

GENERAL NOTES

- 1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13210224F, DATED 9/16/2013 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 2) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS SP-1 SA1. SPECIAL PUBLIC INTEREST 1 SUB AREA 1 DISTRICT. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
- 3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM NATIONAL GEODETIC SURVEY CONTROL, MONUMENT "GRADY HESSETT" (PG #48441). ELEVATION = 1021.2 FEET (DAD 8/2 / NAVD 83)
- 4) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.
- 5) CONTROL INTERVALS SHOWN ARE ONE FOOT.
- 6) NOTES: STORM AND SANITARY SIGNS ARE COMBINED IN THIS AREA AND MANY OF THE STRUCTURES ARE DESTROYED WITH DEBRIS. THEREFORE, THIS SURVEYOR WAS UNABLE TO DETERMINE THE EXTENT OF SOME STORM AND SANITARY IMPROVEMENTS.
- 7) NOTE: THERE IS CONFLICTING INFORMATION REGARDING THE PRESENCE AND EXTENT OF SOME UNDERGROUND UTILITIES.

SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTIRE AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED 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.
- 3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, INTERESTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) PURSUANT TO RULE 190-5-09 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 WRITTEN STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

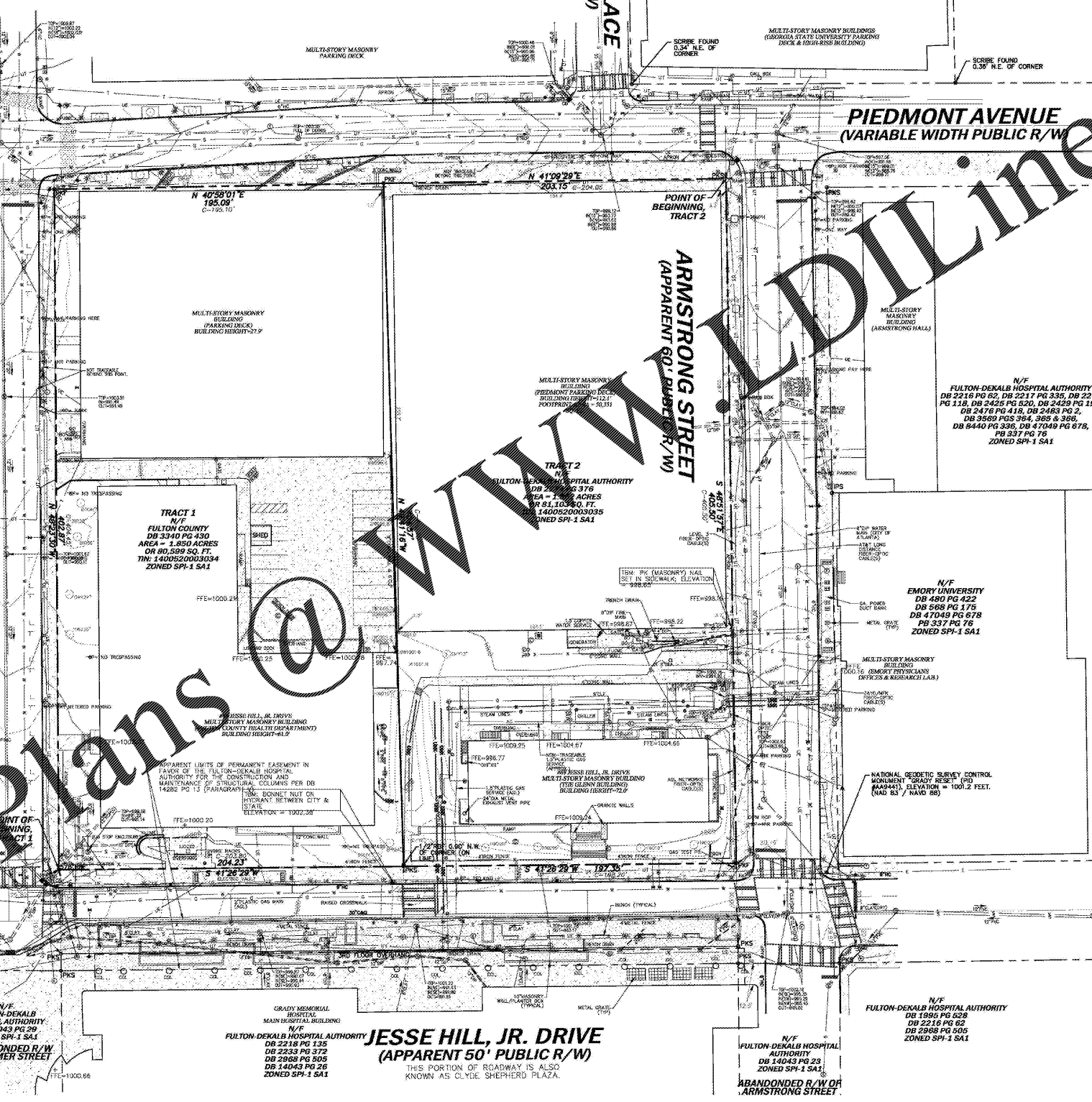
- 1) "CONSOLIDATION PLAT FOR THE FULTON-DEKALB HOSPITAL AUTHORITY & GRADY HEALTH SYSTEM" PREPARED BY LONG ENGINEERING, INC., DATED 4/9/2008, RECORDED IN PLAT BOOK 1317 PAGE 76, FULTON COUNTY, GEORGIA RECORDS.
- 2) "TERRAIN, TOPOGRAPHIC AND UTILITY SURVEY OF GRADY MEMORIAL HOSPITAL" PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 3/29/2012.
- 3) "ALTA/NPS/LAND TITLE SURVEY FOR: CHAS SUBSIDIARY COE 21, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ADM FUND AL, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ST COE WALK, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY" PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 10/16/2015, LAST REVISED 8/10/2017.
- 4) "ALTA/NPS/LAND TITLE SURVEY FOR: GRADY MEMORIAL HOSPITAL, CORP., THE FULTON-DEKALB HOSPITAL AUTH., FIRST AMERICAN TITLE INSURANCE CO." PREPARED BY CHASTAIN & ASSOCIATES, P.C., DATED 6/13/2017.

ALTA NOTES

- 1) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.
- 2) THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NEAR THE SUBJECT PROPERTY.
- 3) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- 4) THERE ARE NO OBSERVABLE WETLAND AREAS WITHIN THE SUBJECT PROPERTY.
- 5) THIS SURVEYOR DESIGNED NO EVIDENCE OF ANY CENTERLINES OR BURIAL REMAINS WITHIN THE SITE.
- 6) THE SUBJECT PROPERTY HAS UNRESTRICTED ACCESS TO ARMSTRONG STREET, GILMER STREET, JESSE HILL, JR. DRIVE, AND PIEDMONT AVENUE.
- 7) THE SURVEYED PROPERTY IS CONTIGUOUS WITH THE PUBLIC STREET(S) AND THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND THE PUBLIC STREET(S).
- 8) SITE ADDRESS: 89 AND 99 JESSE HILL, JR. DRIVE, ATLANTA, GEORGIA 30303

LEGEND

---	BROKEN LINE NOT TO SCALE
---	FENCE LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD ELECTRIC LINE
---	OVERHEAD TELEPHONE LINE
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNKNOWN UNDERGROUND UTILITY LINE
---	WATER LINE
---	CATCH BASIN SINGLE WING
---	CATCH BASIN DOUBLE WING
---	COMPUTER POINT
---	CONCRETE POINT
---	CLEANOUT
---	COMMUNICATION BOX
---	ELECTRIC BOX
---	ELECTRIC LINE MARKER
---	ELECTRIC MANHOLE
---	ELECTRIC METER
---	ELECTRIC OUTLET
---	ELECTRIC SWITCH
---	FIBER OPTIC BOX
---	FIBER OPTIC LINE MARKER
---	FIRE HYDRANT
---	FLARED END SECTION
---	GAS LINE MARKER
---	GAS METER
---	GAS VALVE
---	GROUND LIGHT
---	GUY POLE
---	GUY WIRE
---	HEADWALL
---	HEATING/AIR CONDITIONING UNIT
---	IRRIGATION CONTROL VALVE
---	LIGHT POLE
---	POST INDICATOR VALVE
---	POWER POLE
---	SANITARY SEWER MANHOLE
---	SIGN POST
---	STORM WATER DROP INLET
---	STORM WATER JUNCTION BOX
---	STORM WATER YARD INLET
---	TELEPHONE MANHOLE
---	ELECTRIC METER
---	TRAFFIC SIGNAL BOX
---	TRAFFIC SIGNAL POLE
---	WATER MANHOLE
---	WATER METER
---	WATER VALVE
---	WATER WALK/LINE MARKER
---	BOLLARD
---	CONCRETE MONUMENT FOUND
---	CORNER TOP PIPE FOUND
---	FISHED FLOOR ELEVATION
---	IRON PIN FOUND
---	1/2" IRON PIN SET
---	MAIL BOX
---	OPEN TOP PIPE FOUND
---	PK NAIL FOUND
---	PK NAIL SET
---	PARKING METER
---	REBAR FOUND
---	RIGHT-OF-WAY MONUMENT FOUND
---	STUB OUT
---	BUILDING SETBACK LINE
---	CURS & OUTER
---	CATCH BASIN
---	CONCRETE PAD
---	CHAIN LINK FENCE
---	CORRUGATED METAL PIPE
---	DEED BOOK & PAGE
---	DUCTILE IRON PIPE
---	HEADER CURB
---	HIGH DENSITY POLYETHYLENE PIPE
---	INVERT ELEVATION
---	OUTLET CONTROL STRUCTURE
---	PLAT BOOK & PAGE
---	PLASTIC PIPE
---	REINFORCED CONCRETE PIPE
---	TEMPORARY BENCHMARK
---	SPOT ELEVATION
---	REFERENCE TO TITLE EXCEPTION ITEM
---	REFERENCE TO ENCROACHMENT ITEM



LEGAL DESCRIPTION, TRACT 1 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 52 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated as Tract 1 on a plat of survey prepared by Valentino & Associates, Inc. (Doc #17-284; Drawing/Fix #17-284), bearing the seal of Valentino & Associates, Inc., Registered Land Surveyor #2325, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING AT 2 1/2" rebar found at the intersection of the northwesterly right-of-way line of Jesse Hill, Jr. Drive (apparent 50' public r/w) and the northwesterly right-of-way line of Gilmer Street (apparent 60' public r/w);

THENCE proceeding along said northwesterly right-of-way line of Gilmer Street North 48 degrees 23 minutes 30 seconds West for a distance of 402.87 feet to a PK nail found at the intersection of said northwesterly right-of-way line of Gilmer Street and the southwesterly right-of-way line of Piedmont Avenue (variable width public r/w);

THENCE proceeding along said southwesterly right-of-way line of Piedmont Avenue North 42 degrees 58 minutes 02 seconds East for a distance of 195.09 feet to a PK nail found;

THENCE proceeding along said southwesterly right-of-way line of Piedmont Avenue South 49 degrees 41 minutes 18 seconds East for a distance of 404.57 feet to a PK nail set on the northwesterly right-of-way line of Jesse Hill, Jr. Drive (said PK nail set being witnessed by a 1/2" rebar found 0.90 feet northwest thereof);

THENCE proceeding along said northwesterly right-of-way line of Jesse Hill, Jr. Drive South 41 degrees 26 minutes 29 seconds West for a distance of 204.23 feet to a 3/8" rebar found at the intersection of the northwesterly right-of-way line of Jesse Hill, Jr. Drive and the northwesterly right-of-way line of Gilmer Street, said 3/8" rebar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 1.850 acres or 80,399 square feet.

LEGAL DESCRIPTION, TRACT 2 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 52 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated as Tract 2 on a plat of survey prepared by Valentino & Associates, Inc. (Doc #17-284; Drawing/Fix #17-284), bearing the seal of Valentino & Associates, Inc., Registered Land Surveyor #2325, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING AT A PK (masonry) nail set at the intersection of the southwesterly right-of-way line of Piedmont Avenue (variable width public r/w) and the southwesterly right-of-way line of Armstrong Street (apparent 60' public r/w);

THENCE proceeding along said southwesterly right-of-way line of Armstrong Street South 48 degrees 51 minutes 57 seconds East for a distance of 405.50 feet to a PK nail found at the intersection of the southwesterly right-of-way line of Armstrong Street and the northwesterly right-of-way line of Jesse Hill, Jr. Drive (apparent 50' public r/w);

THENCE proceeding along said northwesterly right-of-way line of Jesse Hill, Jr. Drive South 41 degrees 26 minutes 29 seconds West for a distance of 197.35 feet to a PK nail set (said PK nail set being witnessed by a 1/2" rebar found 0.90 feet northwest thereof);

THENCE departing said northwesterly right-of-way line of Jesse Hill, Jr. Drive North 49 degrees 41 minutes 18 seconds West for a distance of 404.57 feet to a PK nail found on the southwesterly right-of-way line of Piedmont Avenue (variable width public r/w);

THENCE proceeding along said southwesterly right-of-way line of Piedmont Avenue North 41 degrees 09 minutes 29 seconds East for a distance of 203.15 feet to a PK nail set at the intersection of the southwesterly right-of-way line of Piedmont Avenue and the southwesterly right-of-way line of Armstrong Street, said PK nail set being the POINT OF BEGINNING.

Said tract or parcel of land contains 1.862 acres or 81,103 square feet.

UNDERGROUND UTILITY LOCATION PROVIDED BY

GAS	SOUTHERN COMPANY GAS TO PEACHTREE STREET NE ATLANTA, GA 30303 (404) 594-4336
POWER	GEORGIA POWER COMPANY 222 LEYDEN STREET ATLANTA, GA 30318 (404) 506-4968
WATER	CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT 871 WEST STREET ATLANTA, GA 30318 (404) 330-6000
COMMUNICATION	AT&T 3500 GLENVIEW AVENUE ATLANTA, GA 30326 (404) 472-1070
COMCAST	(770) 358-8479
FIRELIGHT, LLC	1700 GREAT SAWS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 784-3972
VERSON / MO	2300 N. GUNWILLE ROAD, SUITE 100 DENVER, CO 80202 (303) 896-2445
VERSON / MO	2300 N. GUNWILLE ROAD, SUITE 100 DENVER, CO 80202 (303) 896-2445

UTILITY WARNING

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THAT PARTY WHOSE LEGAL INTERESTS IN THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE AFFECTED BY THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITY LOCATIONS AND HAS ENCOUNTERED THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITY PROTECTION CENTER AT 1-800-882-7411 PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE GAINED BY INFORMATION FROM ON-SITE PERSONNEL AND SURROUNDING FACILITIES. ALL POSSIBLE BUSINESS AND MECHANICAL AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LAYOUT. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30089
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LS000079

REVISIONS

DATE:	6-15-18
ADD:	STEAM LINES
REMOVE:	AROUND GLENN BUILDING

NOT FOR CONSTRUCTION

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 18-6-67). I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOTAL STATION WITH AN ANGLE ERROR OF 5 SECONDS PER STATION. THE TRAVERSE OPENS WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARES METHOD AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. THE ANGLE ERROR OF THIS PLAT IS ONE FOOT IN 50,000 FEET.

SCALE: 1" = 30'

DATE: 1/24/2018

JOB NUMBER: 17-054

FILE NUMBER: 17-054

PLOTTED: 6/15/18

ALTA/NPS/LAND TITLE SURVEY

SHEET 1 OF 1

Order Plans @ www.waltdilme.com

PRELIMINARY--PENDING TITLE REVIEW