Deed Book 56299 Pg 100

VICINITY MAP - N.T.S.

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,079 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED 07-15-2014 THRU 07-16-2014 AND 11-13-2014. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64,379 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAVD88 (GEOID2012A) VERTICAL. COORDINATES WERE DERIVED FROM THE EGPS NETWORK USING A LEICA VIVA GS15 GPS RECEIVER. ALL POINTS SHOWN HAVE A RELATIVE POSITIONAL ACCURACY OF GREATER THAN 0.07 FEET PER POINT..
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13121C0263F.
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 5/8 INCH REBARS WITH A PLASTIC CAP STAMPED "ACCURA ENG. LSF 001140".
5. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
6. LAST DAY OF FIELD WORK WAS ON 7-15-14.
7. FIELD INSPECTION WAS MADE 01-16-16 TO VERIFY CAP AREA REMOVAL.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 9, 11(a), and 13, 14, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7-15-14.

Lewis M. Brown

LEWIS M. BROWN, JR. GEORGIA REGISTERED LAND SURVEYOR No. 2283

LEGEND

	Street Sign		Curb Inlet
	Fire Hydrant	DI	Drop Inlet
	Water Meter	MH	Manhole
	Water Valve		Telephone Manhole
	Water Manhole		Telephone Terminal Box
	Sanitary Sewer Manhole		Monitoring Well
	Power Pole/Utility Pole		Street Light/Light Pole
DB	Deed Book	P.O.B.	Low Wire Elevation
PG	Page	P.O.C.	Monitoring Well
IPF	Iron Pin Found	RBR	Reber
IPS	Iron Pin Set	R/W	Right of Way
		—E—	Overhead Electric Line

GEORGIA811 Utilities Protection Center, Inc

Know what's below. Call before you dig.

30' 0 30' 60'

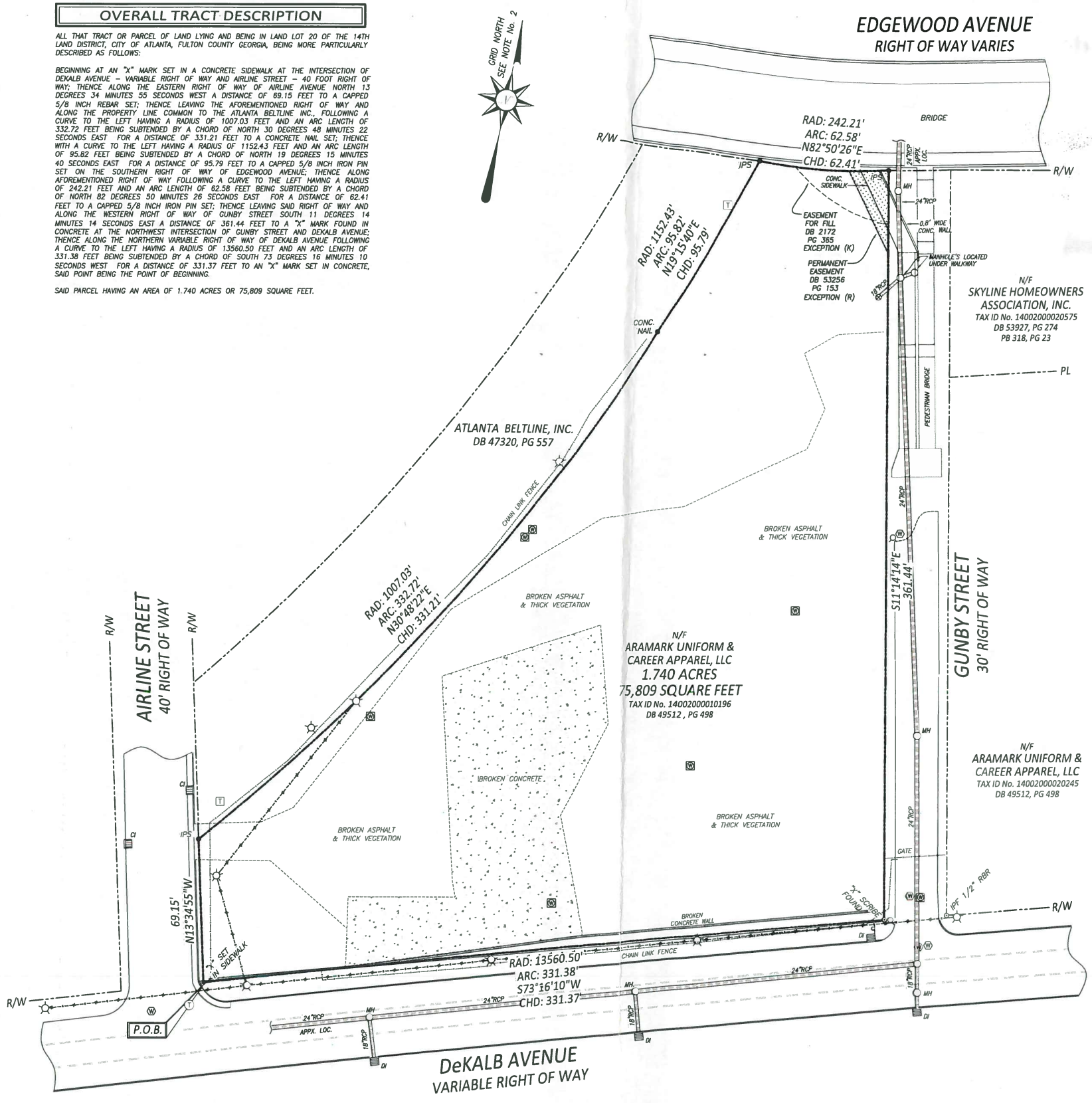
GRAPHIC SCALE

OVERALL TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 20 OF THE 14TH LAND DISTRICT, CITY OF ATLANTA, FULTON COUNTY GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" MARK SET IN A CONCRETE SIDEWALK AT THE INTERSECTION OF DEKALB AVENUE – VARIABLE RIGHT OF WAY AND AIRLINE STREET – 40 FOOT RIGHT OF WAY; THENCE ALONG THE EASTERN RIGHT OF WAY OF AIRLINE AVENUE NORTH 13 DEGREES 34 MINUTES 55 SECONDS WEST A DISTANCE OF 69.15 FEET TO A CAPPED 5/8 INCH REBAR SET; THENCE LEAVING THE AFOREMENTIONED RIGHT OF WAY AND ALONG THE PROPERTY LINE COMMON TO THE ATLANTA BELTLINE INC., FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 1007.03 FEET AND AN ARC LENGTH OF 332.72 FEET BEING SUBTENDED BY A CHORD OF NORTH 30 DEGREES 48 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 331.21 FEET TO A CONCRETE NAIL SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1152.43 FEET AND AN ARC LENGTH OF 95.82 FEET BEING SUBTENDED BY A CHORD OF NORTH 19 DEGREES 15 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 95.79 FEET TO A CAPPED 5/8 INCH IRON PIN SET ON THE SOUTHERN RIGHT OF WAY OF EDGEWOOD AVENUE; THENCE ALONG AFOREMENTIONED RIGHT OF WAY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 242.21 FEET AND AN ARC LENGTH OF 62.58 FEET BEING SUBTENDED BY A CHORD OF NORTH 82 DEGREES 50 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 62.41 FEET TO A CAPPED 5/8 INCH IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE WESTERN RIGHT OF WAY OF GUNBY STREET SOUTH 11 DEGREES 14 MINUTES 14 SECONDS EAST A DISTANCE OF 361.44 FEET TO A "X" MARK FOUND IN CONCRETE AT THE NORTHWEST INTERSECTION OF GUNBY STREET AND DEKALB AVENUE; THENCE ALONG THE NORTHERN VARIABLE RIGHT OF WAY OF DEKALB AVENUE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 13560.50 FEET AND AN ARC LENGTH OF 331.38 FEET BEING SUBTENDED BY A CHORD OF SOUTH 73 DEGREES 16 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 331.37 FEET TO AN "X" MARK SET IN CONCRETE, SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 1.740 ACRES OR 75,809 SQUARE FEET.



DEED & PLAT REFERENCES:

Deed Book 2172, Page 365
Deed Book 4844, Page 370
Deed Book 6417, Page 194
Deed Book 32286, Page 363
Deed Book 39115, Page 430
Deed Book 45194, Page 351
Deed Book 47320, Page 557
Deed Book 47320, Page 573
Deed Book 48163, Page 403
Deed Book 48586, Page 481
Deed Book 49512, Page 498
Deed Book 52024, Page 668
Deed Book 52024, Page 171
Deed Book 53927, Page 274
Deed Book 54837, Page 445
Plat Book 318, Page 23
Plat Book 319, Page 10

TITLE EXCEPTIONS

NOTES PERTAINING TO CALLOWAY TITLE AND ESCROW, LLC COMMITMENT No. 2-32900(A), EFFECTIVE DATE: JUNE 17, 2015 at 5:00 p.m. SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS:

(G.) NOISE AND VIBRATION EASEMENT FROM _____ TO THE ATLANTA DEVELOPMENT AUTHORITY, DBA INVEST ATLANTA AND ATLANTA BELTLINE, INC., DATED EFFECTIVE AS OF JULY ___ 2015 AT ___:___ M., RECORDED IN DEED BOOK _____, PAGE ____, RECORDS OF FULTON COUNTY, GEORGIA
SALES CONDITION DOCUMENT NOT PROVIDED.

(H.) RECIPROCAL TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN _____ AND THE ATLANTA DEVELOPMENT AUTHORITY, D/B/A INVEST ATLANTA, A PUBLIC BODY CORPORATE AND POLITIC, BY AND THROUGH ITS AGENT ATLANTA BELTLINE, INC., A GEORGIA NONPROFIT CORPORATION, DATED JULY ____, 2015, FILED FOR RECORD JULY ____, 2015 AT ___:___M., RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
SALES CONDITION DOCUMENT NOT PROVIDED.

(I.) TERMS CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN ACCESS AGREEMENT BY AND BETWEEN THE ATLANTA DEVELOPMENT AUTHORITY, D/B/A INVEST ATLANTA, ATLANTA BELTLINE, INC., A GEORGIA NONPROFIT CORPORATION AND _____, DATED JULY _____, 2015, FILED FOR RECORD JULY _2015 AT ___:___M., RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS
SALES CONDITION DOCUMENT NOT PROVIDED.

(J.) ACCESS EASEMENT FROM ___ TO ___, DATED JULY ___, 2015, FILED FOR RECORD JULY ___, 2015 TO ___:___M., RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
SALES CONDITION DOCUMENT NOT PROVIDED.

(K). EASEMENT FROM ALBERT RHODES PERDUE TO THE CITY OF ATLANTA, DATED FEBRUARY 26, 1947, FILED FOR RECORD JUNE 6, 1947 AT 12:26 P. M., RECORDED IN DEED BOOK 2172, PAGE 365, RECORDS OF FULTON COUNTY, GEORGIA.
AFFECTS SUBJECT PROPERTY. EASEMENT FOR FILL SLOPE LOCATED AT THE NORTHEAST CORNER OF SUBJECT PROPERTY.

(L). RIGHT OF WAY EASEMENT FROM FIVE REALTY CO., A CORPORATION TO GEORGIA POWER COMPANY, DATED DECEMBER 12, 1967. FILED FOR RECORD JANUARY 15,1968 AT 10:44 A.M., RECORDED IN DEED BOOK 4844, PAGE 370, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT TO MAINTAIN POWER LINES AND FACILITIES.

(M). DECLARATION OF CONSTRUCTION EASEMENT FROM SERVISCO, INC. TO METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY, DATED JANUARY 15, 1976, FILED FOR RECORD JANUARY 23, 1976 AT 10:49 A.M., RECORDED IN DEED BOOK 6417, PAGE 194, AFORESAID RECORDS.
DOES NOT AFFECT SUBJECT PROPERTY. CONSTRUCTION EASEMENT EXPIRED AFTER CONSTRUCTION WAS COMPLETED.

(N). NOTIFICATION OF THE DESIGNATION OF PROPERTY UNDER THE CITY OF ATLANTA'S HISTORIC PRESERVATION ORDINANCE BY KAREN HUEBNER, EXECUTIVE DIRECTOR URBAN DESIGN COMMISSION CITY OF ATLANTA, DATED APRIL 16, 2002, FILED FOR RECORD APRIL 19, 2002 AT 1:11 P.M., RECORDED IN DEED BOOK 32286, PAGE 363, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY.

(O). GEORGIA ENVIRONMENTAL PROTECTION DIVISION HAZARDOUS SITE INVENTORY DATED JULY 1, 2004 AT SITE NUMBER 10704, ARAMARK UNIFORM SERVICES, 670 DEKALB AVENUE, ATLANTA, FULTON COUNTY, GEORGIA; AS AFFECTED BY THAT CERTAIN AFFIDAVIT BY BRISBANE II, LLC, DATED MARCH 6, 2006, FILED FOR RECORD MARCH 6, 2006 AT 2:50 P.M., RECORDED IN DEED BOOK 42078, PAGE 506, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN AFFIDAVIT BY DOUG HELVESTER, DATED DECEMBER 13, 2012, FILED FOR RECORD DECEMBER 17, 2012 AT 1:53 P.M., RECORDED IN DEED BOOK 52024, PAGE 668, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY. SITE WAS LISTED ON THE STATE OF GEORGIA'S HAZARDOUS SITE INVENTORY

(P). DEED FROM NORFOLK SOUTHERN RAILWAY COMPANY, A VIRGINIA CORPORATION, SUCCESSOR TO THE GEORGIA AIR LINE RAILWAY COMPANY, THE ATLANTA AND RICHMOND AIR LINE RAILWAY COMPANY, RICHMOND AND DANVILLE RAILROAD COMPANY, THE ATLANTA AND CHARLOTTE AIR LINE RAILWAY COMPANY AND SOUTHERN RAILWAY COMPANY TO ANSLEY NORTH BELTLINE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ANSLEY NORTH BELTLINE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ANSLEY SOUTH BELTLINE LLC., A GEORGIA LIMITED LIABILITY COMPANY LLC., PIEDMONT BELTLINE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, NORTH AVENUE BELTLINE, LLC., A GEORGIA LIMITED LIABILITY COMPANY, CORRIDOR BELTLINE, LLC., A GEORGIA LIMITED LIABILITY COMPANY, AND CORRIDOR EDGEWOOD, LLC., A GEORGIA LIMITED LIABILITY COMPANY, DATE DECEMBER 30, 2004, FILED FOR RECORD JANUARY 3, 2005 AT 1:53 P.M., RECORDED IN DEED BOOK 39115, PAGE 430, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN DEED OF CORRECTION FROM NORFOLK SOUTHERN RAILROAD COMPANY, A VIRGINIA CORPORATION, SUCCESSORS TO THE GEORGIA AIR LINE RAILWAY COMPANY, THE ATLANTA AND RICHMOND AIR LINE RAILWAY COMPANY, RICHMOND AND DANVILLE RAILROAD COMPANY, THE ATLANTA AND CHARLOTTE AIR LINE RAILWAY COMPANY AND SOUTHERN RAILWAY COMPANY TO ANSLEY NORTH BELTLINE, LLC.,A GEORGIA LIMITED LIABILITY COMPANY,, ANSLEY SOUTH BELTLINE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, PIEDMONT BELTLINE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, NORTH AVENUE BELTLINE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, CORRIDOR BELTLINE, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND CORRIDOR EDGEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY , DATED JUNE 11, 2007, FILED FOR RECORD JUNE 14,2007 AT 7:39 A.M., RECORDED IN DEED BOOK 45194, PAGE 351, AFORESAID RECORDS, AS FURTHER AFFECTED BY THE CERTAIN LIMITED WARRANTY DEED FORM NE CORRIDOR PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO THE ATLANTA DEVELOPMENT AUTHORITY, A GEORGIA PUBLIC BODY CORPORATE AND POLITIC, DATED OCTOBER 31, 2008, FILED FOR RECORDED OCTOBER 31, 2008 AT 1:53 P.M., RECORDED IN DEED BOOK 47320, PAGE 573, AFORESAID RECORDS.
DOES NOT AFFECT SUBJECT PROPERTY.

(Q). TEMPORARY ACCESS AND CONSTRUCTION EASEMENT AND LICENSE AGREEMENT BY AND BETWEEN THE ATLANTA DEVELOPMENT AUTHORITY, A GEORGIA PUBLIC BODY CORPORATE AND POLITIC, AS SUCCESSOR-IN-INTEREST TO NE CORRIDOR PARTNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE PIEDMONT PARK CONSERVANCY, INC., A GEORGIA NON-PROFIT CORPORATION AND NORFOLK SOUTHERN RAILWAY COMPANY, A VIRGINIA CORPORATION, DATED JUNE 22, 2009, FILED FOR RECORD JULY 10,2009 AT 1:49 P.M., RECORDED IN DEED BOOK 48163, PAGE 403, AFORESAID RECORDS, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO TEMPORARY ACCESS AND CONSTRUCTION EASEMENT AND LICENSE AGREEMENT BY AND BETWEEN THE ATLANTA DEVELOPMENT AUTHORITY, A GEORGIA PUBLIC BODY CORPORATE AND POLITIC, AS SUCCESSOR-IN-INTEREST TO NE CORRIDOR PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE PIEDMONT PARK CONSERVANCY, INC., A GEORGIA COMPANY NON- PROFIT AND NORFOLK RAILWAY COMPANY, A VIRGINIA CORPORATION, DATED SEPTEMBER 30, 2009, FILED FOR RECORD DECEMBER 2, 2009 AT 5:00 P.M., RECORDED IN DEED BOOK 48586, PAGE 481, AFORESAID RECORDS.
DOES NOT AFFECT SUBJECT PROPERTY.

(R). PERMANENT EASEMENT AGREEMENT BY AND BETWEEN ARAMARK UNIFORM & CAREER APPAREL, LLC., A DELAWARE LIMITED LIABILITY COMPANY AND ATLANTA BELTLINE, INC., A GEORGIA NON-PROFIT CORPORATION, DATED AS OF AUGUST 22, 2013, FILED FOR RECORD OCTOBER 16, 2013 AT 2:58 P.M., RECORDED IN DEED BOOK 53256, PAGE 153, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY. PERMANENT EASEMENT AT THE NORTHEAST CORNER OF SUBJECT PROPERTY. EASEMENT IS FOR CONSTRUCTION, MAINTENANCE, AND ACCESS.

(S) ENVIRONMENTAL COVENANT DEED (DEED BOOK 54837, PAGE 445) BETWEEN ARAMARK UNIFORM & CAREER APPAREL LL (GRANTOR) AND ARAMARK UNIFORM & CAREER APPAREL,LLC (GRANTEE). ENTITY WITH EXPRESS POWER TO ENFORCE IS THE ENVIRONMENTAL PROTECTION DIVISION. ACTIVITY AND / OR USE LIMITATIONS;
CAP AREA HAS BEEN REMOVED. NO DOCUMENT REVOKING THIS COVENANT HAS BEEN FOUND OR PROVIDED.

(T) ALL THOSE MATTERS AS DISCLOSED BY THE CERTAIN PLAT RECORDED IN PLAT BOOK 391, PAGE 10, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY. PLAT SHOWS ENCROACHMENT OF NORTH SIDE OF CAP AREA INTO RIGHT OF WAY OF EDGEWOOD AVENUE AND AN ENCROACHMENT OF THE WESTERN SIDE OF CAP AREA INTO THE ATLANTA BELTLINE PROPERTY.

ADDITIONAL DOCUMENT THAT AFFECTS SUBJECT PROPERTY

EASEMENT DEED BY COURT ORDER (DEED BOOK 52367, PAGE 171)
AFFECTS SUBJECT PROPERTY- ARAMARK (GRANTOR) IS LISTED IN A CLASS ACTION LAWSUIT WITH SPRINT COMMUNICATIONS, L.P. (GRANTEE). A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT OF WAY ADJACENT TO THE PROPERTY HAS BEEN GRANTED TO SPRINT COMMUNICATIONS, L.P. THE EASEMENT RUNS ALONG THE SOUTHEAST RIGHT OF WAY LINE OF THE ADJACENT ATLANTA BELTLINE PROPERTY FROM AIRLINE STREET TO EDGEWOOD AVENUE. THE EASEMENT EXTENDS NO MORE THAN TEN FEET OF EACH SIDE OF THE GRANTEE'S TELECOMMUNICATIONS CABLE SYSTEM AS IT EXISTED ON MAY 31, 2012 WHERE THE ACTIVELY USED COMPONENTS OF THE GRANTEE'S TELECOMMUNICATIONS CABLE SYSTEM ARE MOVED OR PLACED, PROVIDED, HOWEVER, THAT ONLY A SINGLE 20-FOOT EASEMENT PER MOVED COMPONENT MAY EXIST AT ANY POINT IN TIME IN THE EASEMENT PREMISES, AND THE WIDTH OF THE MOVED COMPONENT'S EASEMENT PREMISES SHALL BE REDUCED ON ONE SIDE AND INCREASED BY AN EQUAL LINEAR FOOTAGE ON THE OTHER SIDE WHEREVER NECESSARY IN ORDER THAT IT SHALL IN ALL PLACES REMAIN SOLELY WITHIN THE LIMITS OF A SINGLE GRANTOR SIDE OF THE RAILROAD RIGHT OF WAY.
AFFECTS SUBJECT PROPERTY. THE TELECOMMUNICATION CABLE WILL NEED TO BE FIELD LOCATED TO DETERMINE THE EASEMENT LOCATION IMPACT ON SUBJECT PROPERTY.

REVISION 1:
REVISED 01-16-2016 CAP AREA REMOVED.

ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3342 INTERNATIONAL PARK DRIVE • ATLANTA, GA 30316
OFFICE:404-241-8722 • ACCURA.COM

GEORGIA REGISTERED No. 2283 LAND SURVEYOR LEWIS M. BROWN, JR.

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.

ALTA/ACSM LAND TITLE SURVEY FOR:
NORTH AMERICAN PROPERTIES ATLANTA-LTD.

LOCATED IN:
LAND LOT 20 - 14TH LAND DISTRICT
CITY OF ATLANTA - FULTON COUNTY , GEORGIA

CREW CHIEF:	AH
FIELD WORK:	11/13/2014
DRAWN BY:	AMW
CHECKED BY:	LMB
DATE:	07/28/2015
SCALE:	1"=30'
JOB No.	20010

SHEET NUMBER
1
OF 1 SHEET

USER: User -- Jan 06, 2016 - 12:25 pm
Z:\2015\VGB Aramark, Sha\DWG\DeKalb Cap Survey ALTA rev1.dwg

DeKalb Cap Survey ALTA rev1.dwg