

SURVEYORS NOTES

CLOSURE STATEMENT

- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 42,223 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 112,662 FEET.

EQUIPMENT AND FIELD SURVEY STATEMENT

- LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING TCRA 1105 PLUS.
- FIELD SURVEY COMPLETED ON 02/24/17.

FLOOD ZONE

- BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13121C03359F HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.

UTILITIES

- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "KNOW WHATS BELOW" CALL BEFORE YOU DIG. - UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS

- ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
- THERE ARE NO APPARENT WETLANDS LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT www.fws.gov/wetlands.

ARCHEOLOGICAL & HISTORIC

- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMANCE.

CERTIFICATION

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

TITLE

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE COMMITMENT.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD, BOTH WRITTEN AND UNWRITTEN, AND ANY FACTS WHICH MAYBE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

SURVEY REFERENCES

AS SHOWN HEREON.

HORIZONTAL DATUM

HORIZONTAL DATUM WAS ESTABLISHED USING RTK GPS METHODS WITH CORRECTIONS FROM THE eGPS NETWORK. HORIZONTAL DATUM IS GEORGIA STATE PLAN, WEST ZONE, NAD83.

CERTIFICATION

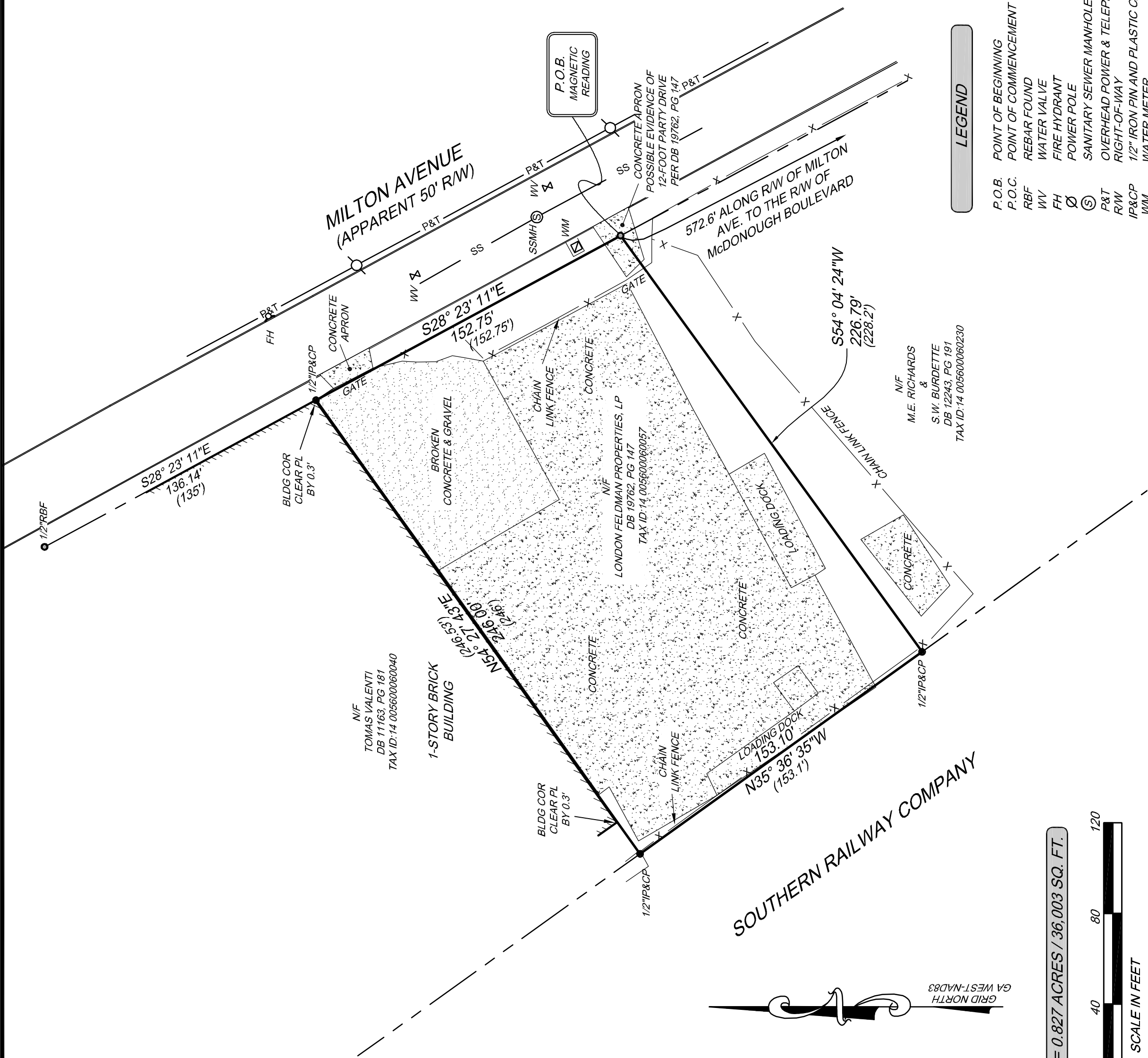
THIS PLAT IS BASED ON A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180.7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

JAMES R. GREEN 02/27/17
GA. R.L.S. No. 2543 DATE

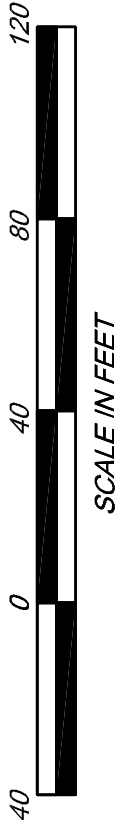
1/2" IP&CP
1/2" IRON PIN AND PLASTIC CAP PLACED
WATER METER
12" RIGHT-OF-WAY
OVERHEAD POWER & TELEPHONE LINE
SANITARY SEWER MANHOLE
POWER POLE
FIRE HYDRANT
WATER VALVE
REBAR FOUND
POINT OF BEGINNING
POINT OF COMMENCEMENT

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
RBF REBAR FOUND
WV WATER VALVE
FH FIRE HYDRANT
Ø POWER POLE
⊙ SANITARY SEWER MANHOLE
P&T OVERHEAD POWER & TELEPHONE LINE
R/W RIGHT-OF-WAY
IP&CP 12" IRON PIN AND PLASTIC CAP PLACED
WM WATER METER



TOTAL AREA = 0.827 ACRES / 36.003 SQ. FT.



BOUNDARY SURVEY

OF
271 MILTON AVENUE
CITY OF ATLANTA
TAX ID: 14 005600060057

PREPARED FOR

RAULET PROPERTY PARTNERS

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
GA. L.S.F. #00538

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METRO ENGINEERING & SURVEYING CO., INC.

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03/01/17
JES R. GREEN