LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
℄	CENTER LINE
℗	PROPERTY LINE
FES	FLARED END SECTION
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
GM	GAS VALVE
	BENCHMARK
	IRON PIN FOUND
	BELLSOUTH MANHOLE
RRT	RAIL ROAD TIE WALL
	STOP LIGHT

	PROPERTY LINE
-x- -x-	FENCE
-T- -T-	TELEPHONE LINE
-G- -G-	GAS LINE
-W- -W-	WATER LINE
-SS- -SS-	SANITARY SEWER LINE
-P- -P-	POWER LINE
-UT- -UT-	UNDERGOUND COMM.
-UP- -UP-	UNDERGOUND POWER
-UG- -UG-	UNDERGOUND GAS
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Yd. I.	YARD INLET
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
	WATER METER
	WATER VALVE
GW	GUY WIRES
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
	4x4 TRANSFORMER
	THRUST BLOCK

SITE NOTES:

1.) THE CITY OF ATLANTA ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS FROM THIS SURVEY.

2.) NO WATER QUALITY MEASURES WERE REQUIRED FOR THE DETENTION POND OR FOR THIS PROJECT PER J. LANCASTER ASSOCIATES INC.

3.) ALL PARKING SPACES ARE WITHIN THE 5 LEVEL PARKING GARAGE SHOWN. THE EXTERIOR FOOTPRINT OF THE PARKING GARAGE IS 30,938 SQ. FT. THE AMOUNT OF SPACES WITHIN THE GARAGE ARE UNKOWN TO THIS SURVEYOR.

4.) THE EXTERIOR FOOTPRINT OF THE ENTIRE APARTMENT COMPLEX IS 91,746 SQ. FT OR 2.10 ACRES. THIS MEASUREMENT IS BASED ON BUILDING DIMENSIONS PROVIDED BY THE ARCHITECT TO THIS SURVEYOR WHOM PERFORMED THE CONSTRUCTION LAYOUT OF THE BUILDING PER PLANS PROVIDED.

BOUNDARY REFERENCES

1.) ALTA/ACSM LAND TITLE SURVEY FOR SEC DEVELOPMENT LLC, THE TRUST FOR PUBLIC LAND, THE CITY OF ATLANTA, FIDELITY NATIONAL TITLE INSURANCE COMPANY BY ARMSTRONG LAND SURVEYING, INC. THE SURVEY IS DATED 8/15 THRU 8/24/2006 AND HAS A JOB NUMBER OF 06-178.

2.) CIVIL ENGINEERING PLAN BY J. LANCASTER ASSOCIATES INC. FOR NORTH AVENUE PARK APARTMENTS, PAGE C-6 "ROAD PLAN AND PROFILE". PLANS ARE DATED 10/15/07 AND THE PLOT DATE FOR THIS SET WAS 05/14/08.

3.) VARIOUS ADJOINING DEEDS (SEE DRAWING)

TITLE POLICY NO.

1412-784254 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

EFFECTIVE DATE OF POLICY: JULY 28, 2010

SCHEDULE B - PART 1, ITEM:

3.)	AGREEMENT FOR GUY WIRES AND ANCHORS FROM ATLANTA BOARD OF EDUCATION TO GEORGIA POWER COMPANY, DATED MARCH 10, 1939, FILED JUNE 9, 1939 AND RECORDED IN DEED BOOK 1719, PAGE 433, FULTON COUNTY, GEORGIA RECORDS.	NOT APPLICABLE
4.)	EASEMENT FROM IVAN ALLEN COMPANY TO GEORGIA POWER COMPANY, DATED SEPTEMBER 18, 1980, FILED OCTOBER 10, 1980, RECORDED IN DEED BOOK 7667, PAGE 80, FULTON COUNTY, GEORGIA RECORDS.	NOT PLOTTABLE
5.)	EASEMENT FROM IVAN ALLEN COMPANY TO GEORGIA POWER COMPANY, DATED JULY 11, 1986, FILED JUNE 19, 1986, RECORDED IN DEED BOOK 10164, PAGE 121, FULTON COUNTY, GEORGIA RECORDS.	NOT PLOTTABLE
7.)	MATTERS AS DISCLOSED ON REPLAT SURVEY FOR SEC DEVELOPMENT, LLC PREPARED BY ROBERT T. ARMSTRONG, RECORDED IN PLAT BOOK 327, PAGE 98.	NO LONGER APPLICABLE (BUILDING DEMOLISHED)
8.)	RECIPROCAL EASEMENT AGREEMENT BETWEEN NORTH AVENUE PARK LAND, LLC AND NORTH AVENUE PARK APARTMENTS, LLC DATED SEPTEMBER 19, 2007, FILED SEPTEMBER 24, 2007, RECORED IN DEED BOOK 45729, PAGE 200, FULTON COUNTY, GEORGIA RECORDS.	AS SHOWN
9.)	RECIPROCAL EASEMENT AGREEMENT BETWEEN THE TRUST FOR PUBLIC LAND, A NON-PROFIT CALIFORNIA PUBLIC BENEFIT CORPORATION D/B/A THE TRUST FOR PUBLIC LAND (INC.) AND NORTH AVENUE PARK APARTMENTS, LLC DATED SEPTEMBER 19, 2007, FILED SEPTEMBER 24, 2007 RECORDED IN DEED BOOK 45729, PAGE 230, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED AT DEED BOOK 47219, PG 401 (RE-RECORDED IN DEED BOOK 47346, PG. 650) AS FURTHER AMENDED AT DEED BOOK 47219, PG. 398 (RE-RECORDED AT DEED BOOK 47346, PG. 653).	AS SHOWN
10.)	TERMS AND CONDITIONS OF EASEMENT AGREEMENT AMONG THE TRUST FOR PUBLIC LAND, A NON PROFIT CALIFORNIA PUBLIC BENEFIT CORPORATION D/B/A THE TRUST FOR PUBLIC LAND (INC.), NORTH AVE. PARK APARTMENTS, LLC AND NORTH AVENUE PARK LAND, LLC DATED SEPTEMBER 19, 2007, FILED SEPTEMBER 24, 2007, AND RECORDED IN DEED BOOK 45729, PAGE 216, FULTON COUNTY, GEORGIA RECORDS.	NOT PLOTTABLE (AGREEMENT FOR ACCESS FOR CONSTRUCTION STAGING)

ENDORSEMENT NO. 7 AGENTS FILE NO. 132/944 (SECP/GLEN IRIS DRIVE/PARCEL 2) ITEM:

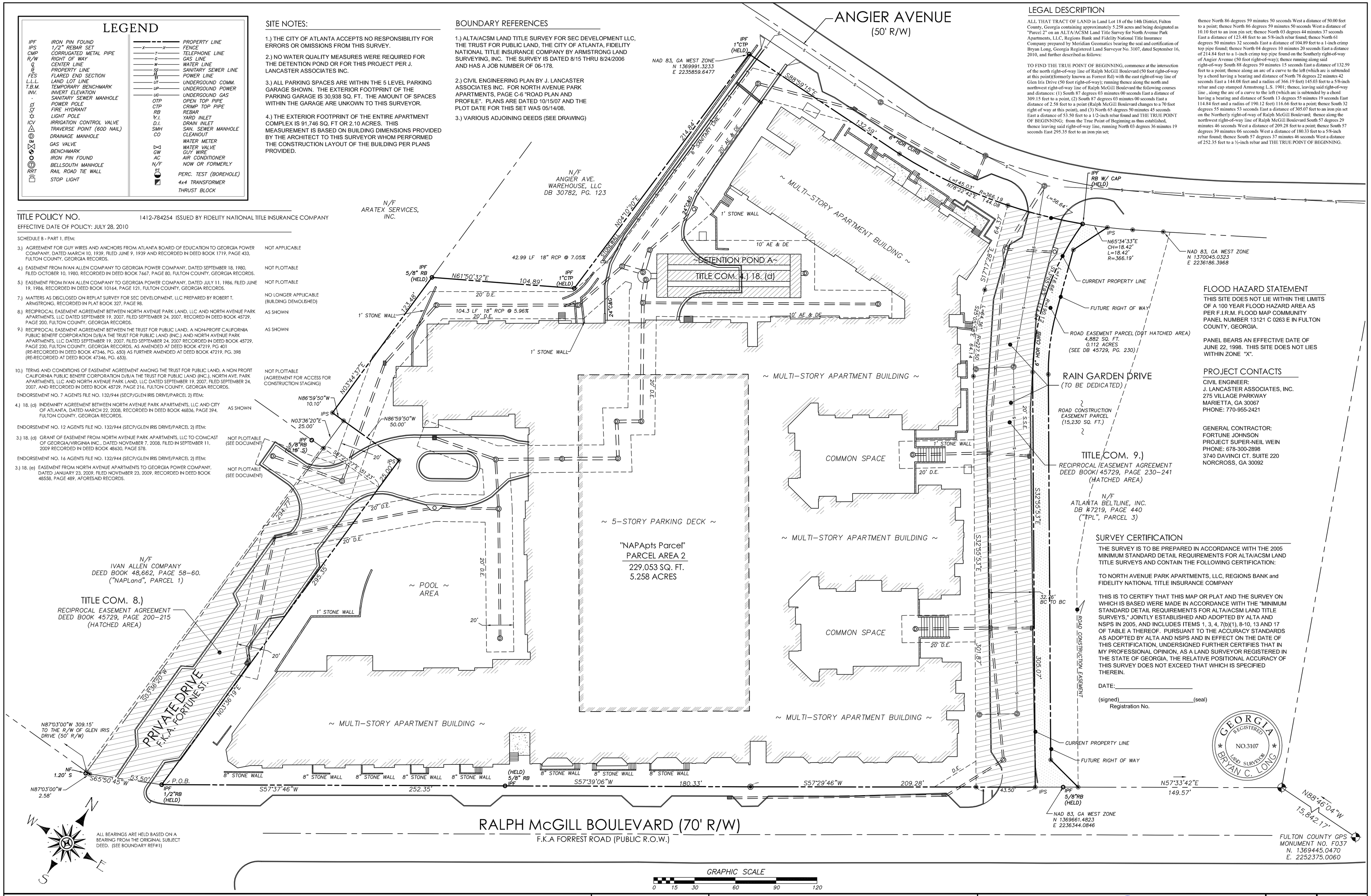
4.) 18. (d)	INDEMNITY AGREEMENT BETWEEN NORTH AVENUE PARK APARTMENTS, LLC AND CITY OF ATLANTA, DATED MARCH 22, 2008, RECORDED IN DEED BOOK 46836, PAGE 394, FULTON COUNTY, GEORGIA RECORDS.	AS SHOWN

ENDORSEMENT NO. 12 AGENTS FILE NO. 132/944 (SECP/GLEN IRIS DRIVE/PARCEL 2) ITEM:

3.) 18. (d)	GRANT OF EASEMENT FROM NORTH AVENUE PARK APARTMENTS, LLC TO COMCAST OF GEORGIA/VIRGINIA INC., DATED NOVEMBER 7, 2008, FILED IN SEPTEMBER 11, 2009 RECORDED IN DEED BOOK 48630, PAGE 578.	NOT PLOTTABLE (SEE DOCUMENT)

ENDORSEMENT NO. 16 AGENTS FILE NO. 132/944 (SECP/GLEN IRIS DRIVE/PARCEL 2) ITEM:

3.) 18. (e)	EASEMENT FROM NORTH AVENUE APARTMENTS TO GEORGIA POWER COMPANY, DATED JANUARY 23, 2009, FILED NOVEMBER 23, 2009, RECORDED IN DEED BOOK 48558, PAGE 489, AFORESAID RECORDS.	NOT PLOTTABLE (SEE DOCUMENT)



LEGAL DESCRIPTION

ALL THAT TRACT OF LAND in Land Lot 18 of the 14th District, Fulton County, Georgia containing approximately 5.258 acres and being designated as "Parcel 2" on an ALTA/ACSM Land Title Survey for North Avenue Park Apartments, LLC, Regions Bank and Fidelity National Title Insurance Company prepared by Meridian Geomatics bearing the seal and certification of Bryan Long, Georgia Registered Land Surveyor No. 3107, dated September 16, 2010, and further described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the north right-of-way line of Ralph McGill Boulevard (50 foot right-of-way at this point)(formerly known as Forrest Rd) with the east right-of-way line of Glen Iris Drive (50 foot right-of-way); running thence along the north and northwest right-of-way line of Ralph McGill Boulevard the following courses and distances: (1) South 87 degrees 03 minutes 00 seconds East a distance of 309.15 feet to a point, (2) South 87 degrees 03 minutes 00 seconds East a distance of 2.58 feet to a point (Ralph McGill Boulevard changes to a 70 foot right of way at this point), and (3) North 65 degrees 50 minutes 45 seconds East a distance of 53.50 feet to a 1/2-inch rebar found and THE TRUE POINT OF BEGINNING; from the True Point of Beginning as thus established, thence leaving said right-of-way line, running North 03 degrees 36 minutes 19 seconds East 295.35 feet to an iron pin set; thence North 86 degrees 59 minutes 50 seconds West a distance of 50.00 feet to a point; thence North 86 degrees 59 minutes 50 seconds West a distance of 10.10 feet to an iron pin set; thence North 03 degrees 44 minutes 37 seconds East a distance of 123.48 feet to an 5/8-inch rebar found; thence North 61 degrees 50 minutes 32 seconds East a distance of 104.89 feet to a 1-inch crimp top pipe found; thence North 04 degrees 10 minutes 20 seconds East a distance of 214.84 feet to a 1-inch crimp top pipe found on the Southerly right-of-way of Angier Avenue (50 foot right-of-way); thence running along said right-of-way South 88 degrees 59 minutes 15 seconds East a distance of 132.59 feet to a point; thence along an arc of a curve to the left (which arc is subtended by a chord having a bearing and distance of North 78 degrees 22 minutes 42 seconds East a 144.08 feet and a radius of 366.19 feet) 145.03 feet to a 5/8-inch rebar and cap stamped Armstrong L.S. 1901; thence, leaving said right-of-way line , along the arc of a curve to the left (which arc is subtended by a chord having a bearing and distance of South 13 degrees 55 minutes 19 seconds East 114.84 feet and a radius of 190.12 feet) 116.66 feet to a point; thence South 32 degrees 55 minutes 53 seconds East a distance of 305.07 feet to an iron pin set on the Northerly right-of-way of Ralph McGill Boulevard; thence along the northwest right-of-way line of Ralph McGill Boulevard South 57 degrees 29 minutes 46 seconds West a distance of 209.28 feet to a point; thence South 57 degrees 39 minutes 06 seconds West a distance of 180.33 feet to a 5/8-inch rebar found; thence South 57 degrees 37 minutes 46 seconds West a distance of 252.35 feet to a ½-inch rebar and THE TRUE POINT OF BEGINNING.

FLOOD HAZARD STATEMENT

THIS SITE DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. FLOOD MAP COMMUNITY PANEL NUMBER 13121 C 0263 E IN FULTON COUNTY, GEORGIA.

PANEL BEARS AN EFFECTIVE DATE OF JUNE 22, 1998. THIS SITE DOES NOT LIES WITHIN ZONE "X".

PROJECT CONTACTS

CIVIL ENGINEER:
J. LANCASTER ASSOCIATES, INC.
275 VILLAGE PARKWAY
MARIETTA, GA 30067
PHONE: 770-955-2421

GENERAL CONTRACTOR:
FORTUNE JOHNSON
PROJECT SUPER-NEIL WEIN
PHONE: 678-300-2898
3740 DAVINCI CT. SUITE 220
NORCROSS, GA 30092

SURVEY CERTIFICATION

THE SURVEY IS TO BE PREPARED IN ACCORDANCE WITH THE 2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND CONTAIN THE FOLLOWING CERTIFICATION:

TO NORTH AVENUE PARK APARTMENTS, LLC, REGIONS BANK and FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 4, 7(b)(1), 8-10, 13 AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE:_____

(signed)_____(seal)
Registration No.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRIAN C. LONG

ALTA/ACSM LAND TITLE SURVEY FOR
NORTH AVENUE PARK APARTMENTS, LLC, REGIONS BANK and FIDELITY NATIONAL TITLE INSURANCE COMPANY

REVISIONS:

CITY OF ATLANTA
LAND LOT 18, 14th DISTRICT, FULTON COUNTY, GEORGIA
DATE: SEPTEMBER 16, 2010 SCALE: 1"= 30'

MERIDIAN GEOMATICS, LLC
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JOB NO. 2008-037

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