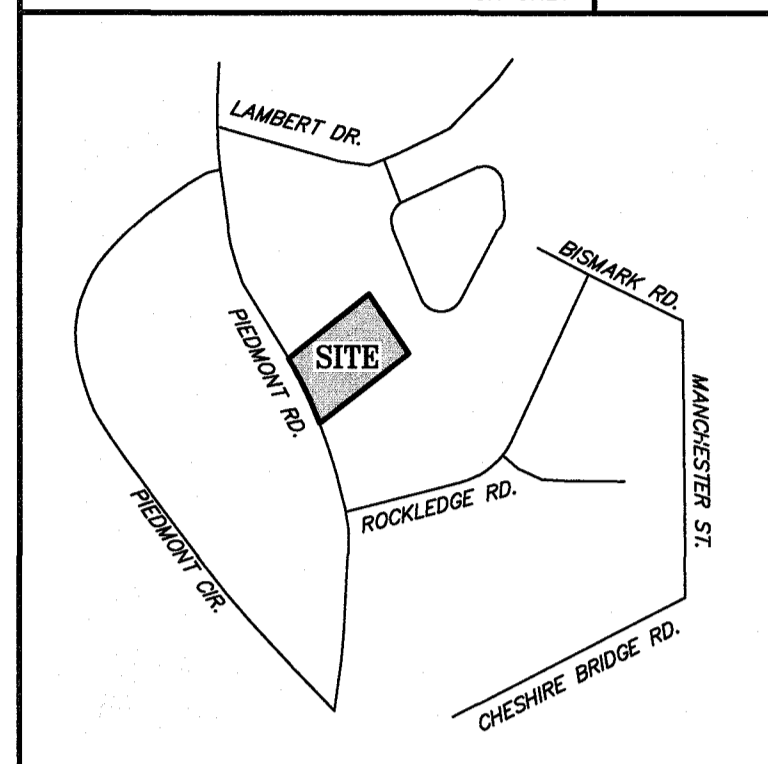


**Written Description:**

All that tract or parcel of land lying and being in Land Lot 50, 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at iron pin set on the easterly right of way of Piedmont Road (right of way varies), said iron pin being 116.40 feet northerly from the intersection of the easterly right of way of Piedmont Road with the northerly right of way of Rockledge Road (50 foot right of way); thence continue along said right of way of Piedmont Road, along a curve to the left, following the curvature thereof, for an arc distance of 166.08 feet, said curve having a radius of 800.76 feet and being subtended by a chord of N 25°35'30" W 165.78 feet to an iron pin set; thence leaving said right of way N 51°30'24" E a distance of 237.80 feet to an iron pin set; thence S 33°55'17" E a distance of 165.00 feet to an iron pin found with cap; thence S 52°08'13" W a distance of 261.68 feet to the POINT OF BEGINNING. Said tract contains 40,276 square feet or 0.925 acre and is more fully shown on a Survey for Jared Barnett and WFG National Title Insurance Company by Delta 1 Land Surveying, LLC, dated July 15, 2021.

CLERK'S OFFICE: RECORDING INFORMATION ONLY



VICINITY MAP (N.T.S.)

MH TOP-863.37  
INV.-856.74

MH TOP-868.06

CB TOP-871.40

MH (T.B.M.) TOP-870.96

A=166.08'  
R=800.76'  
C=N25°35'30"W  
165.78'

GRID NORTH (GA. WEST ZONE)

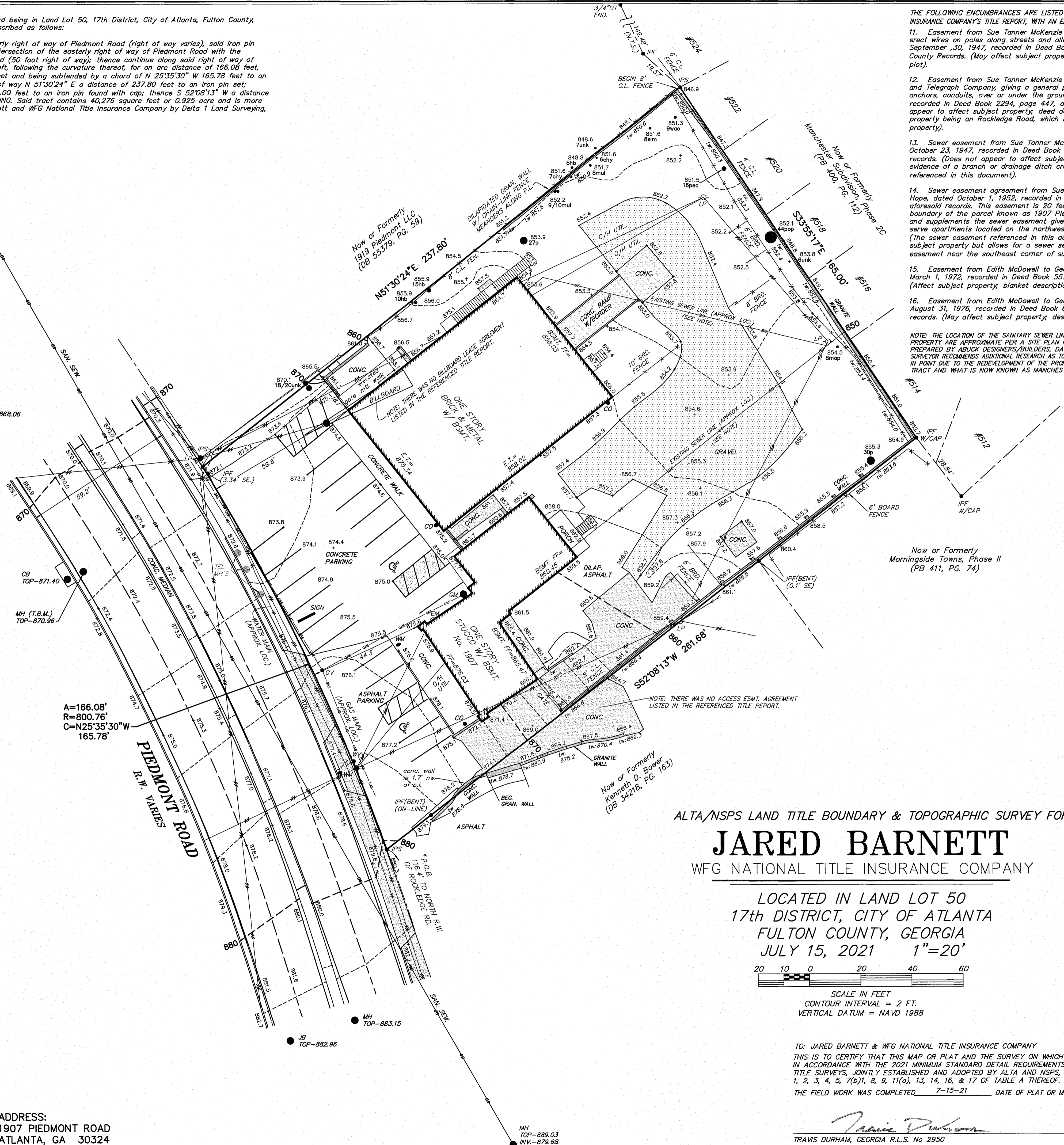
ABBREVIATIONS ~

ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BED = BIGNONIA	JM = JAPANESE MAPLE
BHY = BURFORD HOLLY	JUN = JUNIPER
BIR = BIRCH	LIR = LIRIODIE
BP = BRADFORD PEAR	LI = LINK LIMITS
BW = BOXWOOD	MAC = MAGNOLIA
CAL = CALADNUM	MAR = MAPLE
CAM = CAMELLIA	MAN = MANDARIN
CE = COTONEASTER	OH = OVERHANG
CEJ = CEDAR	OLL = OTTOLUYKEN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN OUT	SG = SWEET GUM
CM = GRAPE MYRTLE	SP = SPRUCE
CS = CRANIAL SPACE	SPG = SPRIGIT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SOURWOOD
EL = ELAEOGNIS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VN = VINCA
FF = FINISH FLOOR	VLR = VARIEGATED LIROPE
FP = FIRE PIT	VP = VARIEGATED PRIVET
GE = GOLDEN EUONYMUS	VW = VENT WELL
GLF = GROUND LIGHT FIXTURE	WAK = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HICKBERRY	WLL = WILLOW
HEM = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HH = HELLER HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDOW WELL
HLY = HOLLY	YI = YARD INLET

**LEGEND**

●	IPF	= 1/2" REBAR FND.
○	IPS	= 1/2" REBAR SET
—	R.W.	= RIGHT OF WAY
---	SSE	= SANITARY SEWER EASEMENT
---	DE	= DRAINAGE EASEMENT
---	L.L.L.	= LAND LOT LINE
---	C.L.	= CENTERLINE
●	CT	= CRIMP TOP PIPE
●	OT	= OPEN TOP PIPE
---	CMP	= CORRUGATED METAL PIPE
---	RCP	= REINFORCED CONCRETE PIPE
□	DI	= DROP INLET
□	JB	= JUNCTION BOX
○	MH	= MANHOLE
○	CB	= CATCH BASIN
○	BM	= BENCHMARK
○	PP	= POWER POLE
○	FP	= FIRE HYDRANT
○	CMF	= CONCRETE MONUMENT FND.
---	B.C.	= BACK OF CURB
---	E.P.	= EDGE OF PAVEMENT
---	FEN	= FENCE
---	O.H.	= OVERHEAD ELEC. SERVICE LINE
---	B.L.	= BUILDING LINE
---	U.G.	= UNDERGROUND POWER LINE
---	TX	= TRANSFORMER

ADDRESS:  
1907 PIEDMONT ROAD  
ATLANTA, GA 30324



THE FOLLOWING ENCUMBRANCES ARE LISTED IN THE WFG NATIONAL TITLE INSURANCE COMPANY'S TITLE REPORT, WITH AN EFFECTIVE DATE OF JULY 7, 2021:

- 11. Easement from Sue Tanner McKenzie to Georgia Power Company to erect wires on poles along streets and alleys in the subdivision, dated September 30, 1947, recorded in Deed Book 2288, page 453, Fulton County Records. (May affect subject property; description too vague to plot).
- 12. Easement from Sue Tanner McKenzie to Southern Bell Telephone and Telegraph Company, giving a general permit to establish wires, anchors, conduits, over or under the ground, dated October 9, 1947, recorded in Deed Book 2294, page 447, aforesaid records. (Does not appear to affect subject property; deed description references affected property being on Rockledge Road, which is southeast of subject property).
- 13. Sewer easement from Sue Tanner McKenzie to Fulton County, dated October 23, 1947, recorded in Deed Book 2293, page 160, aforesaid records. (Does not appear to affect subject property; there is no visible evidence of a branch or drainage ditch crossing subject property as referenced in this document).
- 14. Sewer easement agreement from Sue Tanner McKenzie to L. W. Hope, dated October 1, 1952, recorded in Deed Book 2785, page 12, aforesaid records. This easement is 20 feet wide and extends along the boundary of the parcel known as 1907 Piedmont Road and complements and supplements the sewer easement given to Fulton County in order to serve apartments located on the northwestern side of Rockledge Road. (The sewer easement referenced in this document is not located on subject property but allows for a sewer service line access point to said easement near the southeast corner of subject property).
- 15. Easement from Edith McDowell to Georgia Power Company dated March 1, 1972, recorded in Deed Book 5579, page 452, aforesaid records. (Affect subject property; blanket description; not plottable).
- 16. Easement from Edith McDowell to Georgia Power Company dated August 31, 1976, recorded in Deed Book 6563, Page 67, aforesaid records. (May affect subject property; description not plottable).

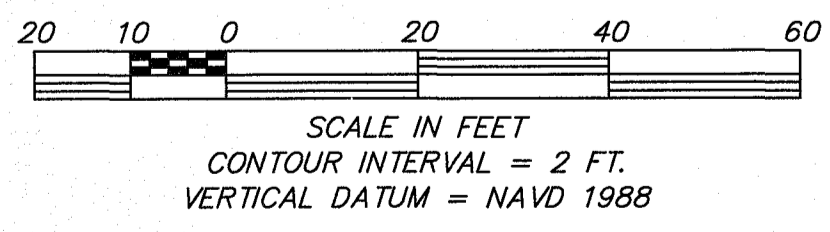
NOTE: THE LOCATION OF THE SANITARY SEWER LINES IN THE BACK OF SUBJECT PROPERTY ARE APPROXIMATE PER A SITE PLAN FOR NUMBER ONE PART, INC. PREPARED BY ABUCK DESIGNERS/BUILDERS, DATED AUGUST 22, 1994. THIS SURVEYOR RECOMMENDS ADDITIONAL RESEARCH AS TO THE EXACT LOCATION AND TIE IN POINT DUE TO THE REDEVELOPMENT OF THE PROPERTY NORTHEAST OF SUBJECT TRACT AND WHAT IS NOW KNOWN AS MANCHESTER SUBDIVISION, PHASE 2C.

**GENERAL NOTES~**

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 11 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 25,550. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.
- EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GPT-3103W.
- THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 395,362.
- ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.
- BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.
- ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0261 G, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- ALL MATTERS OF TITLE ARE BASED ON THE WFG NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT No. 21-210 WITH AN EFFECTIVE DATE OF JULY 7, 2021.
- THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.
- REFERENCE: DB 18504, PG. 126
- \* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.
- THIS PROPERTY IS CURRENTLY ZONED MRC-2-C PER THE CITY OF ATLANTA G.I.S. DEPT.
- ZONING, SETBACKS AND BUILDING REQUIREMENTS SHALL BE CONFIRMED PRIOR TO ANY LAND DEVELOPMENT.
- THERE ARE 16 PARKING SPACES ON THIS PROPERTY (INCLUDING 2 HANDICAPPED SPACES)
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AREA = 40,276 SQ. FT.  
0.925 ACRE
- UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM MARKINGS IN THE FIELD OF AN UNKNOWN ORIGIN. DELTA 1 LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. CONTRACTOR TO FIELD VERIFY UNDERGROUND UTILITIES PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

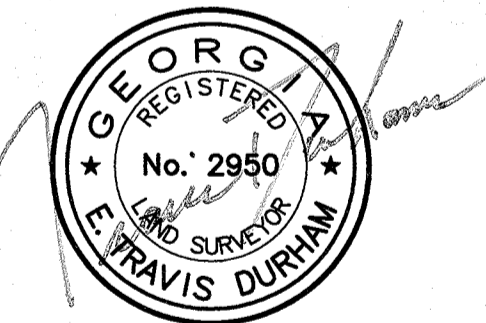
ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY FOR  
**JARED BARNETT**  
WFG NATIONAL TITLE INSURANCE COMPANY

LOCATED IN LAND LOT 50  
17th DISTRICT, CITY OF ATLANTA  
FULTON COUNTY, GEORGIA  
JULY 15, 2021 1"=20'



TO: JARED BARNETT & WFG NATIONAL 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, 7(b), 8, 9, 11(a), 13, 14, 16, & 17 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED 7-15-21 DATE OF PLAT OR MAP 8-03-21

Travis Durham  
TRAVIS DURHAM, GEORGIA R.L.S. No. 2950



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.

Travis Durham 8-03-21  
E. TRAVIS DURHAM, GA. RLS No. 2950

JOB # 21-084 DRAWN BY: JE FIELD CREW: JE,SJ,TD  
FIELD DATE: 7-15-21 PLAT PREPARED: 8-03-21

**DELTA 1**  
LAND SURVEYING, LLC  
361 WESTCHESTER WAY  
CANTON, GEORGIA 30115  
PHONE: (770) 597-3533  
(FIRM LICENSE No. LSF 001041)