# **SURVEY NOTES**

A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

THIS OVERALL SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE

WITHIN ONE FOOT IN 363,852 FEET. TRACT 1 IS ACCURATE WITHIN ONE FOOT IN 441,371 FEET. TRACT 2 IS ACCURATE WITHIN ONE FOOT IN 1,476,435 FEET. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE

CLOSURE STATEMENT

POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2016 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A

GRID BEARING BASE (GA WEST ZONE) NAD83. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS

GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 15, 2018. INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID

TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL

REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND

TITLE NOTES

GEORGIA, PANEL NUMBER 13121C0244 F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18

2013, PER GRAPHICAL PLOTTING, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL

SURVEYED PROPERTIES HAVE DIRECT PEDESTRIAN AND VEHICULAR ACCESS, AS SHOWN

HEREON, TO THE PUBLIC RIGHTS OF WAY OF PEACHTREE STREET, 5TH STREET AND

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE INSPECTION REPORT

PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 32659.11 AND HAVING AN EFFECTIVE DATE OF DECEMBER 21, 2017 AND REVEALING THE

0. EXCEPTION IS MADE AS TO THE RIGHTS OF THIRD PARTIES TO USE THE ALLEYWAY

LOCATED WITHIN SUBJECT PROPERTY AND AS TO ANY UTILITIES LOCATED IN SAID

(AFFECTS SURVEYED PROPERTY - APPROXIMATE LOCATION OF ALLEYWAY SHOWN ON SURVEY)

1. PERMIT TO CUT OR TRIM TREES FROM FRANK WEITZ, M.D. TO GEORGIA POWER

COMPANY, DATED JANUARY 5, 1964, RECORDED IN DEED BOOK 2960, PAGE 6, AS RECORDED AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA.

(AFFECTS SURVEYED PROPERTY PER PLOTTING OF ADDRESS - UNABLE TO PLOT,

2. TERMS AND CONDITIONS OF THAT CERTAIN NOTIFICATION OF THE DESIGNATION OF

PROPERTY UNDER THE CITY OF ATLANTA'S HISTORIC PRESERVATION ORDINANCE, DATE

NOVEMBER 22, 1989, RECORDED IN DEED BOOK 13008, PAGE 88, AFORESAID RECORDS

(AFFECTS SURVEYED PROPERTY - TRACT 1 - UNABLE TO PLOT, BLANKET IN NATURE)

3. STREETSCAPE AND LANDSCAPE EASEMENT FROM SAINT MARK UNITED METHODIST

CHURCH, INC. TO CITY OF ATLANTA, DATED DECEMBER 18, 2003, RECORDED IN DEED

14. EASEMENT FROM SAINT MARK UNITED METHODIST CHURCH OF ATLANTA, INC. TO

THOMAS G. PHILLIPS AND FIVE M LLC, DATED MARCH 2, 2008, RECORDED IN DEED BOOK

15. EASEMENT BY AND AMONG SAINT MARK UNITED METHODIST CHURCH OF ATLANTA,

INC., THOMAS G. PHILLIPS, TIMOTHY LONG AND JEFFREY LONG, DATED APRIL 30, 2008, RECORDED IN DEED BOOK 46752, PAGE 579, AFORESAID RECORDS.

A. LOT CONSOLIDATION PLAT FOR SAINT MARK UNITED METHODIST CHURCH, DATED

B. LOT CONSOLIDATION PLAT FOR SAINT MARK UNITED METHODIST CHURCH, DATED

PROPERTY DESCRIPTION

(TRACT 1)

Being all that tract or parcel of land lying and being in Land Lot 49, 14th District, City of Atlanta,

BEGINNING at a brass disc found at the intersection of the easterly right-of-way line of Peachtree Street (having an apparent 60' right-of-way) and the southerly right-of-way line of 5th Street (having

an apparent 50' right-of-way); thence, leaving the aforesaid brass monument found and the aforesaid right-of-way line of Peachtree Street and running with the said right-of-way line of 5th

2. South 85° 06' 41" East, 39.38 feet to a point; thence, leaving the aforesaid right-of-way line

of 5th Street and running with property now or formerly owned by Timothy Long and Jeffrey

5. North 04° 31' 21" East, 94,97 feet to a point on the aforesaid right-of-way line of 5th Street; thence, leaving the aforesaid property now or formerly owned by Timothy Long and Jeffrey

i. South 85° 06' 41" East, 99.92 feet to a point of intersection with the westerly right-of-way

line of Juniper Street (having an apparent 60' right-of-way); thence, leaving the aforesaid

right-of-way line of 5th Street and running with the said right-of-way line of Juniper Street

'. South 04° 31' 51" West, 209.76 feet to a 1/2-inch rebar found; thence, leaving the aforesaid

right-of-way line of Juniper Street and run with property now or formerly owned by Summer Apartments Condominium per Condominium Plat Book 4, Page 53, aforesaid records and

y Peachtree Fourth Partners II, LLC per Deed Book 57038, Page 307 and Deed Book

North 85° 11' 52" West, 419.49 feet to a brass disc found on the aforesaid right-of-way line

Peachtree Fourth Partners II, LLC and running with the said right-of-way line of Peachtree

of Peachtree Street; thence, leaving the aforesaid property now or formerly owned by

9. North 04° 47' 03" East, 210.39 feet to the POINT OF BEGINNING, containing 84,284

The property described hereon is subject to all rights-of-way and easements, both recorded

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lot 49, 14th Distric. 🔭 of Atlanta,

COMMENCING at a point found at the intersection of the westerly right-of-way line of Juniper Street (having an apparent 60' right-of-way) and the southerly right-of-way line of 5th Street (having an apparent 50' right-of-way); thence, leaving the aforesaid right-of-way line of Juniper Street and running with the said right-of-way line of 5th Street North 85° 06' 41" West, 99.92 feet to a point and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established, leaving the aforesaid right-of-way

Church of Atlanta, Inc. per Deed Book 42559, Page 217, Deed Book 46179, Page 630, Deed Book

line of 5th Street and running with property now or formerly owned by Saint Mark United Methodist

46180, Page 62, Deed Book 46180, Page 64, Deed Book 46752, Page 575, Deed Book 46752,

3. North 04° 31' 21" East, 95.00 feet to a point on the aforesaid right-of-way line of 5th Street;

South 85° 06' 41" East, 39.38 feet to the POINT OF BEGINNING, containing 3,740 square

The property described hereon is subject to all rights-of-way and easements, both recorded

Methodist Church of Atlanta, Inc. and running with the aforesaid right-of-way line of 5th Street

thence, leaving the aforesaid property now or formerly owned by Saint Mark United

Page 577 and Deed Book 50095, Page 575, recorded among the Land Records of Fulton County,

fulton County, Georgia and being more particularly described as follows:

1. South 04° 31' 21" West, 94.97 feet to a point; thence, 2. North 85° 09' 18" West, 39.38 feet to a point, thence

feet or 0,0859 acres of land, more or less,

Long per Deed Book 45679, Page 496, as recorded among the land records of Fulton

Fulton County, Georgia and being more particularly described as follows:

1. South 85° 06' 41" East, 239.88 feet to a brass disc found; thence,

Long and running with the said right-of-way line of 5th Street

S. South 04° 31' 21" West, 95.00 feet to a point, thence,

4. South 85° 09' 18" East, 39.38 feet to a point, thence,

57038, Page 311, aforesaid records

square feet or 1,9349 acres of land, more or less.

County, Georgia and Deed Book 46752, Page 575, aforesaid records

MARCH 10, 2008, RECORDED IN PLAT BOOK 338, PAGE 107, AFORESAID RECORDS.

MARCH 10, 2008, RECORDED IN PLAT BOOK 357, PAGE 94, AFORESAID RECORDS.

BOOK 38698, PAGE 690, AFORESAID RECORDS

(AFFECTS SURVEYED PROPERTY)

(AFFECTS SURVEYED PROPERTY - TRACT 1 - SHOWN ON SURVEY)

(AFFECTS SURVEYED PROPERTY - TRACT 1 - SHOWN ON SURVEY)

(AFFECTS SURVEYED PROPERTY - TRACTS 1 & 2 - SHOWN ON SURVEY)

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAPS) OF FULTON COUNTY.

CONTOURS ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK

THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN, TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF

PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY TO 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 SUFFICIENC

OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION. INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE THEREFORE. THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THA ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. 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

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON. PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON. PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

# AREA TABLE

TRACT 1: TRACT 2: 84,284 SQ.FT. OR 1.9349 AC 3,740 SQ.FT. OR 0.0859 AC

88,024 SQ.FT. OR 2.0208 AC. TOTAL AREA:

## SITE INFORMATION

CURRENT OWNER: SAINT MARK UNITED METHODIST CHURCH OF ATLANTA, INC. DB. 42559 PG. 217 DB. 46179 PG. 630 PB. 357 PG. 91 DB. 46572 PG. 575

TAX PARCEL ID # 14 004900050330 ADDRESS: 781 PEACHTREE STREET

ZONING: SPI-16 (SA1) - SPECIAL PUBLIC INTEREST & LBS - LÀNDMARK BUILDING SITE

JURISDICTION: CITY OF ATLANTA PARKING COUNT:

REGULAR PARKING -

HANDICAPPED PARKING -TOTAL PARKING COUNT -

CURRENT OWNER: TIMOTHY & JEFFREY LONG DB. 45679 PG. 496 & DB. 46752 PG. 575 TAX PARCEL ID # 14 004900050355

ADDRESS: 121 5TH STREET

ZONING: SPI-16 (SA1) - SPECIAL PUBLIC INTEREST JURISDICTION: CITY OF ATLANTA

NO STRIPED PARKING SPACES OBSERVED AT TIME OF SURVEY SPI-16 (SA1) - SPECIAL PUBLIC INTEREST REGULATIONS:

BUILDING AND DEVELOPMENT CONTROLS SUCH AS BUILDING SETBACKS. MINIMUM LOT SIZES, MAXIMUM BUILDING HEIGHTS, ETC, ARE DETERMINED BY SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION AND APPROVAL

# REFERENCE MATERIAL

1. LOT CONSOLIDATION PLAT FOR SAINT MARK UNITED METHODIST CHURCH PREPARED BY ROCHESTER & ASSOCIATES, INC.

RECORDED IN PB. 338 PG. 107 AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA

DATED MARCH 10, 2008 AND LAST REVISED MAY 27, 2008

2. LOT CONSOLIDATION PLAT FOR SAINT MARK UNITED METHODIST CHURCH PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED MARCH 10, 2008 AND LAST REVISED AUGUST 29, 2011 RECORDED IN PB. 357 PG. 91

3. CITY OF ATLANTA CADASTRAL MAP DATED MAY 9, 1980

# BOUNDARY & TOPOGRAPHIC SURVEY (Sample) Copyright Terramark Land Surveying, Inc. ©

# LOCATED IN LAND LOT 49, 14TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

# SITE MAP





**IMAGERY DATED MARCH 31, 2017** 

PHOTO #1





PHOTO #3



# **LOCATION MAP** NOT TO SCALE LAT - 33°46'32.88" N LONG - 84°23'01.55" W

# **SPECIAL NOTES**

CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER. . SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERE AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

. THIS SURVEY IS NOT PREPARED IN ACCORDANCE TO HB 76 AND SHALL NOT BE RECORDED WITHIN THE APPLICABLE LAND RECORDS.

# **UTILITY NOTES**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

154 GRANT ROAD FAYETTEVILLE, GA. 30215 PHONE: 404-312-6912 ATTENTION: HANS WONNEBERGER

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA, THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

# **UTILITY PROVIDERS COMMUNICATION (CONT.)**

ATLANTA, GA 30309 HAYDEN HINTON (404) 584-4338

1025 ELDORADO BOULEVARD BROOMFIELD, CO 80021 (877) 366-8344 EXT. 3 GEORGIA POWER COMPANY 823 JEFFERSON STREET VERIZON / MCI ATLANTA, GA 30318 2400 N GLENVILLE RICHARDSON, TX 75082 (404) 506-4569 (478) 471-1042 IKE COLLINS **DENNIS RAINEY** 

(770) 559-6879

XO / AGLN

(770) 901-9160

(678) 666-2493

FIBERLIGHT, LLC

SANDRA ANDREWS

LEVEL 3 COMMUNICATIONS INC

10 PEACHTREE PLACE NE

ATLANTA, GA 30309

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT 651 14TH STREET ATLANTA, GA 30318 (404) 330-6600 **JAMÉS BOSTWICK** 

11700 GREAT OAKS WAY, STE. 100 ALPHARETTA, GA 30022 COMMUNICATION DELL MILLER ZAYO FIBER SOLUTIONS 208 S. AKARD STREET 400 CENTENNIAL PKWY, STE, 200 DALLAS, TX 75202 LOUISVILLE, CO 80027

# SURVEYOR'S CERTIFICATE

D: ELEVATION DEVELOPMENT GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA / NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 1,2,3,4,5,6(a),7(a),7(b)(1),7(c),8,9,11,13,14,16,17,19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2018. THE DATE OF THE SURVEY OR MAP FEBRUARY 6, 2018.

PAUL B. CANNON, RLS REGISTERED NUMBER; 2928



