FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map,Community Panel No. 135157-0026, which bears an effective date of MARCH 4, 1987, and ■/is not in a Special Flood Hazard Area. By telephone call dated MAY 18, 2001 to the National Flood Insurance Program (800-638-6620) we have learned this community does/[redacted] currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

INTERSTATE 75/85
(VARIABLE R/W)
LIMITED ACCESS

QUESTIONABLE OWNERSHIP AREA #2. WILLIAMS STREET R/W AREA CONVEYED BY CITY OF ATLANTA TO GEORGIA TECH FOUNDATION. NOTE: THIS AREA IS CLAIMED BY GA D.O.T. AS R/W AREA

EXISTING 1.15' WIDE CONCRETE RETAINING WALL ALONG I-75/85 RAMP

CONSTRUCTION CENTERLINE WILLIAMS STREET RAMP PER SURVEY REFERENCE #3

RIGHT OF WAY AND PROPERTY LINE PER DEED BOOK 20734 PAGE 91 & DEED BOOK 20707 PAGE 210

PROPERTY LINE AS PER QUITCLAIM DEED FROM GA. D.O.T. TO CITY OF ATLANTA (DEED BOOK 20707 PAGE 210)

PERMANENT 25' EASEMENT TO GA. D.O.T. DEED BOOK 20707 PAGE 210

15.5' [REC.] & USED

S00°07'50"E 122.85'

BEGIN 5.0' CHAIN LINK FENCE ON TOP OF WALL

S00°18'02"E 80.23'

WILLIAMS STREET

PROPERTY LINE & RIGHT OF WAY LINE PER DEED BOOK 20734 PAGE 91

DIRECTION AND SIZE UNKNOWN

S41°30'47"W 43.33'

S88°28'47"W 59.36'

PROPERTY & R/W LINE DEED BOOK 21051 PAGE 36 & DEED BOOK 22384 PAGE 229 (CLAIMED BY GA.D.O.T.)

VACATED WILLIAMS ST. R/W AREA CONVEYED TO HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA PER DEED BOOK 20734 PAGE 91

RESERVED EASEMENT AREA DB 21051 PG. 36 DB 22384 PG 229 NOTE: EASEMENT WIDTH CANNOT DETERMINED BY THIS SURVEYOR FROM RECORD DOCUMENTS. HOWEVER GA.D.O.T. REPRESENTATIVE INDICATES EASEMENT WIDTH IS 25 FEET.

S40°15'58"W 44.61'

1/2" REBAR & PLASTIC "SEILER RLS 2388" CAP FND. & USED

18" WIDE BLOCK RETAINING WALL

67.41' RIGHT [REC.] & USED PER DB 21051 PG. 33

S50°28'05"W 52.61'

PROPERTY LINE PER DEED BOOK 22384 PAGE 229 & DEED BOOK 21051 PAGE 33

75.75' (REC) & USED

STA. 27+97.60, 75.75' RT. PER DB 22384 PG. 229 & DB 21051 PG. 33

TECHWOOD SPRINGS CONNECTOR/WILLIAMS STREET RAMP (VARIABLE R/W) LIMITED ACCESS

CONSTRUCTION CENTERLINE TECHWOOD SPRINGS CONNECTOR

EXISTING 1.15' WIDE CONCRETE RETAINING WALL ALONG THE WILLAMS STREET RAMP

END 5.0' CHAIN LINK FENCE ON TOP OF WALL

S41°30'47"W

PROPERTY LINE PER DEED BOOK 22384 PAGE 229 & DEED BOOK 21051 PAGE 30

141.20'

85' (REC) & USED

45.5' RIGHT [REC] & USED PER DB 7511 PG. 128

S00°07'52"W 45.76'

CONCRETE BRIDGE

S41°30'47"W 24.89' [REC] & USED

LIMITED ACCESS RIGHT OF WAY LINE PER DEED BOOK 7511 PAGE 128 & PLAT BOOK 170 PAGE 43

"X" MARK IN CONC. FD. & USED STA. 29+98.02, 45.5' RT. PER DB 7511 PG. 128

PROPERTY LINE PER DEED BOOK 20994 PAGE 243 & PLAT BOOK 170 PAGE 43

R/W LINE PER SURVEY REFERENCE #3. NO RIGHT OF WAY DEED FOUND OR FURNISHED TO SUPPORT THIS LOCATION.

PERMANENT RETAINING WALL EASEMENT DEED BOOK 7511 PAGE 132

S89°27'49"W 33.29'

100' CHAIN LINK FENCE

1/2" REBAR FD. & USED

132.45'

TRACT II
AREA=2.3612 ACRES
(102,856 sq. ft)

VACATED MILLS STREET R/W AREA CONVEYED TO HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA PER DEED BOOK 20734 PAGE 91

MILLS STREET VACATED R/W

EXISTING BUILDING (SHELTERING ARMS)

SHARED DRIVEWAY ON SUBJECT PROPERTY

P.O.B. TRACT II NAIL IN CONCRETE SET

N01°31'16"W 30.00'

N00°19'20"W 128.19'

N00°11'29"W 133.55'

N00°25'07"W 64.85'

S88°57'59"W

1/2" REBAR FD. & USED

1/2" REBAR FD. & USED

ALEXANDER ST (R/W VARIES)

APPROXIMATE LOCATION OF WATER LINE (SIZE AND TYPE UNKNOWN)

UNABLE TO OBTAIN INVERT

APPROX LOCATION OF COMBINED SANITARY SEWER AND STORM DRAIN

FLOW DIRECTION

4'-6'XT E.S.B.T.

WATER LINE 8"

6" GRANITE CURB NO GUTTER (TYPICAL)

HUNNICUTT STREET

EXIST. R/W

S00°19'20"E 304.72' [REC] & USED FROM SOUTH R/W HUNNICUTT ST.

CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE) (70' R/W)

PARKER ST. (30' R/W)

MILLS ST. 40' R/W

ALEXANDER ST. (R/W VARIES)

414 TECHWOOD DRIVE ATLANTA BAPTIST ASSOCIATION

338-400 TECHWOOD DRIVE MIDLAND INVESTMENT PROPERTIES DEED BOOK 15714 PAGE 991 TAX PARCEL #68

430 TECHWOOD DRIVE ATLANTA HOUSING AUTHORITY

N/F ATLANTA UNION MISSION 340 TECHWOOD DRIVE DEED BOOK 10414 PAGE 241 TAX PARCEL #138

N/F THE SHELTERING ARMS DEED BOOK 20478 PAGE 221 360 TECHWOOD DRIVE TAX PARCEL #88

LAND DESCRIPTION: TRACT II

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 79 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE), (70 FEET RIGHT-OF-WAY WIDTH), SAID POINT BEING ALSO LOCATED SOUTH 00 DEGREES, 19 MINUTES, 20 SECONDS EAST, 304.72 FEET FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HUNNICUTT STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF TECHWOOD DRIVE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE), NORTH 89 DEGREES 15 MINUTES 23 SECONDS EAST, 389.51 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75/85 (VARIBLE RIGHT-OF-WAY/LIMITED ACCESS);

THENCE SOUTH 00 DEGREES 18 MINUTES 02 SECONDS EAST, 80.23 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75/85 TO A PK NAIL SET ON THE NORTHWESTERLY RIGHT-OF WAY LINE OF THE TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP (VARIABLE RIGHT-OF-WAY WIDTH);

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75/85, SOUTH 41 DEGREES 30 MINUTES 47 SECONDS WEST, 58.38 FEET TO A PK NAIL SET ON THE NORTHWESTERLY RIGHT-OF WAY LINE OF THE TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP (VARIABLE RIGHT-OF-WAY WIDTH);

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP SOUTH 46 DEGREES 13 MINUTES 09 SECONDS WEST, 44.61 FEET TO A 1/2" REBAR & SURVEYOR'S CAP FOUND, SAID POINT BEING LOCATED 67.41 FEET RIGHT OF THE CONSTRUCTION CENTERLINE OF SAID TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP (DB 21051, PAGE 33) AND BEING ALSO ON THE SOUTHERLY RIGHT-OF- WAY LINE OF THE VACATED MILLS STREET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP SOUTH 50 DEGREES 38 MINUTES 05 SECONDS WEST, 52.61 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET, SAID POINT BEING LOCATED 75.75 FEET RIGHT OF STATION 27+97.60 OF SAID CONSTRUCTION CENTERLINE (DB 22384, PAGE 229 AND DB 21051, PAGE 33);

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP SOUTH 41 DEGREES 30 MINUTES 47 SECONDS WEST, 141.20 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP SOUTH 00 DEGREES 07 MINUTES 52 SECONDS WEST, 45.76 FEET TO A MITER CONNECTING THE WESTERLY RIGHT-OF WAY LINE OF SAID TECHWOOD SPRINGS CONNECTOR, WILLIAMS STREET RAMP WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALEXANDER STREET (VARIABLE RIGHT-OF-WAY WIDTH), SAID POINT BEING LOCATED 45.5 FEET RIGHT OF SAID CONSTRUCTION CENTERLINE (DB 7511, PAGE 128);

THENCE SOUTH 41 DEGREES 30 MINUTES 47 SECONDS WEST, 24.89 FEET ALONG SAID MITER TO AN "X" MARK IN CONCRETE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF ALEXANDER STREET, SAID POINT BEING LOCATED 45.5 FEET RIGHT OF STATION 29+98.02 OF SAID CONSTRUCTION CENTERLINE (DB 7511, PAGE 128);

THENCE SOUTH 88 DEGREES 22 MINUTES 49 SECONDS WEST, 33.29 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ALEXANDER STREET TO A 1/2" REBAR FOUND;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ALEXANDER STREET SOUTH 88 DEGREES 57 MINUTES 59 SECONDS WEST 132.45 FEET TO 1/2" REBAR FOUND ON SAID EASTERLY RIGHT-OF WAY LINE OF CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE);

THENCE NORTH 00 DEGREES 25 MINUTES 07 SECONDS WEST 64.85 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE) TO A 1/2" REBAR FOUND;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE) NORTH 00 DEGREES 11 MINUTES 29 SECONDS WEST 133.55 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF VACATED MILLS STREET;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE) NORTH 01 DEGREES 31 MINUTES 16 SECONDS WEST 30.00 FEET TO THE INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID VACATED MILLS STREET;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL OLYMPIC PARK DRIVE (F.K.A. TECHWOOD DRIVE) NORTH 00 DEGREES 19 MINUTES 20 SECONDS WEST 128.19 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINING 2.3612 ACRES (102,856 SQUARE FEET) OF LAND, MORE OR LESS.

GRAPHIC SCALE

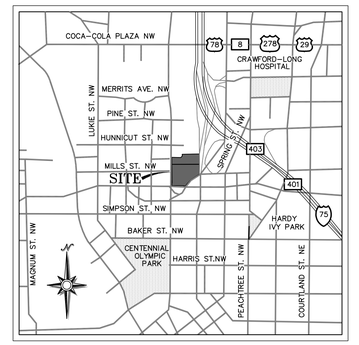
(IN FEET) 1 inch = 20 ft.

SURVEYOR'S NOTES

1. A TOPCON GTS-302D (TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, AND A 200 FOOT TAPE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,210 FEET, AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 139,389 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
6. I.P.S. INDICATES 1/2" REBAR SET WITH SURVEYOR'S CAP STAMPED "SEILER RLS 2388" UNLESS OTHERWISE NOTED. PK INDICATES PK NAIL SET WITH DISK STAMPED "SEILER 2388" UNLESS OTHERWISE NOTED.
7. WE HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR FULTON COUNTY, GEORGIA, PANEL NO. 135157-0026 EFFECTIVE DATE MARCH 4, 1987 AND FIND THE SUBJECT PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (100 YEAR FLOOD PRONE)
8. ALL PIPE SIZES AND TYPES AS-PER THE CITY OF ATLANTA ENGINEERING DEPARTMENT SANITARY SEWER AND STORM DRAIN MAPS.

SURVEYOR'S REFERENCES

1. CONSTRUCTION PLAN CAD FILES FOR SHELTERING ARMS PREPARED BY CENTERPOINT ENGINEERING LAST REVISED JUNE 19, 2003.



LOCATION MAP

LEGEND
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- POWER POLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CONC. PAD FOR ELECT. TRANSFORMER
- TELEPHONE PEDESTAL
- ELECTRIC METER ON BUILDING
- CABLE TV PEDESTAL
- N/F = NOW OR FORMERLY
- DB = DEED BOOK
- PB = PLAT BOOK
- PG. = PAGE
- FD. = FOUND
- MEAS. = MEASURED
- REC. = RECORD
- CALC. = CALCULATED
- P/L = PROPERTY LINE
- C/L = CENTERLINE
- CONC. = CONCRETE
- CHD. = CHORD
- PVMT = PAVEMENT
- TSP = TRAFFIC SIGNAL POLE
- GPMH = GEORGIA POWER MANHOLE
- TP = TELEPHONE POLE
- RCP = REINFORCED CONCRETE PIPE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- GW = GUY WIRE
- EB = ELECTRIC BOX
- BSMH = BELLSOUTH MANHOLE
- SP = SERVICE POLE
- DI = DROP INLET
- Ⓜ = MONITORING WELL
- MS = METAL SIGN
- GV = GAS VALVE
- E.S.B.T. = EGD SHAPED BRICK TRUNKLINE
- ▣ = CATCH BASIN
- CPP = CORRUGATED PLASTIC PIPE

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE/STOCKBRIDGE, GA 30281/678-565-9200
FIND US ON THE WEB AT www.seilerassoc.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR INTEGRAL REAL ESTATE GROUP, LLC

REVISIONS			
NO.	DESCRIPTION	DATE	BY APPR.

DATE: JULY 26, 2004
SCALE: HORIZ.: 1" = 20'
VERT.: N/A.
FIELD BOOK: PROJECT PAGE: N/A
DATE OF FIELD SURVEY: JULY 15, 2004
LAND LOT(S): 79
DISTRICT: 14th
SECTION: N/A
COUNTY: FULTON (CITY OF ATLANTA)
SURVEYED: RP
DRAWN: BD
CHECKED: BK
APPROVED: KS
PROJECT NO.: 04-45-C
DWG NAME: 0445.100.001.0-e.dwg

SHEET 1 OF 1

F:\Land Projects 82\0076\dwg\0445100010-e.dwg, S1, kroot, Jul 26, 2004 - 5:59:10pm