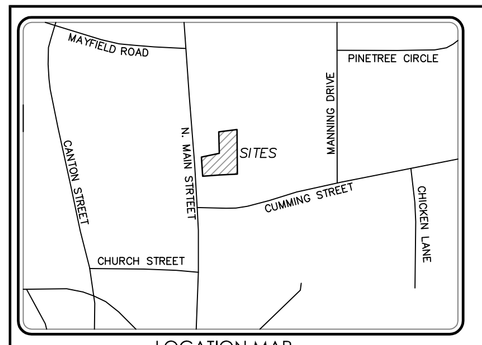


LOCATION MAP
N.T.S.

ZONING: C-1

SETBACK
FRONT: 50'
SIDE: 15'
REAR: 15'
MIN. LOT AREA = 30,000 SQ.FT.
MAX LOT COVERAGE: 80%

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 57614, PAGE 685
2. SEE ADJOINERS

ADDRESS

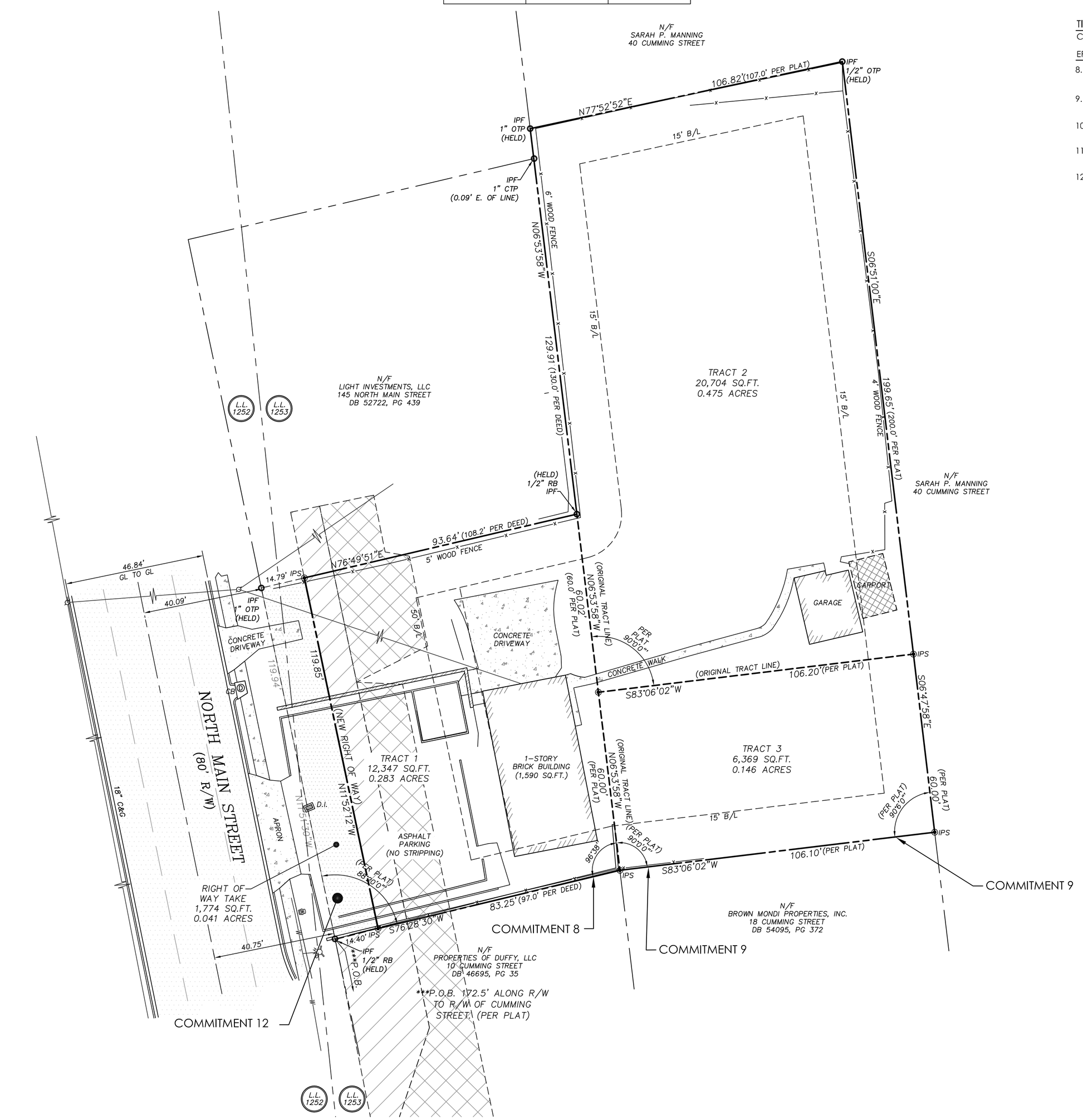
133 NORTH MAIN STREET
ALPHARETTA, GEORGIA, 30009

FLOOD NOTE

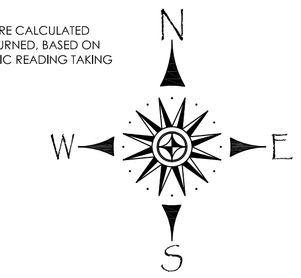
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF ALPHARETTA COMMUNITY PANEL NO. 13121 C 0058 F DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
THIS SITE DOES LIES WITHIN ZONE "X".

TOTAL SITE AREA
37,645 SQ. FT.
0.864 ACRES

TRACT 2	TRACT 1	TRACT 3
20,704 SQ.FT.	10,573 SQ.FT.	6,369 SQ.FT.
0.475 ACRES	0.243 ACRES	0.146 ACRES



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.



TITLE COMMITMENT

COMMITMENT NO. _____(FILE #): 8129

EFFECTIVE DATE: MAY 21, 2018 SCHEDULE B - SECTION II

8.	ALL THOSE MATTERS AS SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED BY DORSEY BRUMBELOW, GRLS. NO. 1317, DATED APRIL 13, 1963, AND RECORDED IN PLAT BOOK 77, PAGE 11, FULTON COUNTY RECORDS.	AS SHOWN
9.	ALL THOSE MATTERS AS SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED BY DORSEY R. BRUMBELOW, GRLS. NO. 1317, DATED MAY 25, 1963.	(NOT PLOTTABLE)
10.	RESTRICTIONS AS SHOWN ON PLAT; **NOTE:** THIS IS A COMMERCIAL PROPERTY.	(N/A) (NO RESTRICTION SHOWN ON PLAT)
11.	BOUNDARY LINE AGREEMENT, DATED JULY__, 2017, FILED AND RECORDED IN DEED BOOK 57893, PAGE 210, FULTON COUNTY, GEORGIA RECORDS.	N/A. THIS AFFECTS THE PROPERTY LINE BETWEEN 145 AND 149
12.	RIGHT OF WAY DEED, DATED JANUARY 12, 2018, FILED AND RECORDED IN DEED BOOK 58404, PAGE 76, FULTON COUNTY, GEORGIA RECORDS.	(AS SHOWN) (RIGHT OF WAY EASEMENT)

RIGHT OF WAY TAKE
EASEMENT FOR CONSTR. AND MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR. OF DRIVES

SURVEYOR'S CERTIFICATE

To BROWN & MONDI PROPERTIES, INC., REGIONS BANK & FIDELITY NATIONAL 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1 thru 4, 6(b), 7(a) and (b)(1), 8 thru 10, 11(a), 13, 16, 18 thru 20(a) of Table A of said requirements.

The field work was completed on _____.

This _____ day of _____, 2018.

X_____

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

FIELD DATA STATEMENT :

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION EXCEEDING ONE FOOT IN 13,735 FEET AND AN ANGULAR ERROR OF 2.25 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON 2000 SERIES INSTRUMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS FOR THE PREPARATION OF THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO EXCEED 1 IN 193,527

LEGEND

IPF	IRON PIN FOUND	PROPERTY LINE	
IPS	1/2" REBAR SET	FENCE	
CMP	CORRUGATED METAL PIPE	TELEPHONE LINE	
R/W	RIGHT OF WAY	GAS LINE	
℄	CENTER LINE	WATER LINE	
P.L.	PROPERTY LINE	SANITARY SEWER LINE	
FES	FLARED END SECTION	POWER LINE	
L.L.L.	LAND LOT LINE	OTP	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
Ⓢ	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
○	POWER POLE	D.I.	DRAIN INLET
▽	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
☼	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	Ⓦ	WATER METER
△	TRAVERSE POINT (60D NAIL)	WV	WATER VALVE
Ⓜ	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
		N/F	NOW OR FORMERLY
	BENCHMARK	PT	PERC. TEST (BOREHOLE)
			4x4 TRANSFORMER
	IRON PIN FOUND	RRT	RAIL ROAD TIE WALL

GRAPHIC SCALE
0 10 20 40 60 80

ALTA/NSPS LAND TITLE SURVEY FOR
BROWN & MONDI PROPERTIES, INC., REGIONS BANK & FIDELITY NATIONAL TITLE INSURANCE COMPANY

REVISIONS:

DEED BOOK 57614, PAGE 685
LAND LOT 1253 & 1252, 2nd DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
DATE: 06/14/2018 SCALE: 1"= 20'

MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commerical & Municipal
216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRWN BY: S.C.D.
JOB NO.: 2018-137