

TITLE EXCEPTIONS

- 3. EASEMENT FROM JIM MCCLURE TO GEORGIA POWER COMPANY, DATED MAY 16, 1935...
4. EASEMENT FROM MAMIE SMITH TO GEORGIA POWER COMPANY, DATED MAY 16, 1935...
5. EASEMENT FROM AMANDA WALKER TO GEORGIA POWER COMPANY, DATED MAY 16, 1935...
6. EASEMENT FROM EVA WATTERSON TO GEORGIA POWER COMPANY, DATED MAY 16, 1935...
7. EASEMENT FROM JULIA BROWN TO GEORGIA POWER COMPANY, DATED MAY 16, 1935...
8. EASEMENT RIGHTS AS CONTAINED IN THAT CERTAIN POST OFFICE DEPARTMENT LEASE...
9. JUDGEMENT AND DECREE - CITY OF ATLANTA VS. MORRIS BROWN COLLEGE...
10. EASEMENT FROM MORRIS BROWN COLLEGE TO GEORGIA POWER COMPANY, DATED MARCH 16, 1988...
11. ALL MATTERS AS SHOWN ON THAT CERTAIN ALTA/ACSM SURVEY PREPARED BY RONNIE J. JOINER...

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
IPS - Iron Pin Set (1/2" Capped Rebar)
RBF - Rebar Found
OTF - Open Top Pipe Found
CTF - Crimped Top Pipe Found
MON - Monument Found
CMF - Concrete Monument Found
CP - Calculated Point
PP - Power Pole
LP - Light Pole
PED - Utility Pedestal
FH - Fire Hydrant
WM - Water Meter
WV - Water Valve
GM - Gas Meter
SMH - Sewer Manhole
CB - Catch Basin
DI - Drop Inlet
CO - Cleanout
RBY - Power Box
DT - Deciduous Tree
CT - Coniferous Tree
CMP - Corrugated Metal Pipe
RCP - Reinforced Concrete Pipe
R/W - Right of Way
N-F - Now or Formerly
DB, PG - Deed Book and Page
PB, PG - Plat Book and Page
POB - Point of Beginning

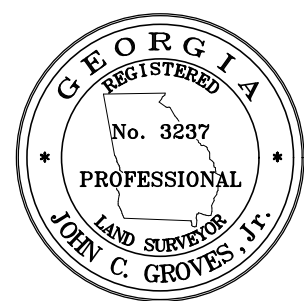
GENERAL NOTES

- 1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON...
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND ON SUBJECT PROPERTY.
4. BEARINGS BASED ON GRID NORTH.
5. SUBJECT PROPERTY CURRENTLY ZONED: "SP1 - 16 SA1(CITY OF ATLANTA)" AS PER CITY OF ATLANTA ZONING MAP.
6. NO FIELD DELINEATION OF WETLANDS WAS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT. NO MARKERS WERE FOUND.
7. NO ABOVE GROUND OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. EXCEPT AS SHOWN THERE ARE NO ABOVE GROUND VISIBLE EVIDENCE OF LAKES, STREAMS, PONDS, RIVERS OR FLOWING THROUGH SUBJECT PROPERTY.
9. SQUARE FOOTAGE OF BUILDING IS BASED UPON EXTERIOR FOOTPRINT AT GROUNDLEVEL.
10. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. SUBJECT PROPERTY HAS DIRECT ACCESS TO NINETEENTH STREET.
13. EXCEPT AS SHOWN THERE ARE NO ABOVE GROUND VISIBLE EVIDENCE OF OIL OR GAS WELLS OR PIPELINES LOCATED ON THE SUBJECT PROPERTY.
14. PARCELS ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES.
15. UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS.

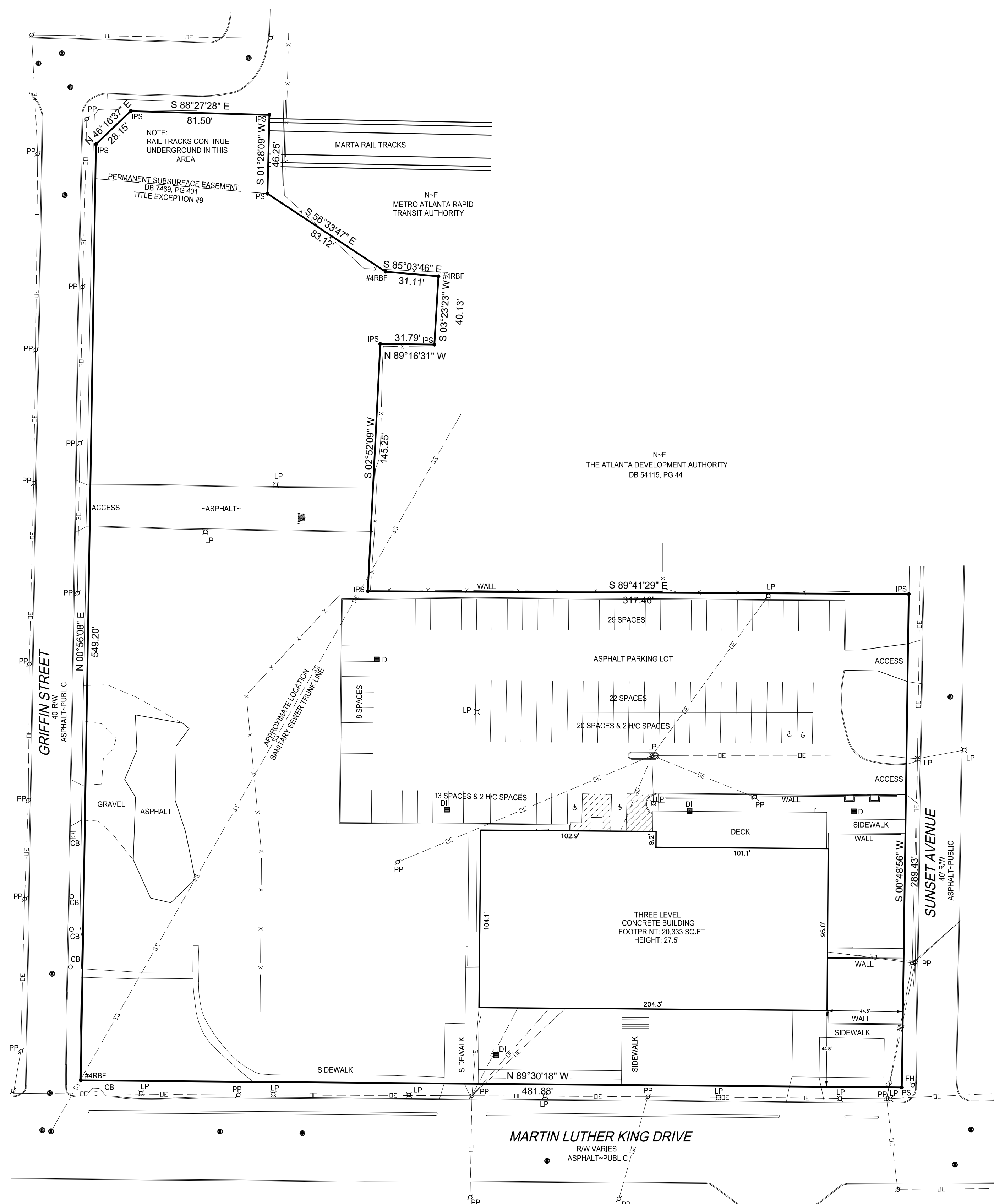
TO: INVEST ATLANTA

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...

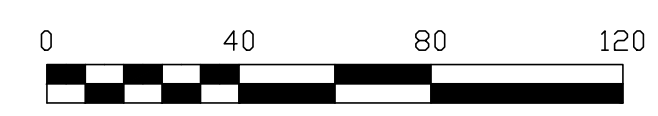
SURVEYOR'S CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...



JOHN C. GROVES, JR. RLS 3237



AREA
182,408 Sq. Feet
4.19 Acres



FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA...



3380 TRICKUM RD BLD 300
WOODSTOCK, GA 30188
(678) 533-9637
www.foothillslandsurveying.com

ALTA/NSPS LAND TITLE SURVEY
41 GRIFFIN ST
PARCEL NO. 14 0110 0010 180 6

LOCATED IN LAND LOT 110
14TH DISTRICT, CITY OF ATLANTA
FULTON COUNTY, GEORGIA

Table with columns: DATE (1/7/2025), SCALE (1"=40'), DRAWING (24-251.004), COORD, REVISIONS, SHEET # (1 of 1).