

LEGEND	
A - ARC	(L) - CURVE TO THE LEFT
AC - ACRES	LA - LIMIT OF ACCESS
AE - ACCESS EASEMENT	LC - LENGTH OF CHORD
AGLC - ATLANTA GAS LIGHT COMPANY	LL - LAND LOT LINE
ASP - ASPHALT	LPL - LAMP POST/STREET POLE
BB - BOTTOM OF BANK	LPS - LANDSCAPED AREA
BC - BACK OF CURB	MB - MANHOLE
BC - BUILDING CORNER	MFE - MINIMUM FLOOR ELEVATION
B.F.E. - BASE FLOOR ELEVATION	MFW - METRIC/MEDIA FIRE NETWORK
BL - BUILDING SETBACK LINE	MH - MANHOLE
BM - BENCHMARK	MM - MONITORING WELL
BPF - BLUE PIN FLAG	NC - NAIL IN CAP
BP - BLUE PAPER MARK	NF - NOW OR FORMERLY
BS - BOTTOM OF SLOPE	OCS - OUTLET CONTROL STRUCTURE
BSC - BELL SOUTH TELEPHONE CO.	OPF - ORANGE PAINT MARK
BSCM - BELL SOUTH CABLE MARKER	OT - OPEN TOP PIPE
BW - BOTTOM OF WALL	P - POWER LINE
CB - CATCH BASIN	PS - PLAT BOOK
CCW - CORNER CONCRETE APRON	PB - POWER BOX
CI - CURB INLET	PG - (PAGE(S))
CL - CENTERLINE	PV - POST INDICATOR VALVE
CL - CHAINLINK	PL - PROPERTY LINE
CMF - CONCRETE MONUMENT FOUND	POB - POINT OF BEGINNING
CMF - CORRUGATED METAL PIPE	POC - POINT OF COMMENCING
CO - CLEANOUT	PM - POWER METER
COM - COMMUNICATION	PP - POWER POLE
CT - CRIMPED TOP PIPE	PS - PARKING SPACE(S)
CTV - CABLE TELEVISION	PVC - POLYVINYLCHLORIDE PIPE
CM - CONCRETE WALK	R - RADIUS
DE - DRAINAGE EASEMENT	(R) - CURVE TO THE RIGHT
DI - DROP INLET	RE - RE-SAVE
DIP - DUCTILE IRON PIPE	RCP - REINFORCED CONCRETE PIPE
DNR - DEPT. OF NATURAL RESOURCES	RFP - RED PIN FLAG
DNRMS - DNR MONUMENT SET	RE - RAILROAD
DR - DRIVE	RT - RETAINING
EB - ELECTRIC BOX	RW - RIGHT-OF-WAY
EMC - ELECTRIC MEMBERSHIP CORP.	SF - SQUARE FEET
ED - EDGE OF PAVEMENT	SP - SERVICE POLE
FC - FACE OF CURB	SR - SOLID ROD
FE - FENCE CORNER	SS - SANITARY SEWER
FDC - FIRE DEPARTMENT CONNECTION	SSE - SANITARY SEWER EASEMENT
FEE - FINISHED FLOOR ELEVATION	SW - SIDEWALK
FI - FIRE HYDRANT	T - TELEPHONE LINE
FL - FENCE LINE	TB - TELEPHONE BOX
FOCM - FIBRE OPTIC CABLE MARKER	TBM - TEMPORARY BENCHMARK
FP - FENCE POST	TCP - TOP OF CURB
GP - GAS METER	TP - TELEPHONE POLE
GLMP - GAS LINE MARKER POST	TP - TRAFFIC POLE
GM - GAS METER	TR - TRANS. TRANSMISSION
GP - GATE POST	TS - TRAFFIC SIGNAL
GPR - GEORGIA POWER COMPANY	TS - TRAFFIC SIGN
GR - GUARD RAIL	TW - TOP OF WALL
GVC - GAS VALVE	U - UNDERGROUND
GV - GUY WIRE	US - VALVE MARKER POST
HWC - HANDICAP PARKING SPACE	W - WATER LINE
HVP - HIGH VOLTAGE POWER POLE	WF - WETLAND FLAG
HW - HIGH WATER	WM - WATER METER
HW - HEADWALL	WV - WATER VALVE
ICV - IRRIGATION CONTROL VALVE	X - CORNER
INV - INVERT	Y - YARD INLET
IPF - IRON PIN FOUND	YF - YELLOW PIN FLAG
IRP - IRON PIN PLACED	YTM - YELLOW PAINT MARK
IRF - INTERMEDIATE REGIONAL FLOOD	
JB - JUNCTION BOX	

NOTE: 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.

NOTE: 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 TO 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.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE F.I.A. FLOOD INSURANCE RATE MAP AND FOUND THAT THE REFERENCED PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD. AS PER: FULTON COUNTY FIRM MAP NUMBER 131210263 E; PANEL NOT IN PRINT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 74,375 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

TRACT 1
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 245,831 FEET.

TRACT 2
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,222 FEET.

A TOPCON 8205A TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

REFERENCE MATERIAL:

1. WARRANTY DEED: MCPHEE PROPERTIES, LLC TO MCPHEE HOLDINGS, LLC, DATED SEPTEMBER 30, 2006, DEED BOOK 47249, PAGE 122, FULTON COUNTY RECORDS.
2. PLAT: ABOVE GROUND ASBUILT SURVEY PREPARED FOR KEY MAN INVESTMENTS, INC., LOCATED IN LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA BY SOLAR LAND SURVEYING COMPANY, DATED 10/07/2009. (JOB# 09-2874)
3. STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 2323.2-0, EFFECTIVE DATE JUNE 17, 2010.

RECORD LEGAL DESCRIPTION

EXHIBIT "A" TRACT ONE

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF ATLANTA, LAND LOT 47, OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARKWAY DRIVE (FORMERLY JACKSON STREET) AND RALPH MCGILL BOULEVARD (FORMERLY FORREST AVENUE) THENCE NORTHERLY ALONG THE EASTERN SIDE OF PARKWAY DRIVE 75.5 FEET MORE OR LESS TO THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY BERTHA CURTIS PATTERSON; THENCE EAST ALONG THE SOUTH LINE OF SAID PROPERTY 100 FEET; THENCE SOUTH 70 FEET MORE OR LESS TO RALPH MCGILL BOULEVARD; THENCE WEST ALONG THE NORTH SIDE OF RALPH MCGILL BOULEVARD 100 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE DESCRIPTION, HOWEVER, THAT PART OF THIS PROPERTY USED IN WIDENING FORREST AVENUE (NOW RALPH MCGILL BOULEVARD), AND BEING IMPROVED PROPERTY KNOWN AS 353 PARKWAY DRIVE NE, ATLANTA, GEORGIA ("PROPERTY").

TRACT TWO

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 47 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF PARKWAY DRIVE ONE HUNDRED (100) FEET SOUTHWESTERLY AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF PARKWAY DRIVE FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF PARKWAY DRIVE WITH THE SOUTHERLY SIDE OF WABASH AVENUE; RUN THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF PARKWAY DRIVE SIXTY (60) FEET TO A POINT; RUN THENCE EASTERLY TWO HUNDRED (200) FEET TO THE NORTHWESTERLY SIDE OF AN ALLEY; RUN THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF SAID ALLEY SIXTY (60) FEET TO A POINT; RUN THENCE WESTERLY TWO HUNDRED ONE (201) FEET TO THE SOUTHEASTERLY SIDE OF PARKWAY DRIVE AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS 353 PARKWAY DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA.

SURVEY DESCRIPTION OF PROPERTY 353 PARKWAY DRIVE

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" RE-BAR) LOCATED AT THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF RALPH MCGILL BOULEVARD, FORMERLY FORREST AVENUE (VARIABLE RW) AND THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE, FORMERLY JACKSON STREET (APPARENT 60'RW), AND PROCEED NORTH 06°02'43" EAST, A DISTANCE OF 67.07 FEET TO AN IRON PIN FOUND (3/4" OPEN TOP PIPE, 10.1 FEET TO FACE OF CURB); THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE (APPARENT 60'RW) AND PROCEED SOUTH 89°10'17" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 06°09'00" WEST FOR A DISTANCE OF 68.03 FEET TO A NAIL FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF RALPH MCGILL BOULEVARD (VARIABLE RW); THENCE NORTH 88°43'18" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RALPH MCGILL BOULEVARD (VARIABLE RW) FOR A DISTANCE OF 99.79 FEET TO AN IRON PIN FOUND (1/2" RE-BAR) ON THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE (APPARENT 60'RW) AND THE POINT OF BEGINNING. SAID TRACT OR PARCEL CONTAINING 0.15429 OF AN ACRE OR 6,721 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY 353 PARKWAY DRIVE

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT AN IRON PIN FOUND (1/2" RE-BAR) LOCATED AT THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF RALPH MCGILL BOULEVARD, FORMERLY FORREST AVENUE (VARIABLE RW) AND THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE, FORMERLY JACKSON STREET (APPARENT 60'RW), AND PROCEED IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE (APPARENT 60'RW) THE FOLLOWING COURSES AND DISTANCES:

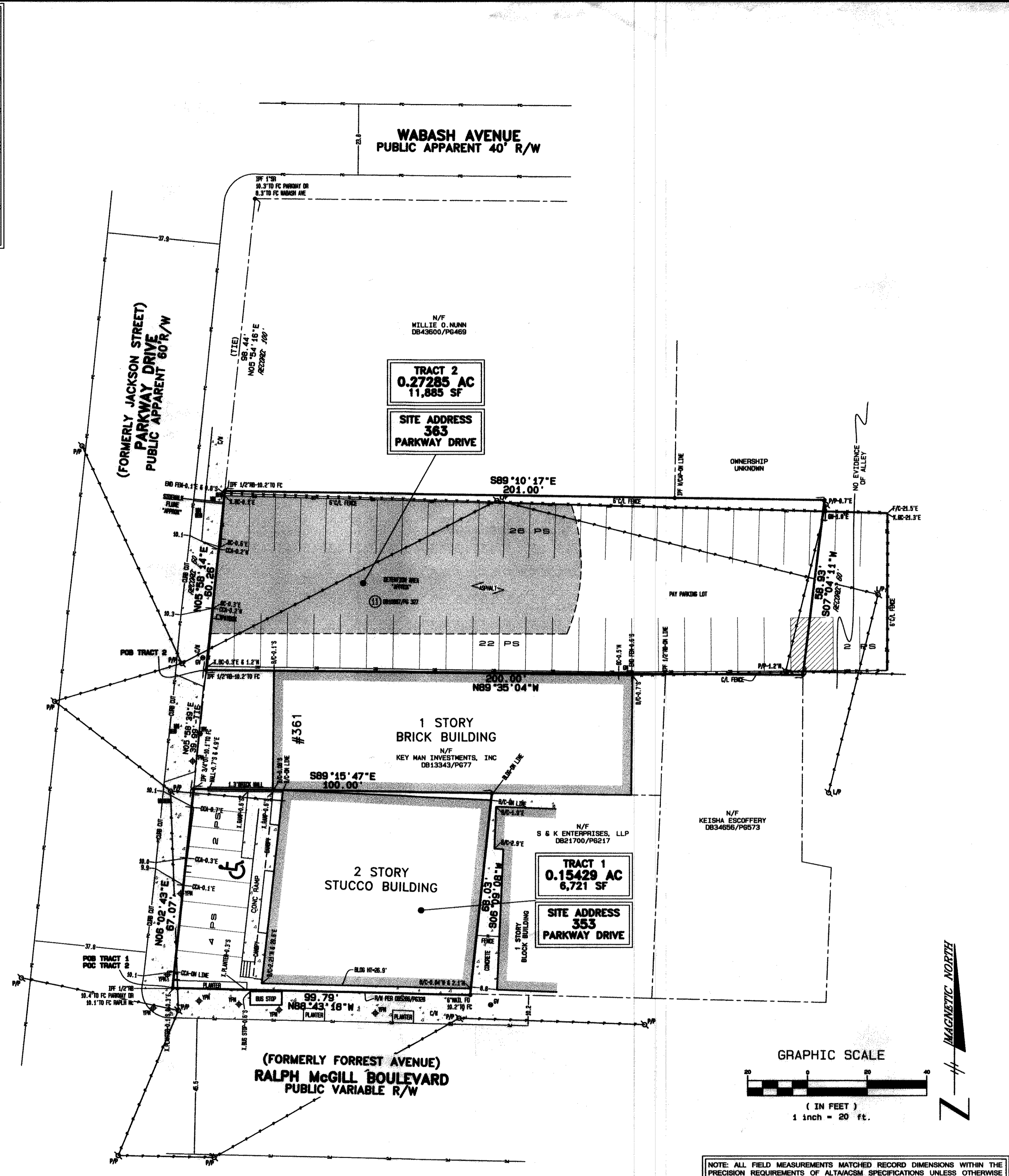
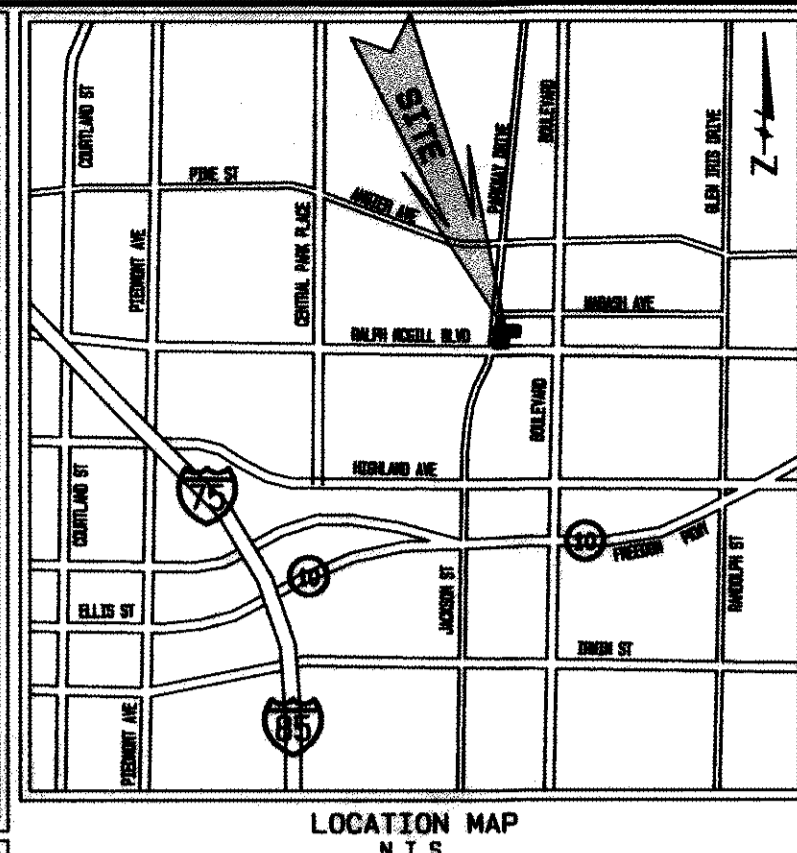
1) NORTH 06°02'43" EAST A DISTANCE OF 67.07 FEET TO AN IRON PIN FOUND (3/4" OPEN TOP PIPE, 10.1 FEET TO FACE OF CURB);
2) THENCE NORTH 06°09'00" EAST FOR A DISTANCE OF 39.89 FEET TO AN IRON PIN FOUND (1/2" RE-BAR, 10.2 TO FACE OF CURB) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, CONTINUE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE (APPARENT 60'RW) NORTH 06°09'00" EAST, A DISTANCE OF 60.26 FEET TO AN IRON PIN FOUND (1/2" RE-BAR, 10.2 TO FACE OF CURB); THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE (APPARENT 60'RW) AND PROCEED SOUTH 89°10'17" EAST FOR A DISTANCE OF 201.00 FEET TO A POINT; THENCE SOUTH 07°04'11" WEST FOR A DISTANCE OF 58.93 FEET TO A POINT; THENCE NORTH 89°35'04" WEST FOR A DISTANCE OF 200.00 FEET TO AN IRON PIN FOUND (1/2" RE-BAR) ON THE EASTERLY RIGHT-OF-WAY LINE OF PARKWAY DRIVE; AND THE POINT OF BEGINNING. SAID TRACT OR PARCEL CONTAINING 0.27285 OF AN ACRE OR 11,885 SQUARE FEET.

NOTES CORRESPONDING TO ITEMS IN SCHEDULE B - SECTION 2 OF REFERENCE ITEM NO. 3

8. EASEMENT FROM B. J. DANETONE TO CITY OF ATLANTA, FILED AUGUST 13, 1993, RECORDED AT DEED BOOK 2870, PAGE 839, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY. IT APPEARS TO AFFECT THE PROPERTY LOCATED AT #361 PARKWAY DRIVE. (PROPERTY BETWEEN TRACTS 1 AND 2)
9. EASEMENTS AND RIGHT OF WAYS AS CONTAINED IN THAT STANDARD WARRANTY DEED FROM DOUGLASS G. WHITNEY TO CITY OF ATLANTA, DATED JULY 31, 1970, RECORDED AT DEED BOOK 5286, PAGE 328, AFORESAID RECORDS. THIS ITEM ESTABLISHES THE RIGHT-OF-WAY ALONG RALPH MCGILL BOULEVARD, FORMERLY FORREST AVENUE.
10. EASEMENT FROM EVERGREEN PARKING TO GEORGIA POWER COMPANY, DATED SEPTEMBER 16, 1987, RECORDED AT DEED BOOK 11175, PAGE 17, AFORESAID RECORDS. THIS ITEM IS NOT SHOWN HEREON BECAUSE IT IS BLANKET IN NATURE. HOWEVER, IT DOES APPEAR TO AFFECT TRACT 2, PROPERTY LOCATED AT #363 PARKWAY DRIVE.
11. INDEMNIFICATION AGREEMENT BETWEEN EVERGREEN PARKING ASSOCIATES AND CITY OF ATLANTA, DATED JUNE 2, 1987, RECORDED AT DEED BOOK 10885, PAGE 268, AFORESAID RECORDS, AS RE-RECORDED AT DEED BOOK 10887, PAGE 327, AFORESAID RECORDS.

THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY AND THE APPROXIMATE LOCATION IS SHOWN HEREON AS PER DEED BOOK 10887, PAGE 327.



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

TO: EMPIRE SOUTH COMMERCIAL REAL ESTATE, LLC
AND: STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, & 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND DRIVE 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.

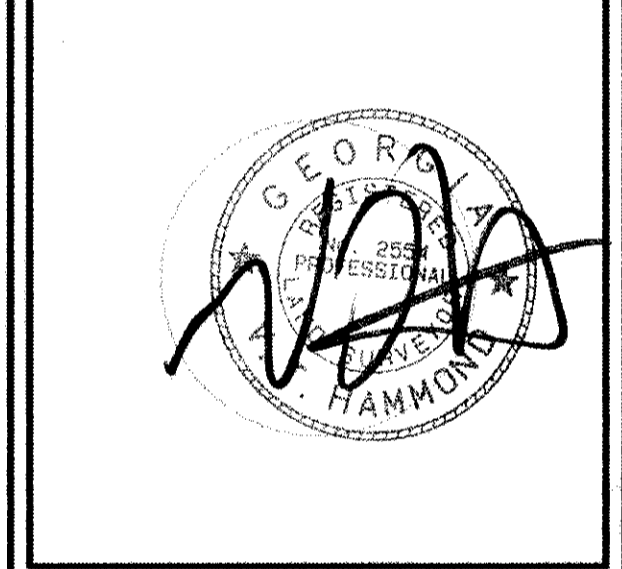
DATE: 09/10/2010

VIRGIL T. HAMMOND, GEORGIA REGISTERED LAND SURVEYOR NO. 2554

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 5, 2005.

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 24, 2005.

ALTA/ACSM LAND TITLE SURVEY FOR
**EMPIRE SOUTH COMMERCIAL
REAL ESTATE, LLC &
STEWART TITLE GUARANTY COMPANY**
LOCATED IN
LAND LOT 47 ~ 14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3955
WWW.WENGR.COM

SCALE:	1" = 20'
DATE SURVEYED:	09/10/10
DATE UPDATED:	N/A
SURVEYED BY:	CALLAHAN
DATE DRAFTED:	09/16/10
UPDATE DRAFTED:	N/A
DRAWN BY:	ANICH
CHECKED BY:	ME
FIELD BOOK #:	2377
JOB NUMBER:	100906
FOLDER NUMBER:	100906
CADD FILE:	N/A
DTSC FILE:	100906
COUNTY/ALL/D/S:	FULTON/47/14
PLAT FILE:	8
SHEET:	1 OF 1