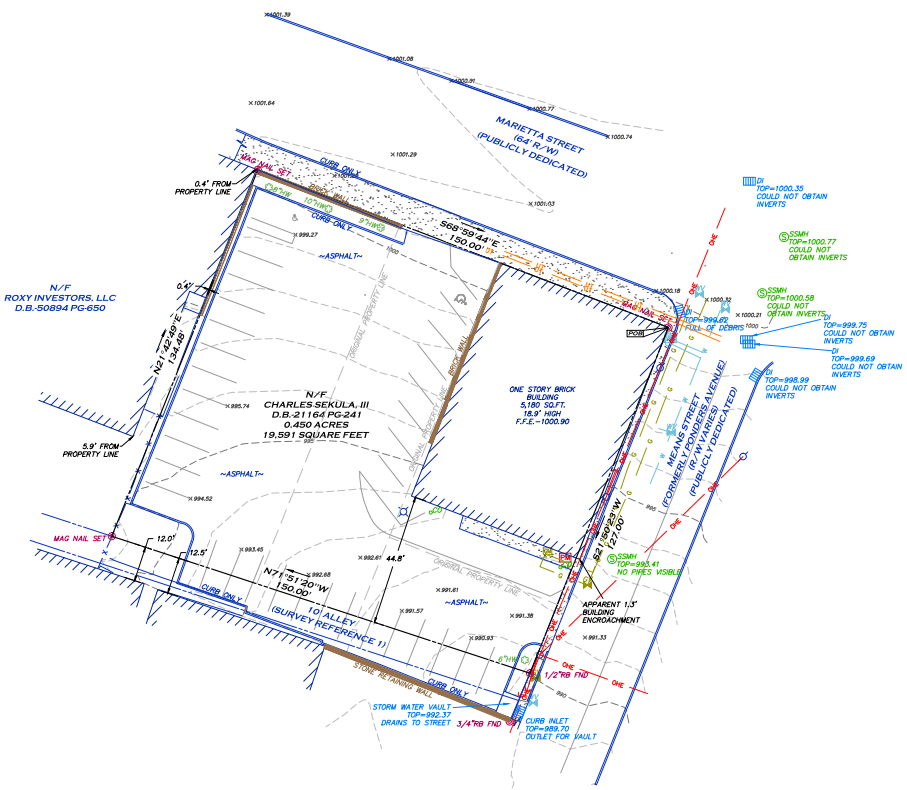
N

GRID NORTH
GA WEST
(SURVEY NOTE 6)

GRAPHIC SCALE
20' 0 20' 40'
1 Inch = 20 Feet



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA AND IN LAND LOT 81 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING THE SAME PROPERTY AS SHOWN ON AN ALTA SURVEY PREPARED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC, DATED JUNE 24, 2016 AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL SET IN THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF MARIETTA STREET (VARIABLE WIDTH RIGHT OF WAY, PUBLICLY DEDICATED) AND THE WEST RIGHT OF WAY OF MEANS STREET (PUBLICLY DEDICATED); THENCE WITH SAID MEANS STREET SOUTH 21 DEGREES 50 MINUTES 23 SECONDS WEST A DISTANCE OF 127.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 71 DEGREES 51 MINUTES 20 SECONDS WEST A DISTANCE OF 150.00 FEET TO A MAG NAIL SET; THENCE NORTH 21 DEGREES 42 MINUTES 49 SECONDS EAST A DISTANCE OF 134.48 FEET TO A MAG NAIL SET ON THE SOUTH RIGHT OF WAY OF SAID MARIETTA STREET; THENCE WITH SAID RIGHT OF WAY SOUTH 68 DEGREES 59 MINUTES 44 SECONDS EAST A DISTANCE OF 150.00 FEET TO A MAG NAIL; SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.450 ACRES (19,591 SQUARE FEET).

ZONING

PER ZONING VERIFICATION LETTER PREPARED BY THE CITY OF ATLANTA DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, PROPERTY SHOWN HEREON IS CURRENTLY ZONED I-1 (LIGHT INDUSTRIAL).

SURVEY REFERENCES

1) BASE SURVEY OF THE MCMILLAN PROPERTY IN L.L. 81 SURVEY MADE IN 1869

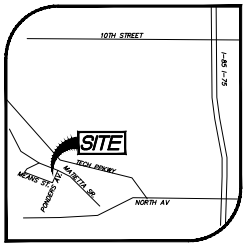
TITLE EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER 2812.36-0
EFFECTIVE DATE MAY 31, 2016

SCHEDULE B – SECTION 2

8. INDEMNITY AGREEMENT BY AND BETWEEN MR. CHARLES SEKULA ILL AND CITY OF ATLANTA DATED JULY 2, 1993, RECORDED AT DEED BOOK 16799, PAGE 343, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.
SAID DOCUMENT DESCRIBES AN AGREEMENT RELEASING THE CITY OF ATLANTA FROM ANY LIABILITY CONCERNING STORM WATER DRAINAGE. SAID AGREEMENT MAY AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

9. INDEMNITY AGREEMENT BY AND BETWEEN CHARLES SEKULA AND CITY OF ATLANTA DATED AUGUST 1, 1997, RECORDED AT DEED BOOK 22908, PAGE 280, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN AGREEMENT RELEASING THE CITY OF ATLANTA FROM ANY LIABILITY CONCERNING STORM WATER DRAINAGE. SAID AGREEMENT MAY AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.



VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED JUNE 21, 2016.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 75,242' WITH AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A TOPCON 3005WL TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 482,839'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13121C0244F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 135157, IN CITY OF ATLANTA, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .05 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 21164, PAGE 241, FULTON COUNTY RECORDS.

10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO: 2812.36-0, DATED MAY 31, 2016, AT 5:00PM.

11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGEND

	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
B.S.L.	BUILDING SETBACK LINE
	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
W W	WATER LINE
OHE OHE	OVERHEAD UTILITY LINE
G G	GAS LINE
SS SS	SANITARY SEWER LINE
UGE UGE	UNDERGROUND ELECTRIC LINE
X X X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
S	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
FND	FOUND
OTP	OPEN TOP PIPE
MW	MONITORING WELL
LP	LIGHT POLE
SP	SIGNAL POLE
	SIGN
	TREE

SURVEYOR'S CERTIFICATION

TO: P12 PROPERTIES, LLC; PREMO PROPERTY GROUP, LLC; MIDTOWN BANK, A DIVISION OF FIRST LANDMARK BANK; 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 2016 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, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10(A), 10(B), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 21, 2016.

GEORGIA
MITCHELL LOWERY
LAND SURVEYOR
No. 3109

MITCHELL LOWERY GEORGIA LS # 3109
DATE OF PLAT OR MAP: JUNE 24, 2016

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
1 TECH DRIVE, STE. 100
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
P12 PROPERTIES, LLC; PREMO PROPERTY GROUP, LLC;
MIDTOWN BANK, A DIVISION OF FIRST LANDMARK BANK;
AND CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
748 MARIETTA STREET

STATE: GEORGIA
COUNTY: FULTON
DISTRICT: 14TH
LAND LOT: 81

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: JUNE 24, 2016
JOB #: 161506
SCALE: 1"=20'
DRAWN BY: THREADGILL