

EXHIBIT "A"

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 57,708 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2 FOOT CONTOUR INTERVAL.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY AND EXHIBIT FOR RIGHT OF WAY AND ALLEY SURVEY" AND COMPLETED ON "09/11/2023." UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.

Map or Plat and Survey References

1. REFERENCE DEED BOOK 21157, PAGE 365

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0067K, CONTAINING A LATEST DATE OF 08/15/2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.



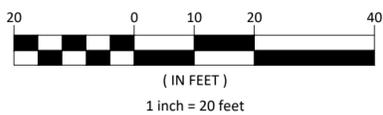
Line #	Length	Direction
L1	3.00	S0° 16' 38.75"W
L2	5.00	S89° 43' 21.25"E
L3	25.33	S0° 32' 18.75"W
L4	5.00	N89° 27' 41.25"W
L10	113.01	N89° 43' 21.25"W
L11	5.00	N89° 43' 21.25"W
L12	3.00	N0° 16' 38.75"E
L13	118.01	S89° 43' 21.25"E
L14	25.31	N0° 32' 18.75"E

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Symbols & Abbreviations

PP	POWERPOLE	(R)	RECORD DATA
Y	GUY WIRE	(M)	MEASURED DATA
L	LIGHT POLE	(C)	CALCULATED DATA
SL	STREET LIGHT POLE	R/W	RIGHT OF WAY
ET	ELEC. TRANSFORMER	BSL	BLDG SETBACK LINE
OHE	OVERHEAD ELECTRIC	BC	BACK OF CURB
WV	WATER VALVE	EP	EDGE OF PAVEMENT
WM	WATER METER	EC	EDGE OF CONCRETE
FH	FIRE HYDRANT	P	PROPERTY LINE
SS	SANITARY SEWER PIPING	D.E.	DRAINAGE EASEMENT
SM	SEWER MANHOLE	L.E.	LANDSCAPE EASEMENT
CO	CLEAN OUT	S.S.E.	SANITARY SEWER ESMT
SD	STORM DRAIN PIPING	IPS	IRON PIN SET
CD	STORM DRAIN MANHOLE	RBF	REBAR FOUND
SI	STORM INLET	CTP	CRIMP TOP PIPE
CI	CURB INLET	OTP	OPEN TOP PIPE
DI	DROP INLET	P.O.C.	POINT OF COMMENCEMENT
FL	FENCE LINE	P.O.B.	POINT OF BEGINNING
SW	SIDEWALK	IF	IRON PIN FOUND
T	TREE	IS	IRON PIN SET
T.B.M.	TEMPORARY BENCH MARK	PN	P.K. NAIL FOUND
		PS	P.K. NAIL SET
		FND	FND X MARK / SCRIBE
		SET	SET X MARK / SCRIBE

Graphic Scale



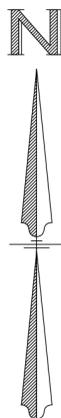
Map or Plat Certification

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, plats, 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.

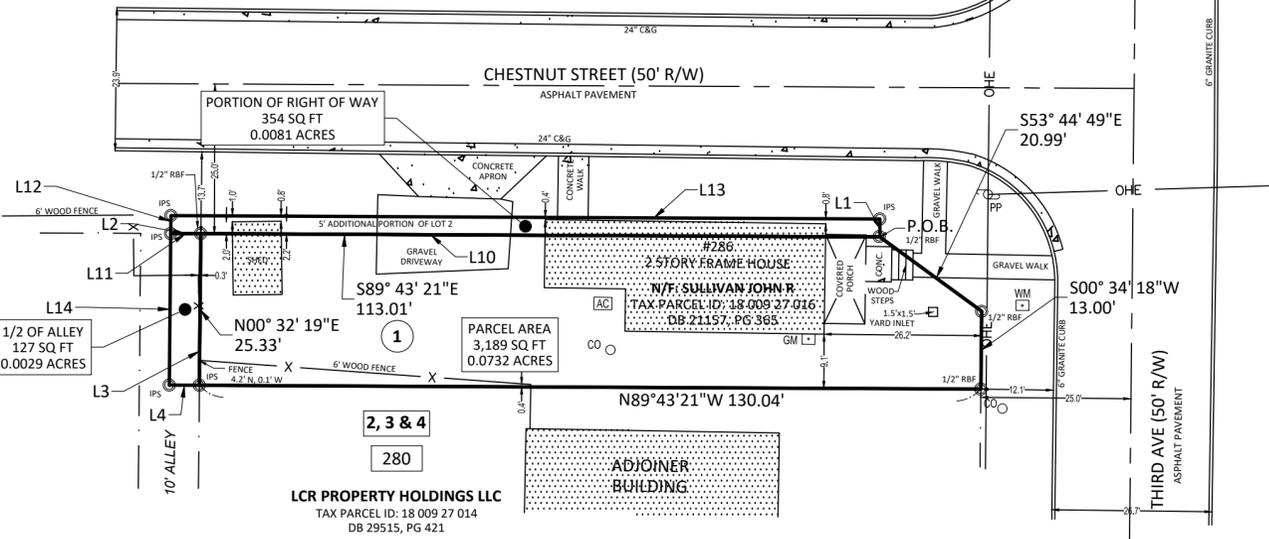
Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 3rd DAY OF FEBRUARY IN THE YEAR OF 2022.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349



BASIS OF HORIZONTAL DATUM - GEORGIA STATE PLANE - WEST ZONE (NAD83)



2, 3 & 4
279
MANN'S RYAN C & MANN'S MELANIE
TAX PARCEL ID: 18 009 27 001
DB 25191, PG 491

2, 3 & 4
280
LCR PROPERTY HOLDINGS LLC
TAX PARCEL ID: 18 009 27 014
DB 29515, PG 421

BOUNDARY SURVEY
WITH RIGHT OF WAY AND ALLEY EXHIBIT
FOR JOHN R. SULLIVAN

SITE ADDRESS: 286 THIRD AVENUE, AVONDALE ESTATES, GEORGIA 30002
LOT 2, BLOCK 23, OF INGLISIDE SUBDIVISION,
DEED BOOK EE - PAGE 527
LAND LOT 9 OF THE 18TH LAND DISTRICT,
DEKALB COUNTY, GEORGIA



DATE OF PRINT/PDF: 02/03/2022		
No. #	DATE / BY	DESCRIPTION
No. 1	02/03/2022	INITIAL SUBMITTAL
No. 2	03/23/2022	UPDATE OWNER NAME
No. 3	10/04/2023/JW	UPDATE SHED LOCATION
No. 4	10/13/2023/JW	UPDATE RW

Sheet / Drawing Scale
1" = 20'
Unless Otherwise Noted
GSA Project No.
21-11-320
Drawn By / Field Crew
SH Crew No. 1
LD/RRD
Sheet No. 01 OF 01