SERVED FOR THE CLERK OF COURTS

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
- Ø PP Power Pole
- ਰ PED Utility Pedestal
- ਲ FH Fire Hydrant WM - Water Meter
- WV Water Valve
- SMH - Sewer Manhole
- ✓o∖ CB Catch Basin
- DI Drop Inlet C/O - Cleanout
- ☑ PBX Power Box Deciduous Tree
- 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

. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

. 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

. SUBJECT PROPERTY CURRENTLY ZONED: "SPI - 16 SA1(CITY OF ATLANTA)" AS PER CITY OF ATLANTA ZONING MAP

6. NO FIELD DELINATION OF WETLANDS WAS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, NO MARKERS WERE FOUND.

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 ON OR FLOWING THROUGH SUBJECT PROPERTY.

9. SQUARE FOOTAGE OF BUILDING IS BASED UPON EXTERIOR FOOTPRINT AT GROUNDLEVEL

0. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

1. 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

INVEST ATLANTA

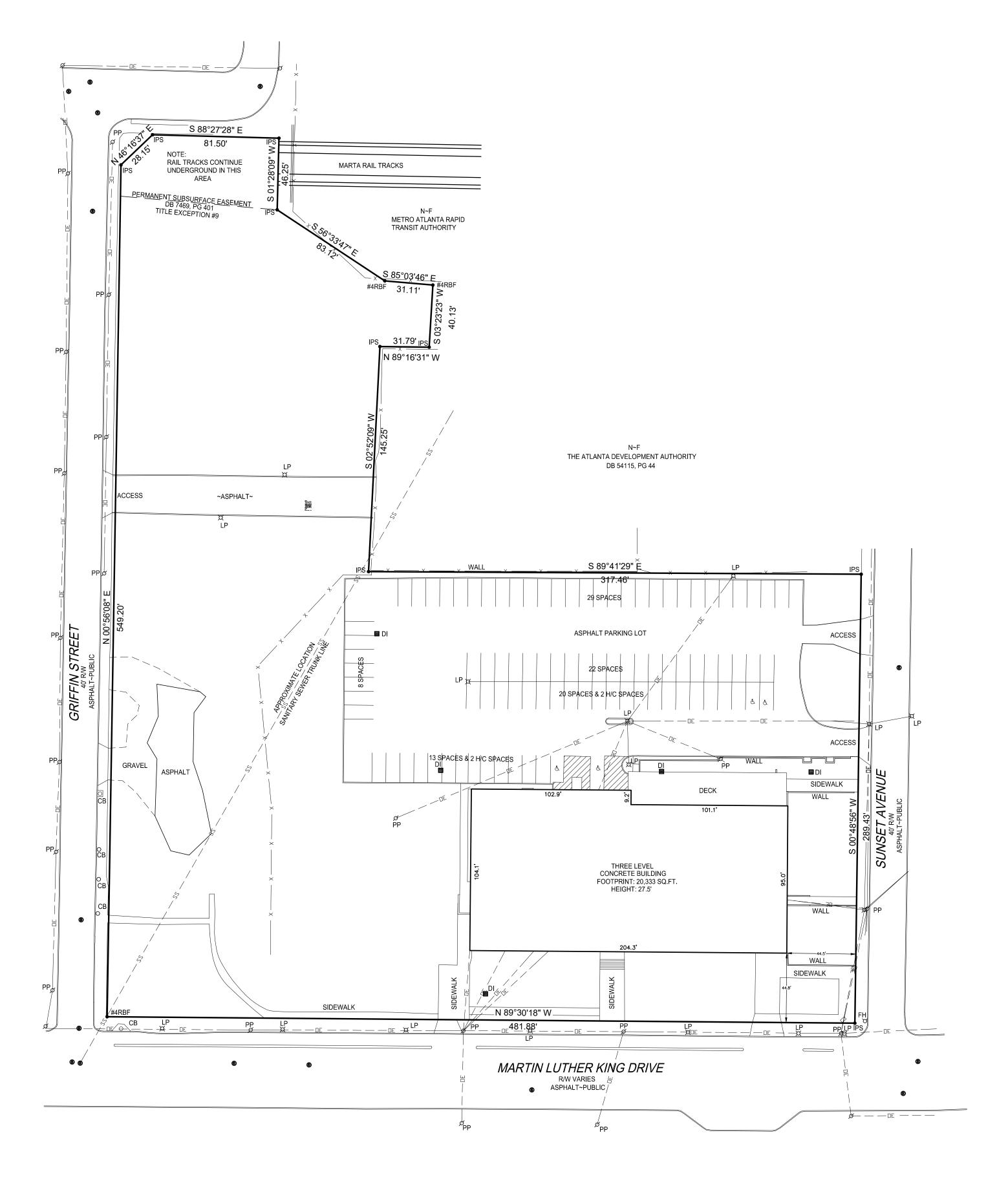
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11A, 13 AND 14 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON 10/2/2024

HIS 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 UITABILITY 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.







182,408 Sq. Feet 4.19 Acres



TITLE EXCEPTIONS

CALLOWAY TITLE AND ESCROW, LLC

3. EASEMENT FROM JIM MCCLURE TO GEORGIA POWER COMPANY, DATED MAY 16, 1935 RECORDED IN DEED BOOK 1548, PAGE 295, RECORDS OF FULTON COUNTY, GEORGIA

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,

6. EASEMENT FROM EVA WATTERTSON TO GEORGIA POWER COMPANY, DATED MAY 16,

7. EASEMENT FROM JULA BROWN TO GEORGIA POWER COMPANY, DATED MAY 16, 1935,

AMERICA, DATED AUGUST 6, 1969, RECORDED IN DEED BOOK 5118, PAGE 32, AFORESAID

8. EASEMENT RIGHTS AS CONTAINED IN THAT CERTAIN POST OFFICE DEPARTMENT

RECORDS: AS AFFECTED BY THAT CERTAIN AGREEMENT FROM THE UNITED STATES

9. JUDGEMENT AND DECREE - CITY OF ATLANTA VS. MORRIS BROWN COLLEGE; THE

ATLANTA UNIVERSITY, INC., AS SUCCESSOR BY NAME CHANGE FROM THE TRUSTEES OF

ATLANTA UNIVERSITY, ET AL, BEING CIVIL ACTION FILE NO. C59630, DATED JANUARY 29,

10. EASEMENT FROM MORRIS BROWN COLLEGE TO GEORGIA POWER COMPANY, DATED

ASSOCIATES, INC. AND SMITH-ROBERTS NATIONAL CORPORATION, DATED MAY 29, 2014,

11. ALL MATTERS AS SHOWN ON THAT CERTAIN ALTA/ACSM SURVEY PREPARED BY RONNIE J. JOINER, GEORGIA RLS # 2488 ON BEHALF OF MORELAND ALTOBELLI

POSTAL SERVICE TO MORRIS BROWN COLLEGE AND METROPOLITAN ATLANTA RAPID

TRANSIT AUTHORITY, DATED AUGUST 11, 1978, RECORDED IN DEED BOOK 7212, PAGE 206

LEASE BY AND BETWEEN MORRIS BROWN COLLEGE AND THE UNITES STATES OF

MAY APPLY TO SUBJECT PROPERTY AS A BLANKET EASEMENT

MAY APPLY TO SUBJECT PROPERTY AS A BLANKET EASEMENT

1935, RECORDED IN DEED BOOK 1548, PAGE 296, AFORESAID RECORDS MAY APPLY TO SUBJECT PROPERTY AS A BLANKET EASEMENT

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MAY APPLY TO SUBJECT PROPERTY AS A BLANKET EASEMENT

RECORDED IN DEED BOOK 1548, PAGE 297, AFORESAID RECORDS

APPLIES TO SUBJECT PROPERTY - NON PLOTTABLE

APPLIES TO SUBJECT PROPERTY AS SHOWN

MARCH 16, 1988, RECORDED IN DEED BOOK 11460, PAGE 147

1980, RECORDED IN DEED BOOK 7469, PAGE 401, AFORESAID RECORDS.

APPLIES TO SUBJECT PROPERTY AS A BLANKET EASEMENT

REFERENCED SURVEY NOT PROVIDED AT TIME OF PLAT PREPARATION

RECORDED IN DEED BOOK 1548, PAGE 295, AFORESAID RECORDS.

CERTIFICATE OF TITLE DATED 12-6-2024

AFORESAID RECORDS.

PROJECT NO. 14282-01

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0243 F DATE OF 09/18/2013.



ww.foothillslandsurveying.co

GA LSF #1152

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

SHEET #: 1 of 1

SCALE:

COORD:

REVISIONS:

DRAWING: 24-251.00