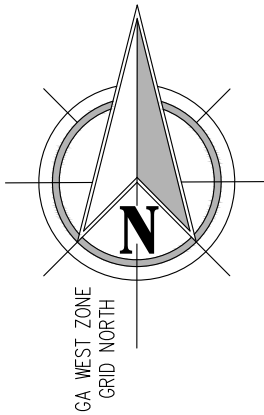


GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground 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.



THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

CITY OF SOUTH FULTON
ZONING: M-1
MINIMUM FRONT SETBACK - 40'
MINIMUM SIDE SETBACK - NONE
MINIMUM REAR SETBACK - NONE

FIELD DATA:

DATE OF FIELD SURVEY 7-3-25,
7-9-25 & 7-10-25.

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

EQUIPMENT: TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 429,491 SQ FT, 9.860 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 2,091,663 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 68274 PG 592
PROPERTY OWNER AT TIME OF SURVEY:
ATTIC CLOSEOUT INCORPORATED
PARCEL NUMBER: 14F0011 LL0201

REFERENCE: DB 68274 PG 592
SURVEY FOR DNT ENVIRONMENTAL SERVICES, INC.
BY VANSANT - CAMPBELL DATED JANUARY 28, 2009

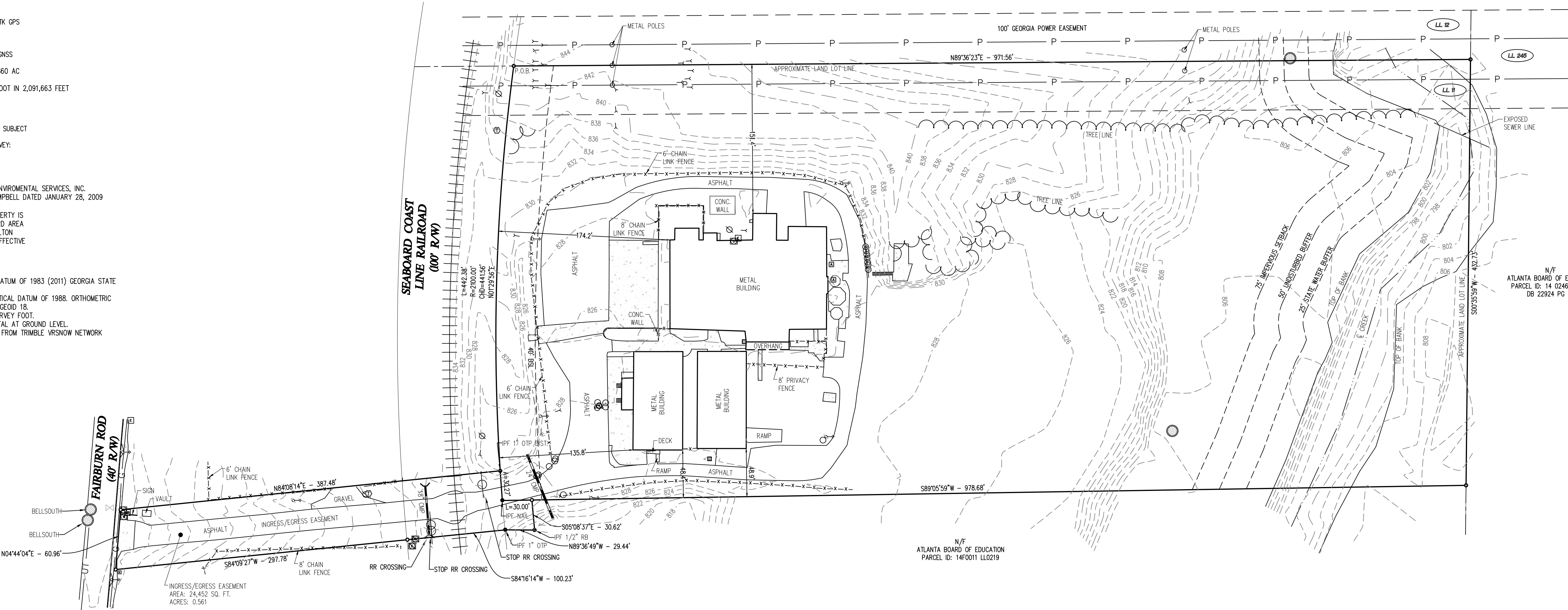
FLOOD HAZARD NOTE: THIS PROPERTY IS
NOT LOCATED IN A FLOOD HAZARD AREA
AS DEFINED BY FIRM MAP OF FULTON
COUNTY, GEORGIA 13121C0219F EFFECTIVE
DATE SEPTEMBER 18, 2013

HORIZONTAL & VERTICLE DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE
PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC
HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

N/F
MCCAR DEVELOPMENT CORP.
PARCEL ID: 14F0012 LL2164
DB 46988 PG 64

N/F
ATLANTA BOARD OF EDUCATION
PARCEL ID: 14 0246 LL0154
DB 22924 PG 87

N/F
ATLANTA BOARD OF EDUCATION
PARCEL ID: 14F0011 LL0219



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊗	2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—V—	OVERHEAD POWER
▲	FIRE HYDRANT
⊗	WATER METER
⊗	WATER VALVE
⊗	GAS VALVE
⊗	GAS METER
☆	LIGHT POLE
⊞	CONCRETE PAD
⊞	TELEPHONE MARKER
⊞	AIR CONDITIONER UNIT
⊞	MAIL BOX
⊞	CLEAN OUT
⊞	SANITARY SEWER MANHOLE
⊞	LEFT WING CATCH BASIN
⊞	RIGHT WING CATCH BASIN
⊞	DOUBLE WING CATCH BASIN
⊞	DROP INLET
⊞	HEADWALL

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 FORTH 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

SCALE: 1"=60'		GRAPHIC SCALE - IN FEET		CLIENT: GREGG JONES	
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 650 FAIRBURN ROAD	DATE: 7-17-25	JOB NUMBER: SURV-3139	
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KEYSTONE LAND SURVEYING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com					
BOUNDARY SURVEY FOR 650 FAIRBURN ROAD LAND LOT 11, 14TH DISTRICT FF CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA R E V I S I O N S					
FOR KEYSTONE LAND SURVEYING, INC. www.keystonelandsurveying.com					