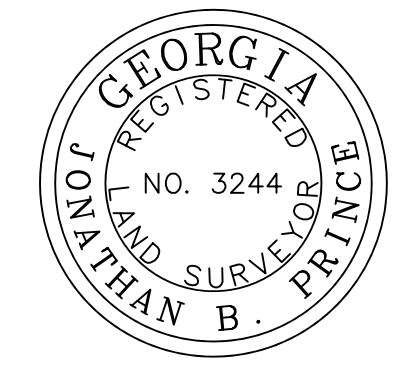
- NOTES:**
- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
 - NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
 - LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. RM13047 WITH AN EFFECTIVE DATE OF 05/18/2021. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
 - SITE CONTAINS NO MARKED PARKING SPACES.
 - ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE FULTON COUNTY TAX ASSESSOR'S WEBSITE.
 - LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.I.V. PER ALTA/NSPS.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.

CERTIFY TO: ED MARTIN, IBERIABANK, AND/OR ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR FIRST AMERICAN TITLE INSURANCE COMPANY CAMPBELL & BRANNON, L.L.C.

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, 5, 6(c), 7(c), 7(b)(1), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 06/14/2021
DATE OF PLAT OR MAP: 06/18/2021

[Signature]
JONATHAN B. PRINCE, R.L.S. #3244
DATE: 06/18/2021



ALTA/NSPS LAND TITLE SURVEY FOR ED MARTIN
IN LAND LOT 49, DISTRICT 14, FULTON COUNTY, GEORGIA

Original Plot Date	06/18/2021
Scale	1" = 10'
Drawn By	SJL
Checked By	RCL
Original Field Date	06/14/2021
Crew	WE/AL
Field Book	FIELD SKETCH
Job No.	210231
Dwg. No.	210231-SJL
Sheet	1 of 1