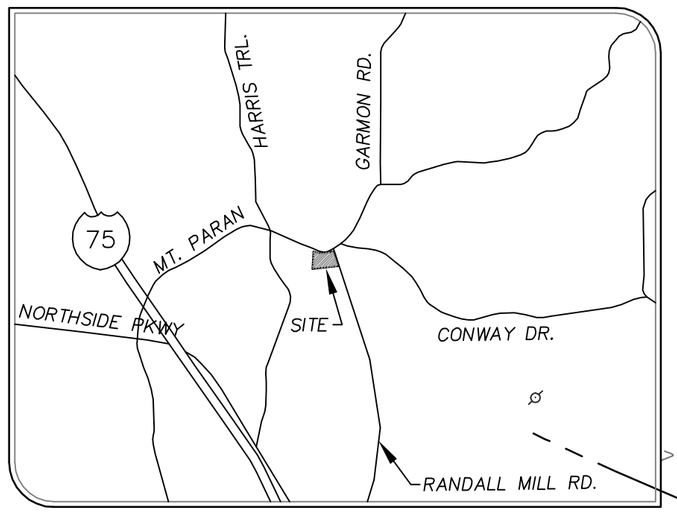

LOCATION MAP
N.T.S.

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION

N

W E

S

AREA
1.551 ACRES
67,544 SQ. FT.

MOUNT PARAN RD.
(40' R/W)

S89°48'34"E
L=255.45'
C=250.85'
R=387.42'

BC TO BC 24.26'

(MEASURED) N68°14'29"W
CH=145.44'
L=145.76
(DEED = 145.6')

IPF
1/2" RB
(HELD)

IPF
3/4"OTP
(0.4' E)
SEE TITLE EXCEPTION #2

IPF
1"OTP
(5.22' E)

IPS
P.O.B.

R=25.00'
L=37.78'
S65°24'27"E
CH=34.29'

TBM
NAIL SET IN GROUND
ELEV=1000.0

S17°44'53"E
L=198.01'
C=197.82'
R=1298.72'

BC TO BC 26.66'

IPF
1"CTP

RANDALL MILL RD.
(40' R/W)

* NOTE: DUE TO AMBIGUITIES OF THE RECORDED DEED 3779, PAGE 29 AS RECORDED IN 1960 IT IS MY RECOMMENDATION THAT A CURRENT BOUNDARY LINE AGREEMENT BE RECORDED TO SUBSTANTIATE THE CURRENT POSITION OF THE POSSESSION LINE AS INDICATED BY THE PINS AND FENCE IN THE FIELD AS DOCUMENTED IN DEED BOOK 22091, PAGE 49.

N/F
KATHLEEN M. DESIRE
DB 22,091, PG. 48-49
ZONED R-2

1-STORY BRICK HOME
W/BASEMENT
FFE:1014.76
1620 MT. PARAN RD.

CONCRETE DRIVEWAY

CONCRETE

1' STONEWALL

4' CLF

15' BL

30' BL

60' BL

N03°49'20"E 239.38'

S84°21'59"W 360.02' (DEED: 359.2')

IPF
1"OTP
(HELD)

IPF
1/2"RB

IPF
1"CTP
(HELD)
(0.23' W)

(239.5' PER DEED)

MEASURED: 67°37'52"
DEED: 67°37'

(321.7 PER DB 3779, PG. 29)
(321.7 PER DB 22091, PG. 49)
321.45' AS MEASURED)

N/F
JAMES M. CASWELL
DB 44114, PG. 326-327
ZONED R-2

R/W

P.P.

P.F

GRAPHIC SCALE
0 15 30 60 90 120

BUILDER

Canonbury Homes, Inc.
Neil Johnson
P.O. Box 81344
Atlanta, Ga 30366
Contact #678-687-0066

ZONING

ZONING IS R-2
SETBACKS:
FRONT:60' (30' FOR CORNER LOTS)
REAR:30'
SIDE:15'
MIN FLOOR RATION : 0.30
MIN. LOT AREA: 1.0 ACRES

BOUNDARY REFERENCES:

1. DEED BOOK 3779, PAGE 29
2. DEED BOOK 4946, PAGE 427
2. DEED BOOK 44114, PAGE 327
2. DEED BOOK 33028, PAGE 688
2. DEED BOOK 33028, PAGE 606; SUBJECT DEED
2. DEED BOOK 22091, PAGE 49

TITLE EXCEPTIONS

1) Easement to Georgia Power to Service anchors, power poles and wires on said property; Deed Book 4946, Page. 427, recorded August 22, 1968.	N/A
2) Boundary Line Agreement between the property owner of the subject parcel and the adjacent property owner to the west agreeing on a property line marked by pins to indicate the line. Said Agreement is recorded in Plat Book 68, Page 85a, Fulton County Records and also this record; Deed Book 3779, page 29. The Deed was recorded on October 2, 1961.	AS SHOWN

LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
℄	CENTER LINE
P.L.	PROPERTY LINE
STA.	STATION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
	SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
	TRAVERSE POINT (60D NAIL)
	DRAINAGE MANHOLE
GV	GAS VALVE
	BENCHMARK
	IRON PIN FOUND

	PROPERTY LINE
x x	FENCE
T	TELEPHONE LINE
G	GAS LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	POWER LINE
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Y.I.	YARD INLET
W.I.	WEIR INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
WM	WATER METER
	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 720,600 FEET.

AS PER THE F.I.R.M. CITY OF ATLANTA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13121 C 0231 E DATED 6/22/98. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

INSTRUMENT USED: TOPCON 2003 SERIES PULSE LASER
WORK PERFORMED ON MARCH 14-15, 2007

Legal Description

All that tract or parcel of land lying in Land Lot 200, 17th District of Fulton County, Georgia, which is known as 1620 Mt. Paran Rd. and as shown on ALTA/ACSM Land Title Survey for Joint Capital, LLC., Georgia Commerce Bank, Chicago Title Insurance Company, Republic Comercial Title Company, LLC. by Paul Lee Consulting Engineering Associates Inc.

Commencing at the intersection of the southerly right of way of Mt. Paran Rd. (40' R/W) and the westerly right-of-way of Randall Mill Rd. (40' R/W), thence along a curve to the right; having a radius of 25.00 feet and an arc length 37.78 feet, subtended by a chord S.65°24'27"E., and a chord distance 34.29 feet to an a iron pin set and the westerly right-of-way of Randall Mill Rd.; thence running southerly on the westerly right-of-way of Randall Mill Road, along a curve to the right having a radius 1298.72 feet and an arc length 198.01 feet. subtended by a chord S.17°44'53"E., and a chord distance 197.82 feet to an iron pin found; thence, leaving said right-of-way, S.84°21'59"W., a distance of 360.02 feet to an iron pin found; thence N.03°49'20"E., a distance of 239.38 feet to an iron pin found and the southerly right-of-way of Mt. Paran Rd.; thence running along said right-of-way, along a curve to the left; having a radius of 387.42 feet an an arc length of 255.45 feet, subtended by a chord S.89°48'34"E., and a chord distance of 250.85 feet to an iron pin set and the POINT OF BEGINNING

Said tract contains 67,544 square feet or 1.551 acres .

ALTA/ACSM LAND TITLE SURVEY FOR
JOINT CAPITAL, LLC., GEORGIA COMMERCE BANK, CHICAGO TITLE INSURANCE COMPANY, REPUBLIC COMERCIAL TITLE COMPANY, LLC.

DB. 33,028, PAGE 606 CITY OF ATLANTA
LAND LOT 200 ~ 17TH DISTRICT, FULTON COUNTY, GA
DATE: 3/22/07 SCALE: 1"= 30'

MERIDIAN GEOMATICS, LLC
land surveying ~ residential & commercial
P.O. BOX 49163
Atlanta, Georgia 30359
phone: (404) 316-9929 ~ www.surveyingatlanta.com

DRAWN BY	
S.C.D.	
JOB. #	
2007-026	

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