

VICINITY MAP (N.T.S.)

TREE LEGEND

SYMBOL	CODE	COMMON NAME
	HN	TREE OF HEAVEN
	MI	MIMOSA
	k	OAK
	WK	WATER OAK

EXAMPLE
 16K = 16 INCH OAK TREE
 TRUNK DIAMETER MEASURED AT BREAST HEIGHT. TREE SYMBOL SIZE VARIES BASED ON TREE DIAMETER.

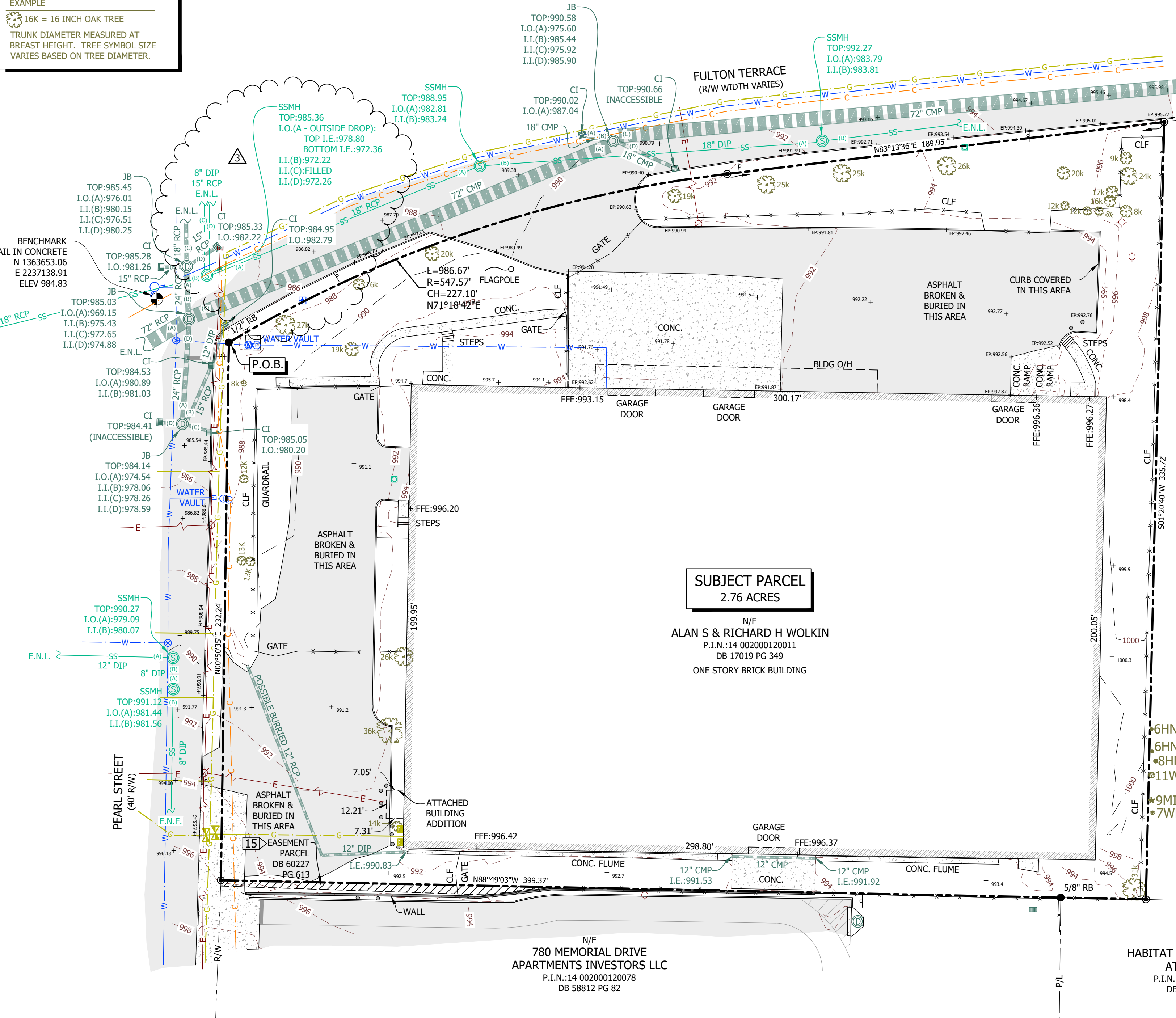
ABBREVIATIONS

A.K.A	ALSO KNOWN AS
B.O.S.	BOTTOM OF STRUCTURE
BLDG	BUILDING
BW	BOTTOM OF WALL
C-	UNDERGROUND COMMUNICATION LINE
CI	CURB INLET
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIST.	DISTURBED
E.N.F.	END NOT FOUND
E.N.L.	END NOT LOCATED
EP	EDGE OF PAVEMENT
-E-	OVERHEAD ELECTRIC
FFE	FINISHED FLOOR ELEVATION
-G-	UNDERGROUND GAS LINE
INVERT IN	INVERT IN
I.O.	INVERT OUT
JB	JUNCTION BOX
L.L.	LAND LOT
MON.	MONUMENT
N/F	NOT FOUND FORMERLY
N.T.S.	NOT TO SCALE
O/H	OVERHANG
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SBL	SETBACK LINE
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
TYP.	TYPICAL
-W-	UNDERGROUND WATER LINE

LEGEND

	IRON PIN FOUND (DESCRIPTION)
	IRON PIN SET (5/8" REBAR W/ CAP)
	BENCHMARK
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN MANHOLE
	DROP INLET
	CURB INLET
	GAS METER
	GAS VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	INVERT IN
	INVERT OUT
	UTILITY POLE
	LIGHT POLE
	AIR CONDITIONER UNIT
	BOLLARD
	SIGN (SINGLE POST)
	MAILBOX
	UTILITY HANDHOLE

- CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER 213811GA
 COMMITMENT DATE: DECEMBER 28, 2021 AT 12:00 AM
 EXCEPTIONS
- Right-of-Way Easement from Huttig Sash & Door Company to Georgia Power Company, dated January 13, 1965, filed February 9, 1965 and recorded in Deed Book 4338, Page 92, records of the Superior Court of Fulton County, Georgia. *Burdens subject property. Blanket in nature.*
 - Easement from Huttig Sash & Door Company to Georgia Power Company, dated January 27, 1987, filed April xx, 1987 and recorded in Deed Book 10761, Page 215, aforesaid records. *Burdens subject property. Blanket in nature.*
 - Access Easement Agreement by and between Alan S. Wolkin, Richard H. Wolkin, and 780 Memorial Drive Apartments Investors LLC, a Delaware limited liability company, dated April 25, 2019, filed July 3, 2019 and recorded in Deed Book 60227, Page 613, aforesaid records. *Benefits subject property. As shown hereon.*
- The following affect only the Easement Tract:
- Matters shown on Plat Book 375, Page 64, aforesaid Records. *Does not affect the subject property. shows south property line of subject property.*
 - Easements to Georgia Power Company recorded in the aforesaid Records as follow:
 - From Memorial-Pearl Corporation, dated March 1, 1979, recorded March 13, 1979 in Deed Book 7191, Page 267. *Burdens Easement parcel. Blanket in nature.*
 - Sever Easement from Memorial-Pearl Corporation to City of Atlanta, dated December 6, 1988, recorded June 5, 1989 in Deed Book 12548, Page 115, aforesaid Records. *Does not affect the subject property.*
 - Temporary Easement Agreement by and between Habitat for Humanity in Atlanta, Inc. and 780 Memorial Drive Apartments Investors LLC dated May 24, 2018, recorded May 25, 2018 in Deed Book 58812, page 93, aforesaid records. *Does not affect the subject property.*
 - Declaration of Restrictive Covenants by 780 Memorial Drive Apartments Investors dated May 24, 2018, recorded in Deed Book 58812, page 159, aforesaid records. *Document provided contained only the cover page. May affect the subject property.*



AS-SURVEYED LEGAL DESCRIPTION

All that tract or parcel of Land lying and being in Land Lot 20 of the 14th District of Fulton County, Georgia, same being more particularly described as follows:

Begin at the intersection of the Easterly right-of-way line of Pearl Street (forty (40') foot right-of-way); and the Southerly right-of-way line of Fulton Terrace (right-of-way varies); Thence travel along the Southerly right-of-way line of Fulton Terrace along the arc of a curve to the right an arc distance of 228.76 feet said arc being subtended by a chord bearing North 71 degrees 18 minutes 42 seconds East and having a chord distance of 227.10 feet to a point on said right-of-way; Thence continue along said right-of-way North 83 degrees 13 minutes 36 seconds East a distance of 189.95 feet to a point on said right-of-way; Thence leave said right-of-way and traveling South 01 degrees 20 minutes 40 seconds West a distance of 335.72 feet to a point; Thence travel North 88 degrees 49 minutes 03 seconds West a distance of 399.37 feet to a point on the Easterly right-of-way line of said Pearl Street; Thence travel along said right-of-way line North 00 degrees 50 minutes 35 seconds East a distance of 232.24 feet to a point at the intersection of the Easterly right-of-way line of Pearl Street forty (40') foot right-of-way and the Southerly right-of-way line of Fulton Terrace (right-of-way varies) said point being the Point of Beginning.

Said tract or parcel having an area of 2.76 acres.

- ALTA TABLE A NOTES**
- SEE GENERAL NOTE 7.
 - THE CURRENT ADDRESS FOR TAX PARCEL ID 14 002000120011 IS 779 FULTON TERRACE SE. THE EXISTING ADDRESS INFORMATION SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF 2-4-22.
 - THIS PROPERTY IS LOCATED IN A ZONE X, PER F.I.R.M. MAP OF FULTON COUNTY, GEORGIA. PANEL NUMBER 376 OF 490, MAP NUMBER 13121C0376G, MAP REVISED OR ISSUED OR EFFECTIVE DATE 9-18-13.
 - THE AREA OF THE SUBJECT PARCEL IS 2.77 ACRES.
 - THE VERTICAL DATUM IS BASED ON AND RELATIVE TO N.A.V.D 88, GEOID 12B. A CARLSON BRX6 WAS USED TO PERFORM A NETWORK ADJUSTED REAL TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK
 - (a8b) A ZONING LETTER WAS NOT PROVIDED. SEE GENERAL NOTE 5 FOR INFORMATION PERTAINING TO ZONING MATTERS. CURRENT SETBACK REQUIREMENTS PER THE FULTON COUNTY MUNICOD LIBRARY ARE AS FOLLOWS:
 - FRONT SETBACK: 40'
 - SIDE SETBACK: 25' IF ADJACENT TO INTERIOR LOT LINE / 40' IF ADJACENT TO STREET
 - REAR SETBACK: 25' IF ADJACENT TO INTERIOR LOT LINE / NONE FOR ALL OTHER BUILDINGS
 - (a) AS SHOWN ON DRAWING.
 - (b)(1) AS SHOWN ON DRAWING
 - (b)(2) NONE SPECIFIED
 - AS SHOWN ON DRAWING.
 - AS SHOWN ON DRAWING.
 - AS SHOWN ON DRAWING.
 - SEE GENERAL NOTE 4
 - AS SHOWN ON DRAWING.
 - AS SHOWN ON DRAWING.
 - THE GROUND CONTOURS ARE DERIVED FROM SHOTS TAKEN ON SITE WITH A ROBOTIC TOTAL STATION. THE ACCURACY AS STATED IN GENERAL NOTE 3.
 - AS SHOWN ON DRAWING.
 - RIGHT OF WAYS SHOWN ARE CURRENT TO RECORDS AND DOCUMENTS PROVIDED AND RESEARCHED.
 - NONE PROVIDED.
 - CURRENT CERTIFICATE OF INSURANCE CAN BE PROVIDED IF REQUESTED

SURVEYORS CERTIFICATION

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 Registration for Professional Engineers and Land Surveyors and as set forth in o.c.g.a. section 15-6-67.

ALTA / NSPS CERTIFICATION

TO: NRP Properties 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 2021 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(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11(b), 13, 14, 15, 16, 17, 18, & 19 of Table A thereof. The field work was completed on 1-30-22.

DATE OF PLAT OR MAP: 7-27-22

Cameron R. Brown, R.L.S. 3440 7-27-22

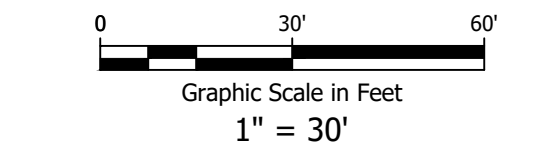
- GENERAL NOTES:**
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OR LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
 - ONLY INFORMATION PROVIDED IN THE TITLE COMMITMENT WAS ADDRESSED HEREON. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,091,171 FEET. A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 19,711 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.
 - THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS PROVIDED BY UTILISURVEY, A PROFESSIONAL UNDERGROUND UTILITY LOCATING COMPANY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR. ACCORDING TO INFORMATION PROVIDED BY FULTON COUNTY TAX ASSESSOR THE PROPERTY IS CURRENTLY ZONED C-1 COMMUNITY BUSINESS DISTRICT. ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
 - THE SUBJECT PROPERTY IS CURRENTLY OWNED BY ALAN S & RICHARD H WOLKIN, TAX PARCEL NUMBER 14 002000120011. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF 2-4-22.
 - ALL MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACES ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF0946) OR A NAIL WITH WASHER (INSCRIBED LSF0946).
 - THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REFERENCE - 1169-001 1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253 OFFICE: (678) 814-4346 FAX: (678) 814-4348 WWW.LANDENGINEERING.COM
 - THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS (01-30-2022).

SUBJECT PARCEL
 2.76 ACRES

N/F
 ALAN S & RICHARD H WOLKIN
 P.I.N.:14 002000120011
 DB 17019 PG 349
 ONE STORY BRICK BUILDING

N/F
 780 MEMORIAL DRIVE
 APARTMENTS INVESTORS LLC
 P.I.N.:14 002000120078
 DB 58812 PG 82

N/F
 HABITAT FOR HUMANITY IN
 ATLANTA INC
 P.I.N.:14 002000120151
 DB 53894 PG 519



REVISION / ISSUE NO.	DATE	DESCRIPTION
1	2/24/22	ADDRESS CLIENT COMMENTS
2	5/19/22	ADD STORM MANHOLE
2	7/27/22	REVISE SEWER ELEVATION

PREPARED BY:

LAND ENGINEERING

1601 S Zack Hinton Parkway
 McDonough, Georgia 30253
 www.landengineering.com
 678.814.4346
 GA LSF #0946

ALTA / NSPS Land Title Survey

779 Fulton Terrace SE
 Land Lot 20, 14th Land District
 Fulton County, Georgia

DRAWN BY: AJB & RMR	CKD BY: PPN	SCALE: 1" = 30'	SHEET: 1
PROJ. NO.: 1169-002	DATE: 2-7-22	ONE INCH AT FULL SCALE	TOTAL SHEETS: 1

This survey presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Land Engineering, Inc. shall be without liability to Land Engineering, Inc.