GRID 04-WEST ZONE

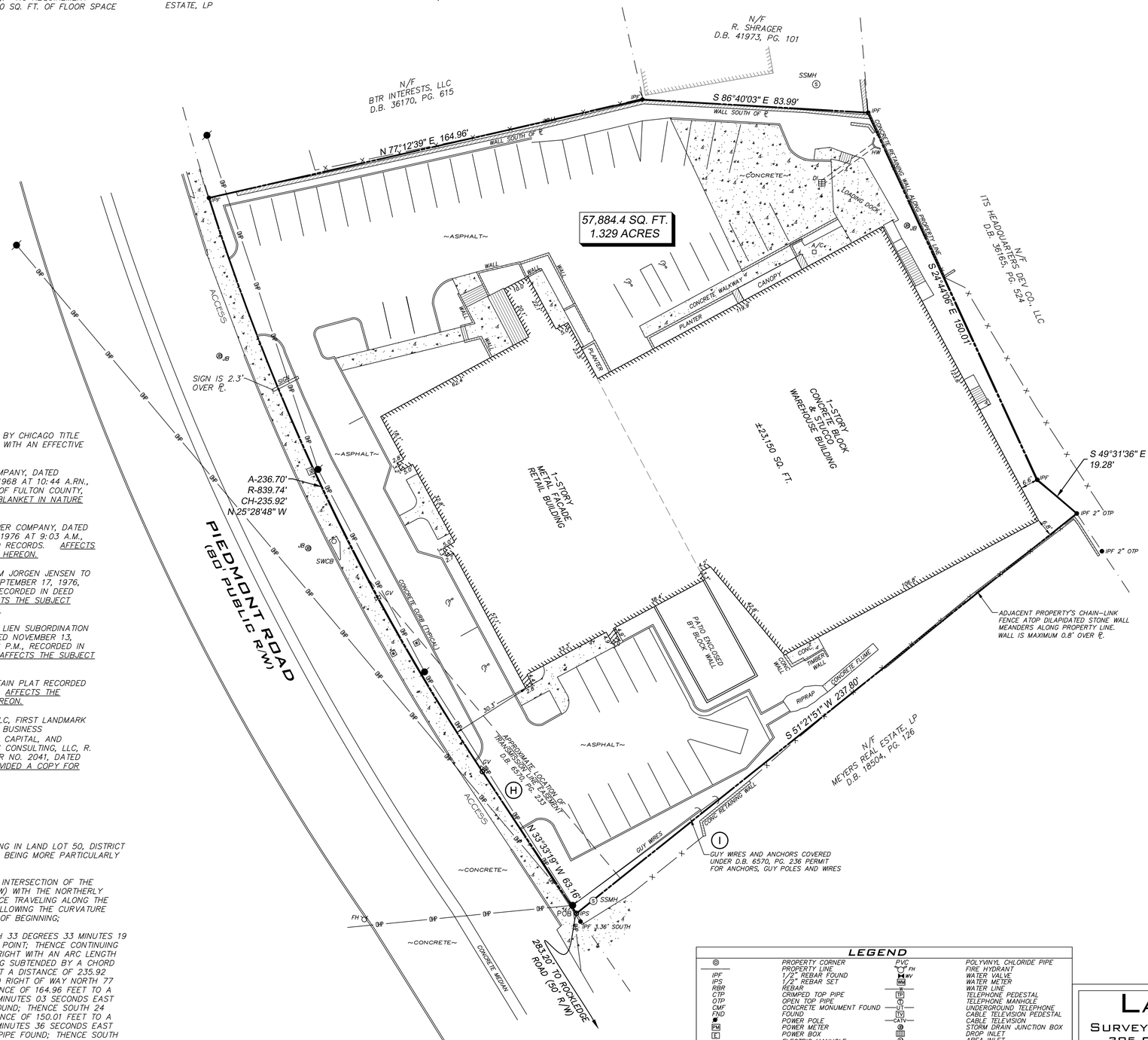
ZONING NOTES

PROPERTY ZONING: MRC-2-C MIXED RESIDENTIAL & COMMERCIAL
MAXIMUM FLOOR AREA RATIO: 3.196
MAX NONRESIDENTIAL FLOOR AREA RATIO: 2.5
MAXIMUM BUILDING COVERAGE: 85%
MINIMUM SIDE YARD (NONRESIDENTIAL): NO REQUIREMENT
MINIMUM PARKING: 1 SPACE FOR 600 SQ. FT. OF FLOOR SPACE
MINIMUM BUILDING FACADE: 24'
MAXIMUM BUILDING HEIGHT: 52'

POSSIBLE ENCROACHMENTS

FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY:
-SIGN 2.3' INTO THE RIGHT OF WAY OF PIEDMONT ROAD

FROM ADJACENT PROPERTY ONTO SUBJECT PROPERTY:
-WALL AND FENCE 0.8' MAX. OVER PROPERTY LINE WITH N/F MEYER REAL ESTATE, LP



TITLE EXCEPTIONS

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-32620, WITH AN EFFECTIVE DATE OF APRIL 6, 2015.

(G) RIGHT-OF-WAY EASEMENT TO GEORGIA POWER COMPANY, DATED NOVEMBER 8, 1967, FILED FOR RECORD JANUARY 15, 1968 AT 10:44 A.RN., RECORDED IN DEED BOOK 4844, PAGE 445, RECORDS OF FULTON COUNTY, GEORGIA. AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.

(H) (H) EASEMENT FROM JORGEN JENSEN TO GEORGIA POWER COMPANY, DATED SEPTEMBER 17, 1976, FILED FOR RECORD OCTOBER 8, 1976 AT 9:03 A.M., RECORDED IN DEED BOOK 6570, PAGE 233, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY AS SHOWN IN APPROXIMATION HEREON.

(I) (I) PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM JORGEN JENSEN TO GEORGIA POWER COMPANY, A CORPORATION, DATED SEPTEMBER 17, 1976, FILED FOR RECORD OCTOBER 8, 1976 AT 9:03 A.M., RECORDED IN DEED BOOK 6570, PAGE 236, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON BUT IS NOT PLOTTABLE.

(J) LEASE AS EVIDENCED BY THAT CERTAIN LANDLORD LIEN SUBORDINATION FROM GRUPO PJ, LLC TO FIRST LANDMARK BANK, DATED NOVEMBER 13, 2014, FILED FOR RECORD DECEMBER 2, 2014 AT 12:06 P.M., RECORDED IN DEED BOOK 54414, PAGE 60, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.

(K) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 109, PAGE 109, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY. CURRENT CONDITIONS SHOWN HEREON.

(I) ALL MATTERS SHOWN ON SURVEY FOR GRUPO PJ LLC, FIRST LANDMARK BANK, U.S. SMALL BUSINESS ADMINISTRATION, FLORIDA BUSINESS DEVELOPMENT CORP. D/B/A GEORGIA SMALL BUSINESS CAPITAL, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY BY RFM CONSULTING, LLC, R. FRANK MEADERS, GEORGIA REGISTERED LAND SURVEYOR NO. 2041, DATED JANUARY 31, 2014. UNKNOWN. SURVEYOR NOT PROVIDED A COPY FOR REVIEW.

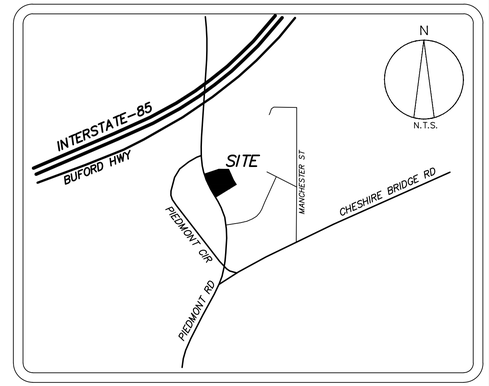
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50, DISTRICT 17, CITY OF ATLANTA, FULTON COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PIEDMONT ROAD (80' R/W) WITH THE NORTHERLY RIGHT OF WAY OF ROCKLEDGE ROAD (50' R/W); THENCE TRAVELING ALONG THE EASTERLY RIGHT OF WAY OF PIEDMONT ROAD, AND FOLLOWING THE CURVATURE THEREOF, A DISTANCE OF 283.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 33 DEGREES 33 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 63.16 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 236.70 FEET AND A RADIUS OF 839.74 FEET, BEING SUBTENDED BY A CHORD OF NORTH 25 DEGREES 28 MINUTES 48 SECONDS WEST A DISTANCE OF 235.92 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 77 DEGREES 12 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 164.96 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 86 DEGREES 40 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 83.99 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 24 DEGREES 44 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 150.01 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 49 DEGREES 31 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 19.28 FEET TO A 2" OPEN-TOP PIPE FOUND; THENCE SOUTH 51 DEGREES 21 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 237.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.329 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED MAY 8, 2015.



VICINITY MAP

SURVEY NOTES

1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-32620, WITH AN EFFECTIVE DATE OF APRIL 6, 2015.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.

3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE RELATIVE POSITIONAL PRECISION IS LESS THAN 0.07 FEET PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,186 FEET.

5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.

6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

7. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0261G, EFFECTIVE DATE OF SEPTEMBER 18, 2013.

8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.

9. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

10. NUMBER OF MARKED PARKING SPACES: 49 INCLUDING 4 HANDICAP

11. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.

12. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.

13. THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

14. PROPERTY ADDRESS: 1919 PIEDMONT ROAD, ATLANTA, GA 30324

SURVEYOR'S CERTIFICATE

TO 1919 PIEDMONT LLC, A GEORGIA LIMITED LIABILITY COMPANY & CHICAGO TITLE INSURANCE COMPANY:

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. FURTHERMORE, 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. THE FIELD WORK WAS COMPLETED ON 05/07/2015. DATE OF PLAT 05/08/2015.

GEORGIA REGISTERED No. 3033 LAND SURVEYOR JAMES H. RADER

JAMES H RADER GEORGIA RLS# 3033

LEGEND

◎	PROPERTY CORNER	PVC	POLYVINYL CHLORIDE PIPE
	PROPERTY LINE	FH	FIRE HYDRANT
IPF	1/2" REBAR FOUND	WV	WATER VALVE
IPS	1/2" REBAR SET	WM	WATER METER
RBR	REBAR		WATER LINE
CTP	CRIMPED TOP PIPE	TP	TELEPHONE PEDESTAL
OTP	OPEN TOP PIPE	T	TELEPHONE MANHOLE
CMF	CONCRETE MONUMENT FOUND	UT	UNDERGROUND TELEPHONE
FND	FOUND	TV	CABLE TELEVISION PEDESTAL
	POWER POLE	CATV	CABLE TELEVISION
PM	POWER METER	D	STORM DRAIN JUNCTION BOX
E	POWER BOX		DROP INLET
E	ELECTRIC MANHOLE	D	AREA INLET
OHE	OVERHEAD POWER		STORM DRAINAGE LINE
UGE	UNDERGROUND POWER	CMP	CORRUGATED METAL PIPE
GV	GAS VALVE	RCP	REINFORCED CONCRETE PIPE
GM	GAS METER	CPP	CORRUGATED PLASTIC PIPE
G	GAS LINE		MONITORING WELL
S	SANITARY SEWER MANHOLE		TREE
CO	SANITARY SEWER CLEAN OUT		TREELINE
GT	GREASE TRAP		BENCHMARK
SS	SANITARY SEWER LINE		LAND LOT LINE
DIP	DUCTILE IRON PIPE		FENCE

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM

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ALTA/ACSM SURVEY FOR:

1919 PIEDMONT LLC & CHICAGO TITLE INSURANCE COMPANY

LAND LOT 50
DISTRICT 17
CITY OF ATLANTA
FULTON COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	05/08/15	20150508	1 OF 1