LEGEND

A ~ ARC	(L) ~ CURVE TO THE LEFT
AC ~ ACRE(S)	L/A ~ LIMIT OF ACCESS
AE ~ ACCESS EASEMENT	Lc ~ LENGTH OF CHORD
AGLC ~ ATLANTA GAS LIGHT COMPANY	LLL ~ LAND LOT LINE
ASP ~ ASPHALT	L/P ~ LAMP POST/LIGHT POLE
BB ~ BOTTOM OF BANK	L/S ~ LANDSCAPED AREA
BC ~ BACK OF CURB	MB ~ MAILBOX
B/C ~ BUILDING CORNER	MFE ~ MINIMUM FLOOR ELEVATION
B.F.E ~ BASE FLOOD ELEVATION	MFN ~ METROMEDIA FIBRE NETWORK
BL ~ BUILDING SETBACK LINE	MH ~ MANHOLE
BM ~ BENCHMARK	MNP ~ MAG NAIL PLACED
BPF ~ BLUE PIN FLAG	MW ~ MONITORING WELL
BPM ~ BLUE PAINT MARK	NF ~ NAIL FOUND
BS ~ BOTTOM OF SLOPE	N/F ~ NOW OR FORMERLY
BSO ~ BELLSOUTH TELEPHONE CO.	OCS ~ OUTLET CONTROL STRUCTURE
BSOCM ~ BELLSOUTH CABLE MARKER	OPF ~ ORANGE PIN FLAG
BSOMH ~ BELLSOUTH MANHOLE	OPM ~ ORANGE PAINT MARK
BW ~ BOTTOM OF WALL	OT ~ OPEN TOP PIPE
B/W ~ BARBED WIRE	P ~ POWER LINE
CB ~ CATCH BASIN	PB ~ PLAT BOOK
CCA ~ CORNER CONCRETE APRON	P/B ~ POWER BOX
CCW ~ CORNER CONCRETE WALK	PG ~ PAGE(S)
CI ~ CURB INLET	PI ~ POST INDICATOR VALVE
CL ~ CENTERLINE	PL ~ PROPERTY LINE
CL ~ CHAINLINK	POB ~ POINT OF BEGINNING
CMF ~ CONCRETE MONUMENT FOUND	POC ~ POINT OF COMMENCING
CMP ~ CORRUGATED METAL PIPE	PM ~ POWER METER
CO ~ CLEANOUT	P/P ~ POWER POLE
COMM ~ COMMUNICATION	PS ~ PARKING SPACE(S)
CT ~ CRIMPED TOP PIPE	PVC ~ POLYVINYLCHLORIDE PIPE
CTV ~ CABLE TELEVISION	R ~ RADIUS
CW ~ CONCRETE WALK	(R) ~ CURVE TO THE RIGHT
DB ~ DEED BOOK	RB ~ RE-BAR
DE ~ DRAINAGE EASEMENT	RCP ~ REINFORCED CONCRETE PIPE
DI ~ DROP INLET	RPF ~ RED PIN FLAG
DIP ~ DUCTILE IRON PIPE	RPM ~ RED PAINT MARK
DNR ~ DEPT.OF NATURAL RESOURCES	RR ~ RAILROAD
DNRMS ~ DNR MONUMENT SET	R/T ~ RETAINING
DR ~ DRIVE	R/W ~ RIGHT OF WAY
E/B ~ ELECTRIC BOX	SF ~ SQUARE FEET
EMC ~ ELECTRIC MEMBERSHIP CORP.	S/P ~ SERVICE POLE
EIP ~ EDGE OF PAVEMENT	SR ~ SOLID ROD
FC ~ FACE OF CURB	SS ~ SANITARY SEWER
FG ~ FENCE CORNER	SSE ~ SANITARY SEWER EASEMENT
FDC ~ FIRE DEPARTMENT CONNECTION	S/W ~ SIDEWALK
FFE ~ FINISHED FLOOR ELEVATION	T ~ TELEPHONE LINE
FH ~ FIRE HYDRANT	T/B ~ TRAFFIC SIGNAL BOX
F/L ~ FENCE LINE	T/D ~ TRENCH DRAIN
FOCM ~ FIBRE OPTIC CABLE MARKER	TBM ~ TEMPORARY BENCHMARK
FP ~ FENCE POST	T/C ~ TOP OF CURB
F/P ~ FLAG POLE	T/P ~ TELEPHONE POLE
GLMP ~ GAS LINE MARKER POST	TP ~ TRAFFIC POLE
GM ~ GAS METER	TRANS ~ TRANSMISSION
G/P ~ GATE POST	T/S ~ TRAFFIC SIGNAL
GP ~ GUY POLE	TSI ~ TRAFFIC SIGN
GPC ~ GEORGIA POWER COMPANY	TW ~ TOP OF WALL
G/R ~ GUARD RAIL	TW ~ TEST WELL
GV ~ GAS VALVE	U/G ~ UNDERGROUND
GW ~ GUY WIRE	V/B ~ VALVE BOX
HDPE ~ HIGH DENSITY POLYETHYLENE	VMP ~ VALVE MARKER POST
H/C ~ HANDICAP PARKING SPACE	W ~ WATER LINE
HVP/P ~ HIGH VOLTAGE POWER POLE	WF ~ WETLAND FLAG
H/W ~ HEADWALL	W/F ~ WROUGHT IRON FENCE
ICV ~ IRRIGATION CONTROL VALVE	WM ~ WATER METER
INV ~ INVERT	WV ~ WATER VALVE
IPF ~ IRON PIN FOUND	X ~ CORNER
IPS ~ IRON PIN SET	YI ~ YARD INLET
IRF ~ INTERMEDIATE REGIONAL FLOOD	YPF ~ YELLOW PIN FLAG
JB ~ JUNCTION BOX	YPM ~ YELLOW PAINT MARK

SYMBOL LEGEND

A/C	AIR CONDITIONING UNIT
BFP	BACKFLOW PREVENTOR
BPM	BLUE PAINT MARK(WATER)
BOLL	BOLLARD
BSO	BSO/AT&T/COMM BOX
BSOMH	BSO/AT&T/COMM MANHOLE
CMF	CONCRETE MONUMENT FOUND
CO	CLEANOUT
CTV	CABLE TV BOX
FOCM	FIBER OPTIC CABLE MARKER
FDC	FIRE DEPT CONNECTION
FH	FIRE HYDRANT
GLMP	GAS LINE MARKER POST
GM	GAS MARKER
GM	GAS METER
GV	GAS VALVE
GPCMH	GEORGIA POWER COMPANY MANHOLE
GT	GREASE TRAP
GP	GUYPOLE
GW	GUYWIRE
ICV	IRRIGATION CONTROL VALVE
IPF	IRON PIN FOUND
L/P	LAMP POST/LIGHT POLE
M/B	MAIL BOX/KIOSK
MW	MONITORING WELL
OPM	ORANGE PAINT MARK(TELE/COMM)
P/B	POWER/ELEC BOX
P/P	POWER POLE
PM	POWER MARKER
PM	POWER METER
RPM	RED PAINT MARK(POWER)
SIGN	SIGN
T/B	TRAFFIC SIGNAL BOX
TP	TRAFFIC POLE
T/S	TRAFFIC SIGNAL
TRANS	TRANSFORMER
UB	UTILITY BOX
UM	UTILITY MANHOLE
UP	UTILITY POLE
VMP	VALVE MARKER POST
WLMP	WATER LINE MARKER POST
WMH	WATER MANHOLE
WM	WATER METER
WV	WATER VALVE
XMP	CROSS WALK SIGNAL POLE
YPM	YELLOW PAINT MARK(GAS)
	CABLE TV
	FENCE LINE
	POWER LINE
	POWER & TELEPHONE
	GAS LINE
	TELEPHONE LINE
	U/G POWER
	U/G TEL
	WATER LINE

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

4. THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

6. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

7. THIS SURVEY WAS PREPARED IN CONFORMITY 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. 15-6-67.

8. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

9. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

10. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

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

12. THE ZONING CLASSIFICATION AND BULK RESTRICTIONS FOR SAID ZONING CLASSIFICATION HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 AND TABLE A, ITEMS 6(A) AND 6(B) OF THE 2011 ALTA/ACSM MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2011. THE ZONING CLASSIFICATION AND BULK RESTRICTIONS REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.

13. THE DEEDS OF ADJOINING PROPERTIES HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 OF THE 2011 ALTA/ACSM MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2011. THE ADJOINING OWNERSHIP AND DEED REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.

14. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

NOTES CORRESPONDING TO ITEMS IN SCHEDULE B - SECTION 2 OF REFERENCE MATERIAL ITEM NO. 14

9. EASEMENT FROM MRS. J. M. LIDDELL AND MRS. RUTH JOHNSON TO THE GEORGIA RAILWAY AND POWER COMPANY, DATED OCTOBER 9, 1912, FILED FOR RECORD OCTOBER 30, 1912 AT 2:10 P.M., RECORDED IN DEED BOOK 353, PAGE 259, RECORDS OF FULTON COUNTY, GEORGIA.
THIS ITEM DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. IT APPEARS TO AFFECT THE PROPERTY TO THE WEST.

10. EASEMENT FROM MRS. MAY G. BAILEY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED DECEMBER 17, 1936, FILED FOR RECORD DECEMBER 22, 1936 AT 3:39 P.M., RECORDED IN DEED BOOK 1622, PAGE 472, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION OF THE EASEMENT IS AMBIGUOUS AND, THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE LOCATION THEREOF. HOWEVER, IT DOES APPEAR TO FALL WITHIN THE AREA OF THE SUBJECT PROPERTY.

11. AGREEMENT BY AND BETWEEN J. E. OVERSTREET, AND MRS. M. G. BAILEY, AND MRS. JESSIE M. LIDDELL AND MRS. RUTH E. JOHNSON, DATED MARCH 17, 1939, FILED FOR RECORD MARCH 22, 1939 AT 9:24 A.M., RECORDED IN DEED BOOK 1718, PAGE 393, AFORESAID RECORDS.
THIS ITEM APPEARS TO HAVE BEEN SUPERSEDED BY THE AGREEMENT RECORDED IN DEED BOOK 1802, PAGE 181, EXCEPTION #12 BELOW.

12. AGREEMENT BETWEEN MRS. JESSIE M. LIDDELL AND MRS. RUTH E. JOHNSON, B. J. VAUGHN AND MRS. MAMIE ROGERS, L. SACHS AND J. C. OVERSTREET, AND MRS. M. G. BAILEY, DATED FEBRUARY _, 1941, FILED FOR RECORD MARCH 14, 1941 AT 2:41 P.M., RECORDED IN DEED BOOK 1802, PAGE 181, AFORESAID RECORDS.
THIS ITEM TRANSFERS TITLE OF TRACT 6, SHOWN HEREON, TO MRS. M. G. BAILEY. SAID ITEM ALSO ESTABLISHES A 12-FOOT PRIVATE ALLEY FOR THE SOLE USE OF THE ABUTTING OWNERS. SAID ALLEY IS SHOWN HEREON AS TRACT 7.

13. RIGHT-OF-WAY EASEMENT FROM MRS. MAY G. BAILEY TO GEORGIA POWER COMPANY, DATED JANUARY 27, 1972, FILED FOR RECORD MARCH 16, 1972 AT 3:01 P.M., RECORDED IN DEED BOOK 5550, PAGE 53, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE IT IS BLANKET IN NATURE. HOWEVER, IT DOES APPEAR TO BENEFIT A PORTION OF THE SUBJECT PROPERTY.

14. EASEMENT FROM BEVERLY TAYLOR TO GEORGIA POWER COMPANY, DATED FEBRUARY 18, 1987, FILED FOR RECORD APRIL 24, 1987 AT 9:13 A.M., RECORDED IN DEED BOOK 10761, PAGE 222, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE IT IS BLANKET IN NATURE. HOWEVER, IT DOES APPEAR TO BENEFIT A PORTION OF THE SUBJECT PROPERTY.

15. ALL MATTERS DISCLOSED BY PLAT RECORDED IN PLAT BOOK 1802, PAGE 181, AFORESAID RECORDS.
THE SUBJECT PROPERTY DOES FALL WITHIN THE LIMITS OF THE PLATTED PROPERTY AND ALL MATTERS THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
NOTE THIS PLAT IS ACTUALLY RECORDED IN DEED BOOK 1802, NOT PLAT BOOK.

REFERENCE MATERIAL

1. DEED: A.M. BRACKMAN TO A.H. BAILEY DATED AUGUST 12, 1927, DEED BOOK XXXX, PAGE 430 FULTON COUNTY, GEORGIA RECORDS.

2. DEED: MRS. JESSIE M. LIDDELL AND MRS. RUTH E. JOHNSON TO A.H. BAILEY DATED SEPTEMBER 11, 1931 DEED BOOK 1398, PAGE XXX, FULTON COUNTY, GEORGIA RECORDS.

3. WARRANTY DEED: MRS. MAY G. BAILEY TO MRS. BEVERLY BAILEY TAYLOR DATED DECEMBER 26, 1963 DEED BOOK 4168, PAGE 527 FULTON COUNTY, GEORGIA RECORDS.

4. WARRANTY DEED: MRS. MAY G. BAILEY TO MRS. BEVERLY BAILEY TAYLOR DATED JANUARY 6, 1965 DEED BOOK 4171, PAGE 217 FULTON COUNTY, GEORGIA RECORDS.

5. WARRANTY DEED: MRS. MAY G. BAILEY TO MRS. BEVERLY BAILEY TAYLOR DATED JANUARY 6, 1965 DEED BOOK 4356, PAGE 171 FULTON COUNTY, GEORGIA RECORDS.

6. QUITCLAIM DEED: MRS. BEVERLY BAILEY TAYLOR, AS TRUSTEE FOR ELLIOTT RAY TAYLOR, JR. TO ELLIOTT RAY TAYLOR, JR. DATED AUGUST 2, 1965 DEED BOOK 4458, PAGE 75 FULTON COUNTY, GEORGIA RECORDS.

7. QUITCLAIM DEED: BEVERLY BAILEY TAYLOR, AS TRUSTEE TO RICHARD COLES TAYLOR RECORDED MAY 30, 1978 IN DEED BOOK 6968, PAGE 494 FULTON COUNTY, GEORGIA RECORDS.

8. QUIT CLAIM DEED: MAY BAILEY TAYLOR HOLLIS TO THE PIEDMONT-MORNINGSIDE COMPANY DATED JULY 1, 1992 DEED BOOK 15688, PAGE 29 FULTON COUNTY, GEORGIA RECORDS.

9. PLAT: PROPERTY OF J. C. OVERSTREET, LOCATED IN LAND LOTS 51 & 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED APRIL 14, 1960.

10. PLAT: SURVEY OF PART OF JOHNSON-LIDDELL PROPERTY, LOCATED IN LAND LOTS 51 & 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA MADE FOR NORTHSIDE DEVELOPMENT CORP., PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED AUGUST 20, 1959 LAST REVISED AUGUST 9, 1960.

11. PLAT: SURVEY FOR NORTHSIDE DEVELOPMENT CORP. OF PROPERTY FORMERLY KNOWN AS JOHNSON-LIDDELL PROPERTY, LOCATED IN LAND LOTS 51 & 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA, PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED APRIL 21, 1965 REVISED NOVEMBER 19, 1982.

12. PLAT: ALTA/ACSM LAND TITLE SURVEY FOR ANSLEY II, LTD, SUN LIFE ASSURANCE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, LOCATED IN LAND LOT 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA, PREPARED BY PEARSON & ASSOCIATES, INC. DATED JULY 28, 2003 REVISED AUGUST 22, 2003.

13. PLAT: PLAT OF A PART OF PROPERTY FOR MRS. A.H. BAILEY, LOCATED IN LAND LOT 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA, PREPARED BY J. W. BURPITT, C.E. DATED JAN. 31, 1941 AND RECORDED IN DEED BOOK 1802, PAGE 181 FULTON COUNTY, GEORGIA RECORDS.

14. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. **1500.0809(O)**, EFFECTIVE DATE APRIL 20, 2015.

15. PLAT: PROVISIONAL PLAT OF THE LIDDELL & JOHNSON PROPERTY, LOCATED IN LAND LOTS 51 & 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA, PREPARED BY KAUFFMAN & BRO., CIVIL ENGINEERS AND RECORDED IN PLAT BOOK 9, PAGE 79 FULTON COUNTY, GEORGIA RECORDS.

ZONING INFORMATION

CURRENT ZONING: C-1 (COMMUNITY BUSINESS DISTRICT) AS PER CITY OF ATLANTA ZONING MAP, SHEET NO. 17-056 COMPILED MARCH 17, 2015.

A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AND THUS THE BULK RESTRICTIONS AND SETBACKS ARE NOT SHOWN HEREON.

EXISTING PARKING TABULATION:
REGULAR PARKING SPACES PROVIDED: NONE STRIPED
HANDICAP PARKING SPACES PROVIDED: NONE STRIPED
TOTAL PARKING SPACES PROVIDED: NONE STRIPED

SURVEY DESCRIPTION OF PROPERTY TRACT 3

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE **POINT OF BEGINNING**, COMMENCE AT THE INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE, F/K/A NORTH BOULEVARD (80' R/W) IF SAID RIGHTS-OF-WAY WHERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE AND PROCEED ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) THE FOLLOWING COURSES AND DISTANCES: 1) NORTH 32°57'01" WEST, A DISTANCE OF 24.84 FEET TO A MAG NAIL PLACED AT THE END OF SAID CURVE; 2) THENCE NORTH 32°57'01" WEST, A DISTANCE OF 60.89 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP PIPE) AND THE **POINT OF BEGINNING**;

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W), NORTH 33°03'54" WEST FOR A DISTANCE OF 75.01 FEET TO A MAG NAIL PLACED ON THE SOUTHEASTERLY MARGIN OF A 12 FOOT ALLEY; THENCE DEPARTING SAID ALLEY AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) AND PROCEED NORTH 58°01'28" EAST FOR A DISTANCE OF 123.96 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE SOUTH 62°28'53" EAST FOR A DISTANCE OF 85.70 FEET TO A BUILDING CORNER ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W); THENCE SOUTH 30°03'04" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) FOR A DISTANCE OF 74.98 FEET TO A BUILDING CORNER; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) AND PROCEED NORTH 61°42'39" WEST FOR A DISTANCE OF 50.90 FEET TO A POINT ON THE SIDE OF A BUILDING; THENCE SOUTH 50°14'52" WEST FOR A DISTANCE OF 75.27 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP PIPE) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) AND THE **POINT OF BEGINNING**.
SAID TRACT OR PARCEL CONTAINING 0.27338 OF AN ACRE, OR 11,908 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY TRACT 4

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE **POINT OF BEGINNING**, COMMENCE AT THE INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE, F/K/A NORTH BOULEVARD (80' R/W) IF SAID RIGHTS-OF-WAY WHERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE AND PROCEED ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES: 1) NORTH 30°33'19" EAST FOR A DISTANCE OF 34.72 FEET TO A MAG NAIL PLACED AT THE END OF SAID CURVE; 2) THENCE NORTH 30°33'19" EAST A DISTANCE OF 56.25 FEET TO A MAG NAIL PLACED; 3) THENCE NORTH 29°08'46" EAST A DISTANCE OF 20.15 FEET TO A BUILDING CORNER; 4) THENCE NORTH 30°03'04" EAST A DISTANCE OF 74.98 FEET TO A BUILDING CORNER AND THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, DEPART SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) AND PROCEED NORTH 62°28'53" WEST FOR A DISTANCE OF 85.70 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE NORTH 30°02'23" EAST FOR A DISTANCE OF 49.95 FEET TO A MAG NAIL PLACED; THENCE SOUTH 62°30'25" EAST FOR A DISTANCE OF 85.60 FEET TO A BUILDING CORNER ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W); THENCE SOUTH 29°55'24" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) FOR A DISTANCE OF 49.98 FEET TO A BUILDING CORNER AND THE **POINT OF BEGINNING**.
SAID TRACT OR PARCEL CONTAINING 0.09816 ON AN ACRE, OR 4,276 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY TRACT 5

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE **POINT OF BEGINNING**, COMMENCE AT THE INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE, F/K/A NORTH BOULEVARD (80' R/W) IF SAID RIGHTS-OF-WAY WHERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE AND PROCEED ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) THE FOLLOWING COURSES AND DISTANCES: 1) NORTH 32°57'01" WEST, A DISTANCE OF 24.84 FEET TO A MAG NAIL PLACED AT THE END OF SAID CURVE; 2) THENCE NORTH 32°57'01" WEST, A DISTANCE OF 60.89 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP PIPE); 3) THENCE NORTH 33°03'54" WEST FOR A DISTANCE OF 75.01 FEET TO A MAG NAIL PLACED ON THE SOUTHEASTERLY MARGIN OF A 12 FOOT ALLEY AND THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, DEPART SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) AND PROCEED NORTH 48°10'12" EAST ALONG THE SOUTHEASTERLY MARGIN OF SAID 12 FOOT ALLEY FOR A DISTANCE OF 160.87 FEET TO A MAG NAIL PLACED ON THE SOUTHEASTERLY TERMINUS OF SAID ALLEY; THENCE NORTH 28°47'52" WEST ALONG SAID TERMINUS FOR A DISTANCE OF 12.32 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP PIPE); ON THE NORTHWESTERLY TERMINUS OF SAID ALLEY; THENCE DEPARTING SAID 12 FOOT ALLEY AND PROCEED NORTH 28°47'52" WEST FOR A DISTANCE OF 16.00 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE NORTH 06°41'52" EAST FOR A DISTANCE OF 66.92 FEET TO AN IRON PIN FOUND (3/8" REBAR); THENCE SOUTH 63°23'00" EAST FOR A DISTANCE OF 51.48 FEET TO A MAG NAIL PLACED; THENCE SOUTH 24°10'07" WEST FOR A DISTANCE OF 73.01 FEET TO A MAG NAIL PLACED; THENCE SOUTH 30°02'23" WEST FOR A DISTANCE OF 49.95 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE SOUTH 58°01'28" WEST FOR A DISTANCE OF 123.96 FEET TO A MAG NAIL PLACED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) AND THE **POINT OF BEGINNING**.
SAID TRACT OR PARCEL CONTAINING 0.11045 OF AN ACRE, OR 4,811 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY TRACT 6

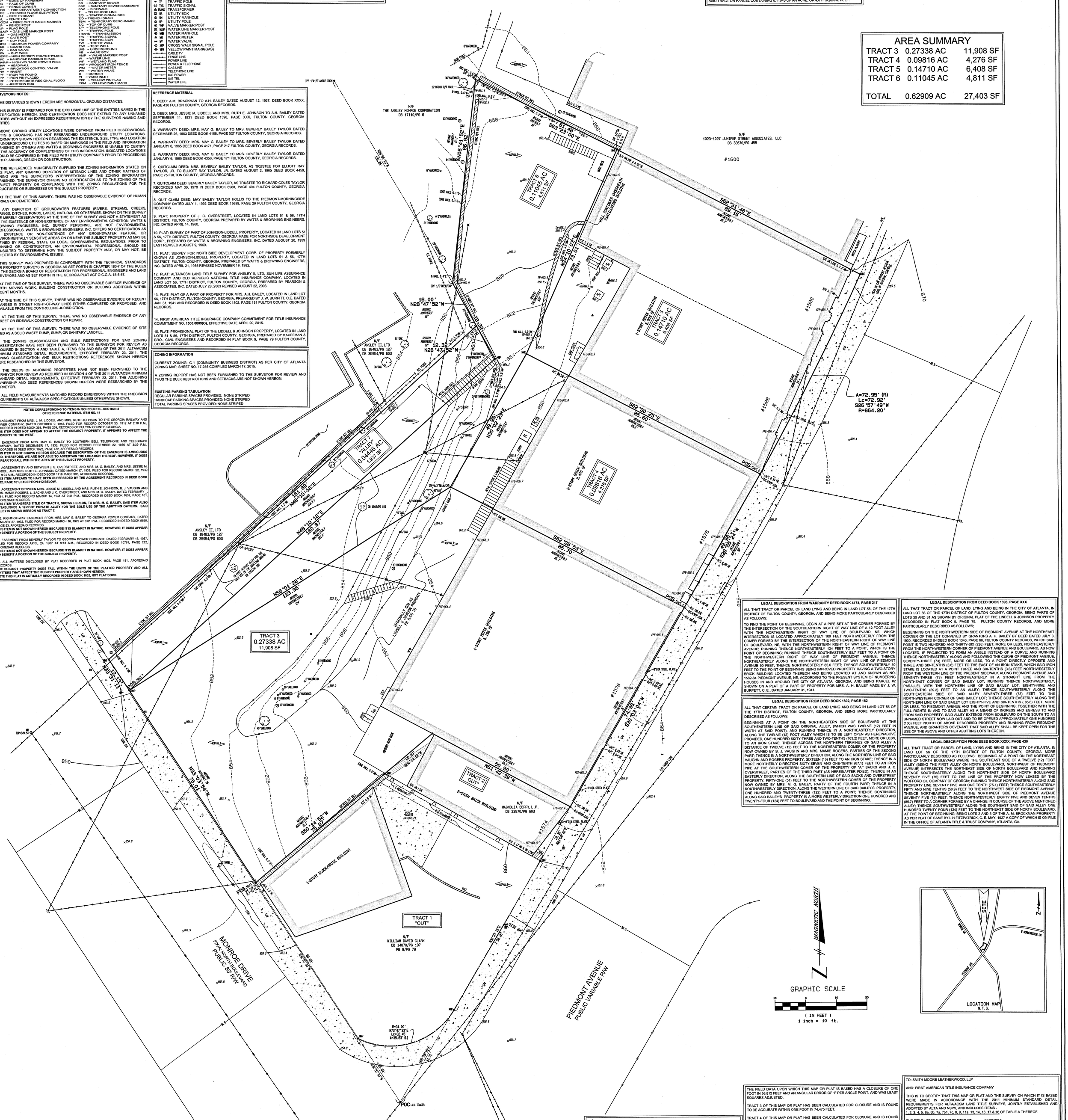
ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE **POINT OF BEGINNING**, COMMENCE AT THE INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD (VARIABLE R/W) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE, F/K/A NORTH BOULEVARD (80' R/W) IF SAID RIGHTS-OF-WAY WHERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE AND PROCEED ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) THE FOLLOWING COURSES AND DISTANCES: 1) NORTH 32°57'01" WEST, A DISTANCE OF 24.84 FEET TO A MAG NAIL PLACED AT THE END OF SAID CURVE; 2) THENCE NORTH 32°57'01" WEST, A DISTANCE OF 60.89 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP PIPE); 3) THENCE NORTH 33°03'54" WEST FOR A DISTANCE OF 75.01 FEET TO A MAG NAIL PLACED ON THE SOUTHEASTERLY MARGIN OF A 12 FOOT ALLEY AND THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, DEPART SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) AND PROCEED NORTH 48°10'12" EAST ALONG THE SOUTHEASTERLY MARGIN OF SAID 12 FOOT ALLEY FOR A DISTANCE OF 160.87 FEET TO A MAG NAIL PLACED ON THE SOUTHEASTERLY TERMINUS OF SAID ALLEY; THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) AND PROCEED NORTH 48°10'12" EAST ALONG THE NORTHWESTERLY MARGIN OF SAID 12 FOOT ALLEY FOR A DISTANCE OF 161.89 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP PIPE) ON THE NORTHWESTERLY TERMINUS OF SAID ALLEY; THENCE SOUTH 28°47'52" EAST ALONG SAID TERMINUS FOR A DISTANCE OF 12.32 FEET TO A MAG NAIL PLACED ON THE SOUTHEASTERLY TERMINUS OF SAID ALLEY; THENCE SOUTH 48°10'12" WEST ALONG THE SOUTHEASTERLY MARGIN OF SAID 12 FOOT ALLEY FOR A DISTANCE OF 160.87 FEET TO A MAG NAIL PLACED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONROE DRIVE (80' R/W) AND THE **POINT OF BEGINNING**. SAID TRACT OR PARCEL CONTAINING 0.04446 OF AN ACRE, OR 1,937 SQUARE FEET.

AREA SUMMARY

TRACT 3	0.27338 AC	11,908 SF
TRACT 4	0.09816 AC	4,276 SF
TRACT 5	0.14710 AC	6,408 SF
TRACT 6	0.11045 AC	4,811 SF
TOTAL	0.62909 AC	27,403 SF


N/F
THE ANSLEY MONROE CORPORATION
DB 17110/PG 6
N/F
1023-1027 JUNIPER STREET ASSOCIATES, LLC
DB 32670/PG 455
#1