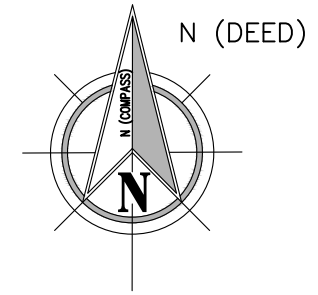
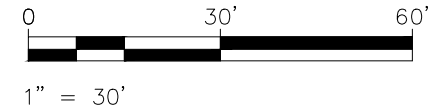


**GENERAL NOTES:**

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



**LEGEND**

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX

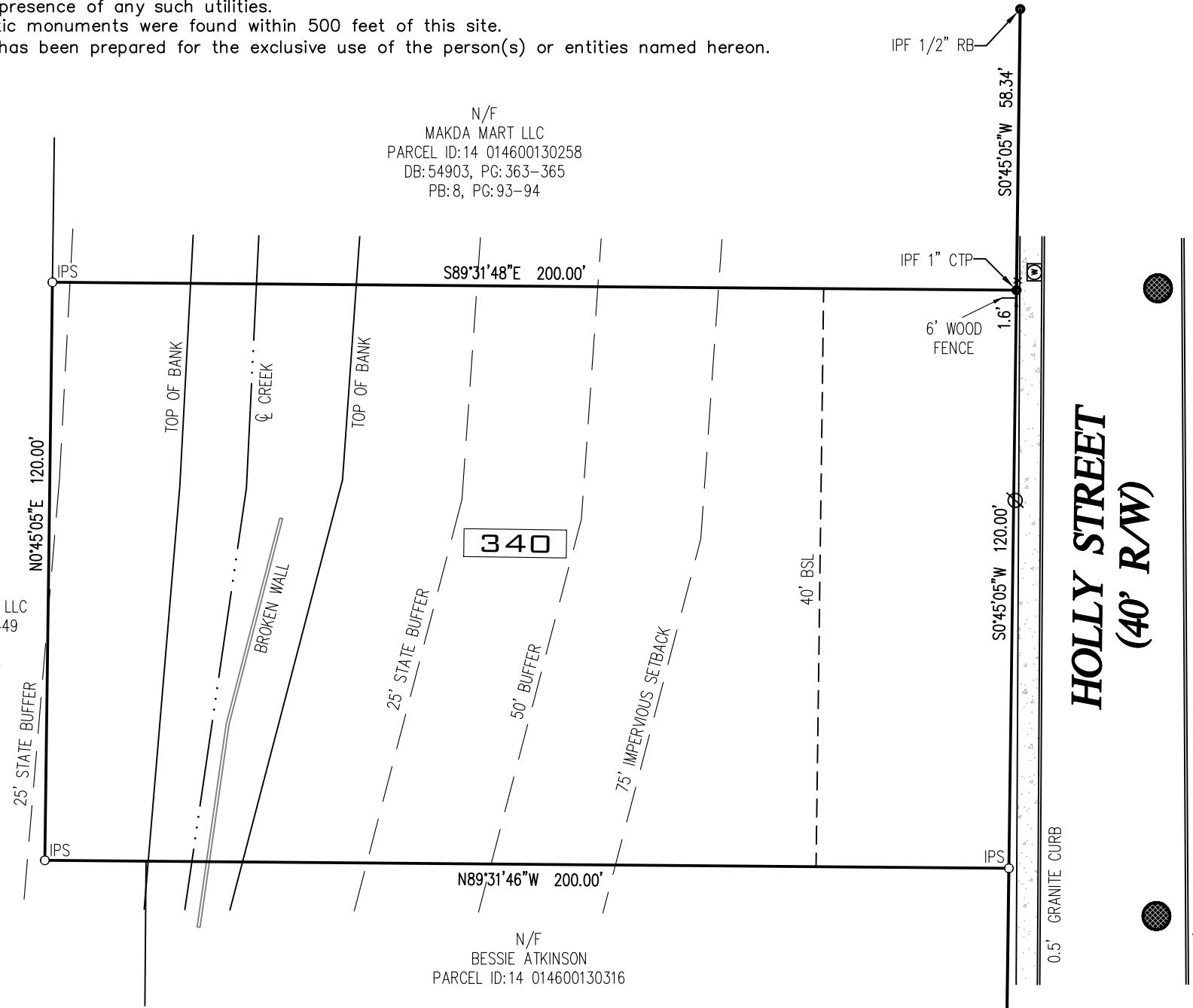


PATRICK F. CAREY, R.L.S. #3077  
 FOR  
 KEYSTONE LAND SURVEYING, INC.  
 162 EAST CROGAN STREET  
 SUITE F  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700

N/F  
 MAKDA MART LLC  
 PARCEL ID: 14 014600130258  
 DB: 54903, PG: 363-365  
 PB: 8, PG: 93-94

N/F  
 KORN FAMILY INVESTMENTS LLC  
 PARCEL ID: 14 014600130449  
 DB: 62215, PG: 151  
 DB: 60946, PG: 683-684  
 PB: 8, PG: 93-94

N/F  
 BESSIE ATKINSON  
 PARCEL ID: 14 014600130316



CITY OF ATLANTA  
 ZONING: RG-3  
 FRONT SETBACK - 40'  
 SIDE SETBACK - Side or rear yard: As determined under section 16-28.011(5)(e)a. and b., except for duplex zero-lot-line development.  
 Side or rear yard: Duplex zero lot line development: No side yard is required along the internal lot line. The internal side or rear lot line may be reduced to zero feet.

**FIELD DATA:**

DATE OF FIELD SURVEY 11-1-22.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

**EQUIPMENT:**  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP 85  
 SN: 6129500077  
 NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 24,000 SQ FT, 0.551 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 330,024 FEET

**SURVEY DATA:**

TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 58736 PG 453-457  
 PROPERTY OWNER AT TIME OF SURVEY: CITY OF ATLANTA GEORGIA  
 PARCEL NUMBER: 14 014600130340

REFERENCE: DEED BOOK 58736 PG 453-457

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0239F EFFECTIVE DATE SEPTEMBER 18, 2013

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

Date:	11-16-2022
Scale:	1" = 30'
Drawn By:	JTF
BOUNDARY SURVEY FOR PAIGE PATTERSON 340 HOLLY STREET, ATLANTA, GEORGIA 30318 PART OF TRACT 4, J.A. COURSEY PROPERTY LAND LOT 146 - 14TH DISTRICT, FULTON COUNTY, GEORGIA	
REVISIONS	By
Description	
Date	