GENERAL NOTES

1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0244F, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

2) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS SPI-1 SA1, SPECIAL PUBLIC INTEREST 1, SUB AREA 1 DISTRICT. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. NO BUILDING SETBACKS OR MAXIMUM BUILDING HEIGHT REQUIREMENTS ARE LISTED.

3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM NATIONAL GEODETIC SURVEY CONTROL MONUMENT "GRADY RESET" (PID #AA9441), ELEVATION = 1001.2 FEET. (NAD 83 / NAVD 88)

4) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

5) CONTOUR INTERVALS SHOWN ARE ONE FOOT.

6) NOTE: STORM AND SANITARY SEWERS ARE COMBINED IN THIS AREA AND MANY OF THE STRUCTURES ARE OBSTRUCTED WITH DEBRIS, THEREFORE, THIS SURVEYOR WAS UNABLE TO DETERMINE THE EXTENT OF SOME STORM AND SANITARY IMPROVEMENTS.

7) NOTE: THERE IS CONFLICTING INFORMATION REGARDING THE PRESENCE AND EXTENT OF SOME UNDERGROUND UTILITIES.

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

1) "CONSOLIDATION PLAT FOR THE FULTON-DEKALB HOSPITAL AUTHORITY & GRADY HEALTH SYSTEM" PREPARED BY LONG ENGINEERING, INC., DATED 4/9/2008, RECORDED IN PLAT BOOK 337, PAGE 76, FULTON COUNTY, GEORGIA RECORDS.

2) "PARTIAL TOPOGRAPHIC AND UTILITY SURVEY OF: GRADY MEMORIAL HOSPITAL" PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 3/29/2012.

3) "ALTA/NSPS LAND TITLE SURVEY FOR: CHHS SUBSIDIARY CDE 21, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AEMI FUND XL, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ST CDE XVTLI LLC, A GEORGIA LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY" PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 10/16/2015, LAST REVISED 8/10/2017.

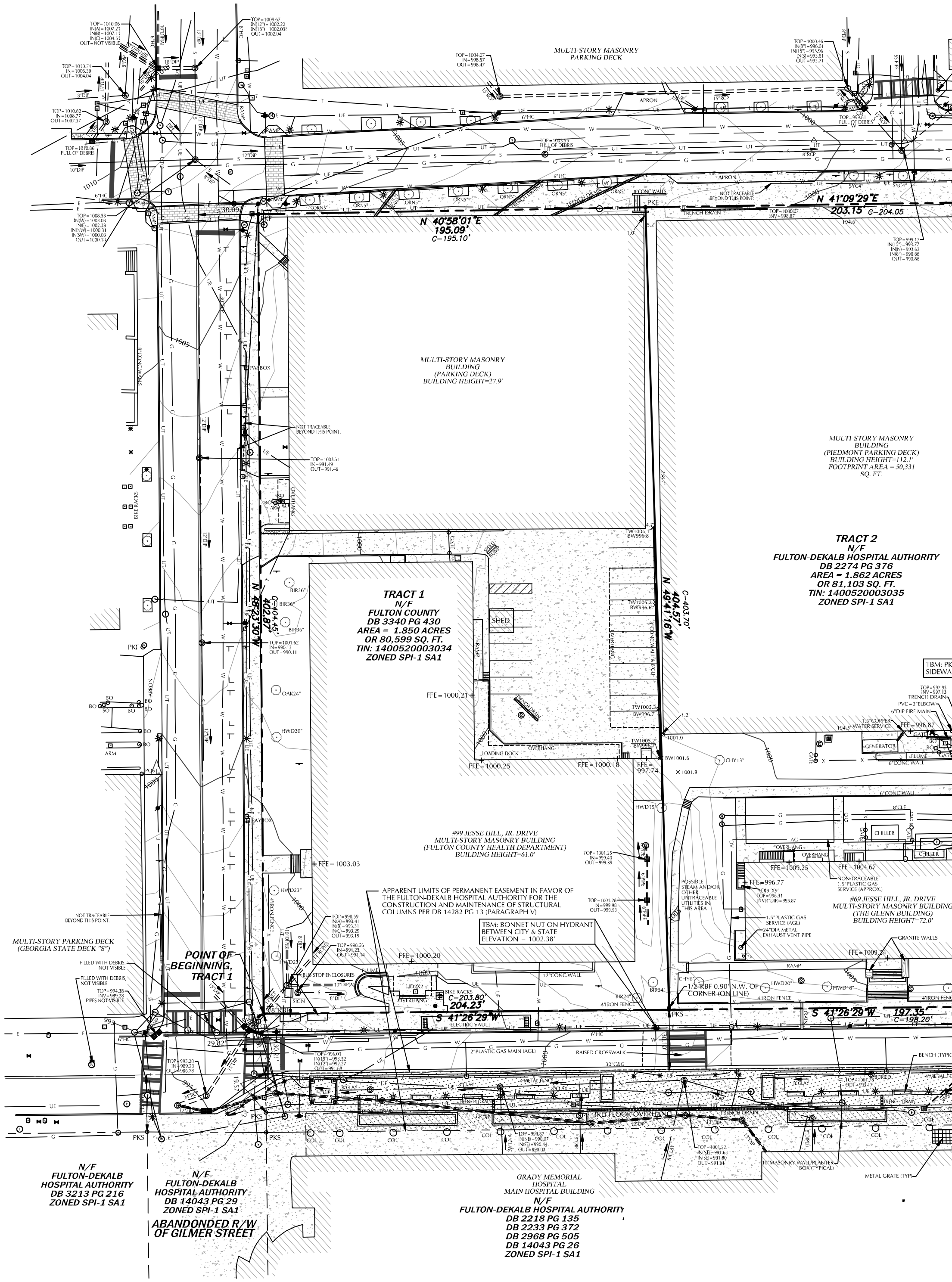
4) "ALTA/NSPS LAND TITLE SURVEY FOR: GRADY MEMORIAL HOSPITAL CORP. THE FULTON-DEKALB HOSPITAL AUTH. FIRST AMERICAN TITLE INSURANCE CO." PREPARED BY CHASTAIN & ASSOCIATES P.C., DATED 6/13/2017.

LEGEND

- BROKEN LINE NOT TO SCALE
- X — FENCE LINE
- GUARDRAIL
- G — UNDERGROUND GAS LINE
- E — OVERHEAD ELECTRIC LINE
- T — OVERHEAD TELEPHONE LINE
- S — SANITARY SEWER LINE
- UE — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- UNK — UNKNOWN UNDERGROUND UTILITY LINE
- W — WATER LINE
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- BO — BOLLARD
- CMF — CONCRETE MONUMENT FOUND
- CTF — CRIMPED TOP PIPE FOUND
- FFE — FINISHED FLOOR ELEVATION
- IPF — IRON PIN FOUND
- IPS — 1/2" IRON PIN SET
- MB — MAIL BOX
- OTF — OPEN TOP PIPE FOUND
- PKF — PK NAIL FOUND
- PKS — PK NAIL SET
- PM — PARKING METER
- RBF — REBAR FOUND
- RMF — RIGHT-OF-WAY MONUMENT FOUND
- SO — STUB OUT
- BSL — BUILDING SETBACK LINE
- C&G — CURB & GUTTER
- CB — CATCH BASIN
- CP — CONCRETE PAD
- CLF — CHAIN LINK FENCE
- CMP — CORRUGATED METAL PIPE
- DB PG — DEED BOOK & PAGE
- DIP — DUCTILE IRON PIPE
- HC — HEADER CURB
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- INV — INVERT ELEVATION
- OCS — OUTLET CONTROL STRUCTURE
- PB PG — PLAT BOOK & PAGE
- PVC — PLASTIC PIPE
- RCP — REINFORCED CONCRETE PIPE
- TBM — TEMPORARY BENCHMARK
- × 100.00 — SPOT ELEVATION
- **1** — REFERENCE TO TITLE EXCEPTION ITEM
- **A** — REFERENCE TO ENCROACHMENT ITEM

TREE LEGEND

- BIR24" — BIRCH TREE 24" (DIAMETER)
- CHY13" — CHERRY TREE 13" (DIAMETER)
- HWD15" — HARDWOOD TREE 15" (DIAMETER)
- MAP9" — MAPLE TREE 9" (DIAMETER)
- OAK24" — OAK TREE 24" (DIAMETER)
- ORN5" — ORNAMENTAL TREE 5" (DIAMETER)
- SYC4" — SYCAMORE TREE 4" (DIAMETER)



UNDERGROUND UTILITY LOCATION PROVIDED BY

GAS
SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
(404) 584-4338
HAYDEN HINTON
X2HHINTO@SOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
(404) 506-4569
IKE COLLINS

WATER
CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT
651 14TH STREET
ATLANTA, GA 30318
(404) 330-6600
JAMES BOSTWICK

COMMUNICATION
LEVEL 3 COMMUNICATIONS, INC
1025 ELDORADO BOULEVARD
BROOMFIELD, CO 80021
(877) 366-8344 EXT. 3

COMCAST
(770) 559-6879
SANDRA ANDREWS

FIBERLIGHT, LLC
11700 GREAT OAKS WAY, SUITE 100
ALPHARETTA, GA 30022
DELL MILLER

AT&T
208 S. AKARD ST
DALLAS, TX 75202
(210) 821-4105
ANGELO HINES
(770) 784-3972

XO / AGLN
10 PEACHTREE PLACE NE
ATLANTA, GA 30309
(770) 901-9160
STEVE GAINES
(404) 473-0750

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY, SUITE. 200
LOUISVILLE, CO 80027
(678) 666-2493
NIC FLORES

VERIZON / MCI
2400 N GLENVILLE
RICHARDSON, TX 75082
(478) 471-1042
DENNIS RAINEY

811 Know what's below. Call before you dig. Or Call 800-282-7411 Three working days prior to construction

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

30 0 30 60 90
GRAPHIC SCALE – FEET

UNDERGROUND UTILITY LOCATION PROVIDED BY

UTILISURVEY, LLC
514 DUNELLA LANE
PEACHTREE CITY, GA 30269
PHONE (404) 312-6912
FAX (770) 486-7784

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE GAINED BY INFORMATION FROM ON SITE PERSONNEL AND SURROUNDING FACILITIES. ALL POSSIBLE BUILDINGS AND MECHANICAL AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LAYOUT. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.

PRELIMINARY--PENDING TITLE REV