

LEGEND:

- IRP IRON PIN FOUND
- IFP IRON PIN SET
- RP REBAR
- CTP CRIMP TOP PIPE
- TBM TEMPORARY BENCHMARK
- R/W RIGHT OF WAY
- MH MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- DIP DUCTILE IRON PIPE
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- 24" C&G 24" CURB & GUTTER
- GUY TRAFFIC SIGNAL BOX
- TSB BELL SOUTH MANHOLE
- PP POWER POLE
- TP TELEPHONE POLE
- LP LIGHT POLE
- S SEWER LINE
- F FENCE
- TL TELEPHONE LINE
- PL POWER LINE
- W WATER LINE
- 11 REGULAR PARKING SPACES
- 1 HANDICAP PARKING SPACE
- TRANSFORMER
- SPOT ELEVATION
- HW 6" HARDWOOD TREE
- EC EDGE OF CONCRETE

GRAPHIC SCALE - FEET

0 20 40 60

TREE LEGEND:

- MAG MAGNOLIA
- MAP MAPLE
- PEC PECAN
- AIL ALANTHUS
- MIM MIMOSA
- MUL MULBERRY
- CHE CHERRY

UNDERGROUND UTILITY NOTE:
 UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

TOPOGRAPHIC NOTE:
 THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE VERTICAL DATUM IS NAVD 88.

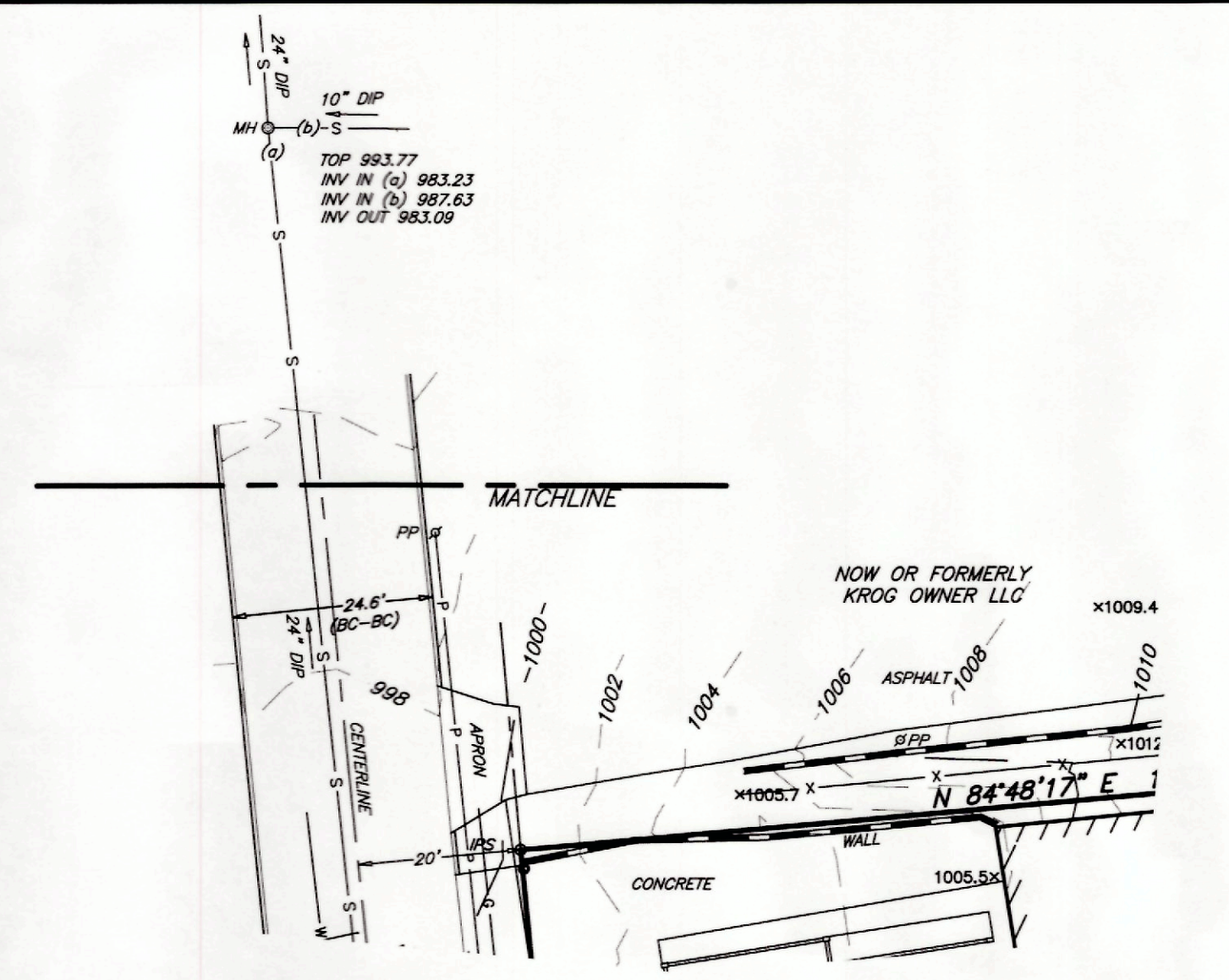
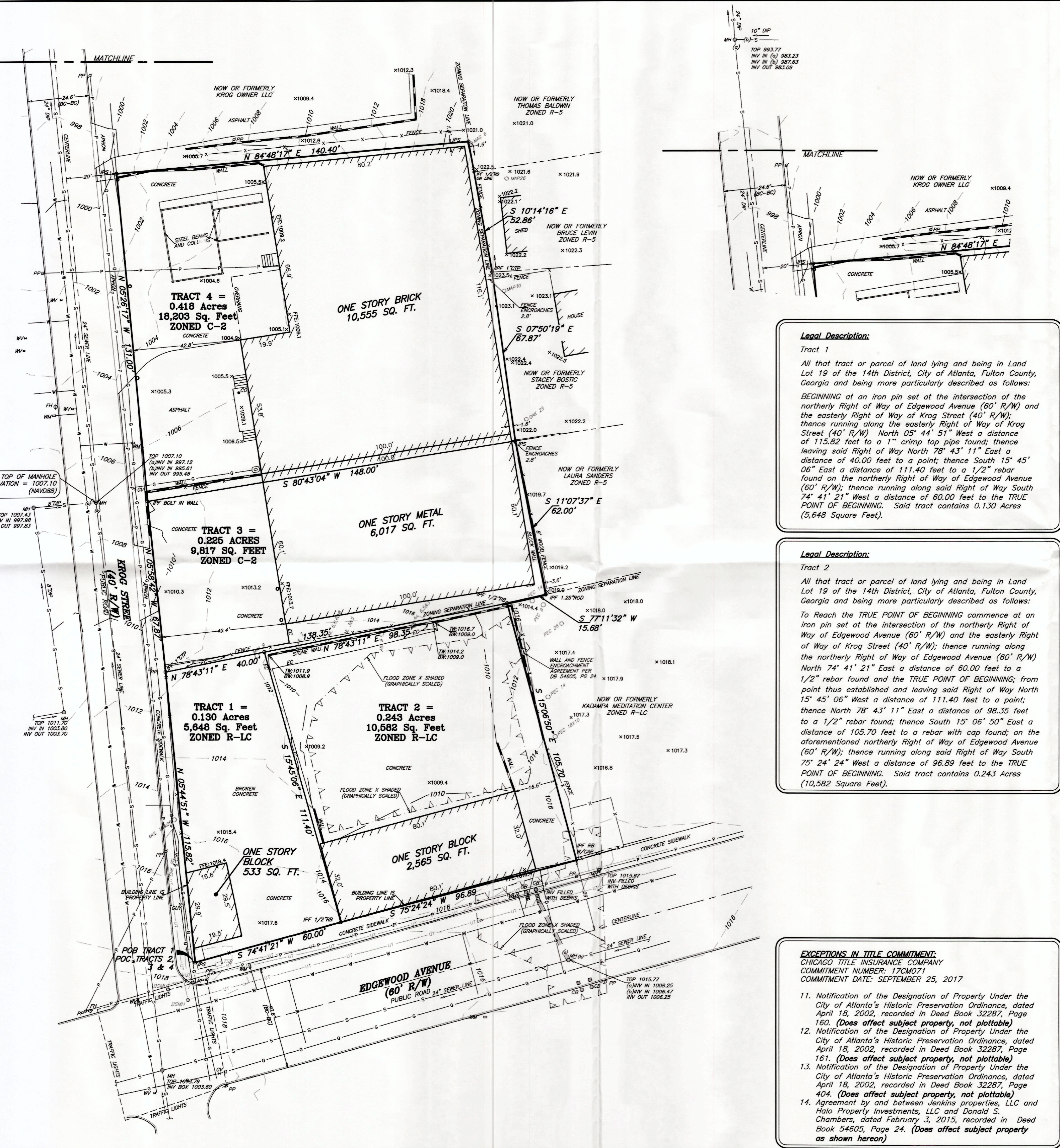
FLOOD NOTE:
 A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" SHADED FLOOD DESIGNATION SHOWN BY GRAPHICALLY SCALING FROM F.I.R.M. MAP NUMBER 13121C02636, DATED SEPTEMBER 18, 2013. THE REMAINDER OF THE PROPERTY LIES WITHIN A ZONE "X" FLOOD DESIGNATION AND IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

ZONING NOTE:
 TRACTS 1 AND 2 ARE ZONED R-LC
 TRACTS 3 AND 4 ARE ZONED C-2

SURVEY NOTES:

- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TECHNICAL SURVEY SERVICES, INC. AT THE TIME OF THIS SURVEY HAS A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF \$1,000,000 PER CLAIM AND \$1,000,000 POLICY AGGREGATE, WITH A \$5,000 DEDUCTIBLE PER CLAIM.

CLOSURE STATEMENT:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,581 FEET AND AN ANGULAR ERROR OF .01" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
 A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 150,736 FEET.



Legal Description:
 Tract 1
 All that tract or parcel of land lying and being in Land Lot 19 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:
 BEGINNING at an iron pin set at the intersection of the northerly Right of Way of Edgewood Avenue (60' R/W) and the easterly Right of Way of Krog Street (40' R/W); thence running along the easterly Right of Way of Krog Street (40' R/W) North 05° 44' 51" West a distance of 115.82 feet to a 1" crimp top pipe found; thence leaving said Right of Way North 78° 43' 11" East a distance of 40.00 feet to a point; thence South 15° 45' 06" East a distance of 111.40 feet to a 1/2" rebar found on the northerly Right of Way of Edgewood Avenue (60' R/W); thence running along said Right of Way North 15° 45' 06" West a distance of 111.40 feet to a point; thence North 78° 43' 11" East a distance of 98.35 feet to a 1/2" rebar found; thence South 15° 06' 50" East a distance of 105.70 feet to a rebar with cap found; on the aforementioned northerly Right of Way of Edgewood Avenue (60' R/W); thence running along said Right of Way South 75° 24' 24" West a distance of 96.89 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.243 Acres (10,582 Square Feet).

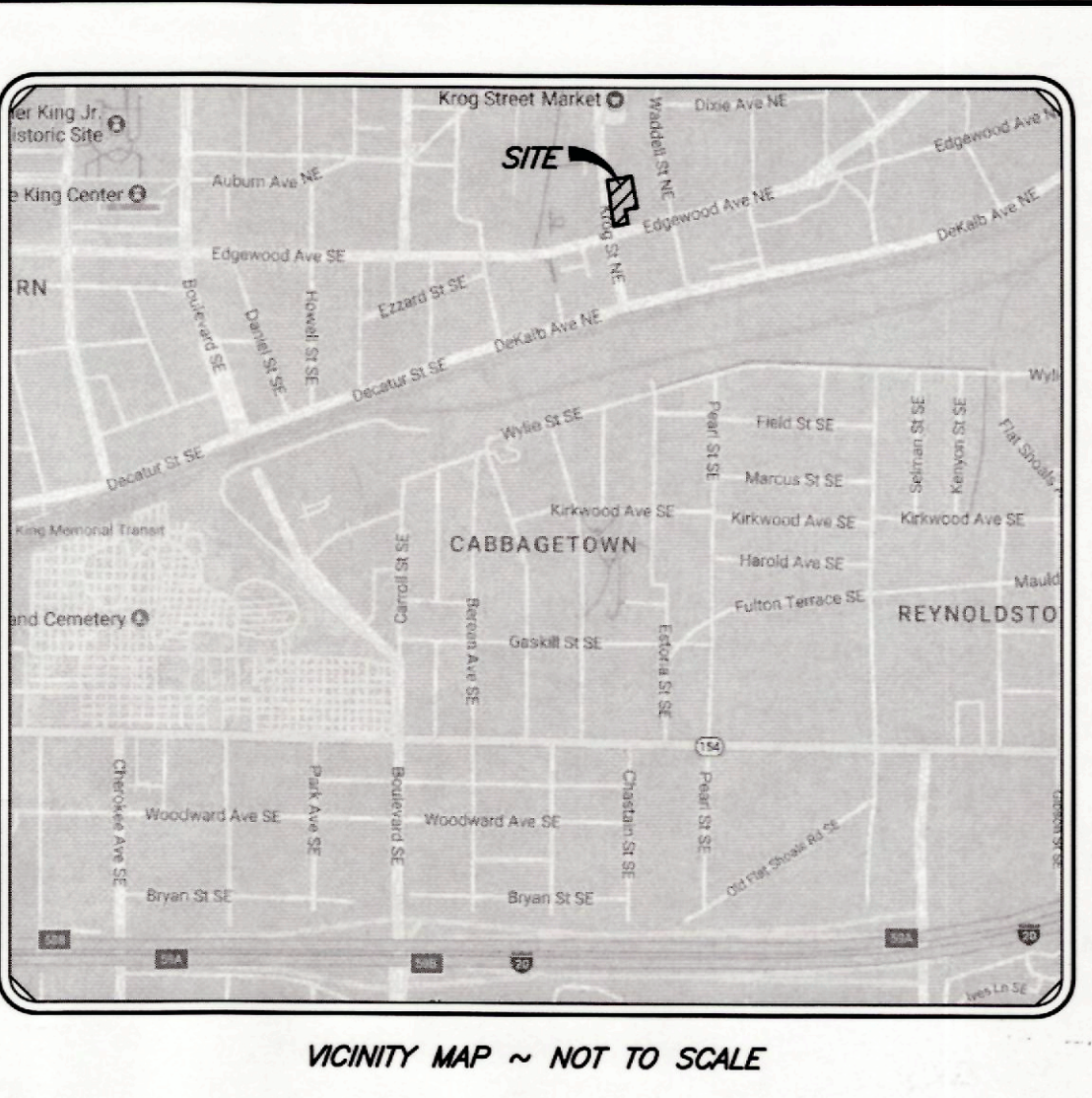
Legal Description:
 Tract 2
 All that tract or parcel of land lying and being in Land Lot 19 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:
 To Reach the TRUE POINT OF BEGINNING commence at an iron pin set at the intersection of the northerly Right of Way of Edgewood Avenue (60' R/W) and the easterly Right of Way of Krog Street (40' R/W); thence running along the northerly Right of Way of Edgewood Avenue (60' R/W) North 74° 41' 21" East a distance of 60.00 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 15° 45' 06" West a distance of 111.40 feet to a point; thence North 78° 43' 11" East a distance of 98.35 feet to a 1/2" rebar found; thence South 15° 06' 50" East a distance of 105.70 feet to a rebar with cap found; on the aforementioned northerly Right of Way of Edgewood Avenue (60' R/W); thence running along said Right of Way South 75° 24' 24" West a distance of 96.89 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.243 Acres (10,582 Square Feet).

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Legal Description:
 Tract 4
 All that tract or parcel of land lying and being in Land Lot 19 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:
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EXCEPTIONS IN TITLE COMMITMENT:
 CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 17CM071
 COMMITMENT DATE: SEPTEMBER 25, 2017

- Notification of the Designation of Property Under the City of Atlanta's Historic Preservation Ordinance, dated April 18, 2002, recorded in Deed Book 32287, Page 160. (Does affect subject property, not plottable)
- Notification of the Designation of Property Under the City of Atlanta's Historic Preservation Ordinance, dated April 18, 2002, recorded in Deed Book 32287, Page 161. (Does affect subject property, not plottable)
- Notification of the Designation of Property Under the City of Atlanta's Historic Preservation Ordinance, dated April 18, 2002, recorded in Deed Book 32287, Page 404. (Does affect subject property, not plottable)
- Agreement by and between Jenkins Properties, LLC and Halo Property Investments, LLC and Donald S. Chambers, dated February 3, 2015, recorded in Deed Book 54605, Page 24. (Does affect subject property as shown hereon)



Legal Description:
 Tract 3
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Department of City Planning
 Office of Zoning & Development
 2-18-108
 SEP - 4 2018

SURVEYOR'S CERTIFICATE:
 To The Thrive Group, LLC & 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 11, 13, 16, 17 and 20 of Table A thereof. The fieldwork was completed on October 31, 2017.

NOVEMBER 3, 2017
 AUBREY J. AKIN, R.L.S. #3138
 Date of Plat

TSS
 TECHNICAL SURVEY SERVICES
 Land Surveyors
 794 West Circle, SW
 Conyers, Georgia 30012
 (770) 922-6391 Office
 (770) 922-0767 Fax
 www.tss-atl.com

Date	Revision	No.	Field Date
11-7-17		1	10/31/2017
04-12-18		2	11/03/2017

Scale: 1"=20'

ALTANSPS LAND TITLE SURVEY
 THE THRIVE GROUP, LLC
 CHICAGO TITLE INSURANCE COMPANY
 LAND LOT 19 14TH DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

1
 SHEET 1 OF 1
 JOB #: 2017-407
 CRD: Krog
 DWG: Krog
 LSV: TOPO