

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

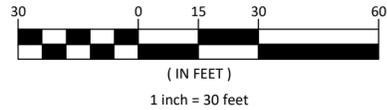


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Symbols & Abbreviations

- PP POWERPOLE
- GUY WIRE
- LP LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- OHE OVERHEAD ELECTRIC
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SS SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- SD STORM DRAIN PIPING
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- DROP INLET
- FENCE LINE
- SW SIDEWALK
- TREE
- T.B.M. TEMPORARY BENCH MARK
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BLDG SETBACK LINE
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EC EDGE OF CONCRETE
- P PROPERTY LINE
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT
- IPS IRON PIN SET
- RBF REBAR FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK / SCRIBE
- 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 11TH DAY OF NOVEMBER IN THE YEAR OF 2020.

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



Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,784,351 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- 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.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83
- 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.
- 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

- UTILITY SURVEY WAS NOT PERFORMED.

Map or Plat and Survey References

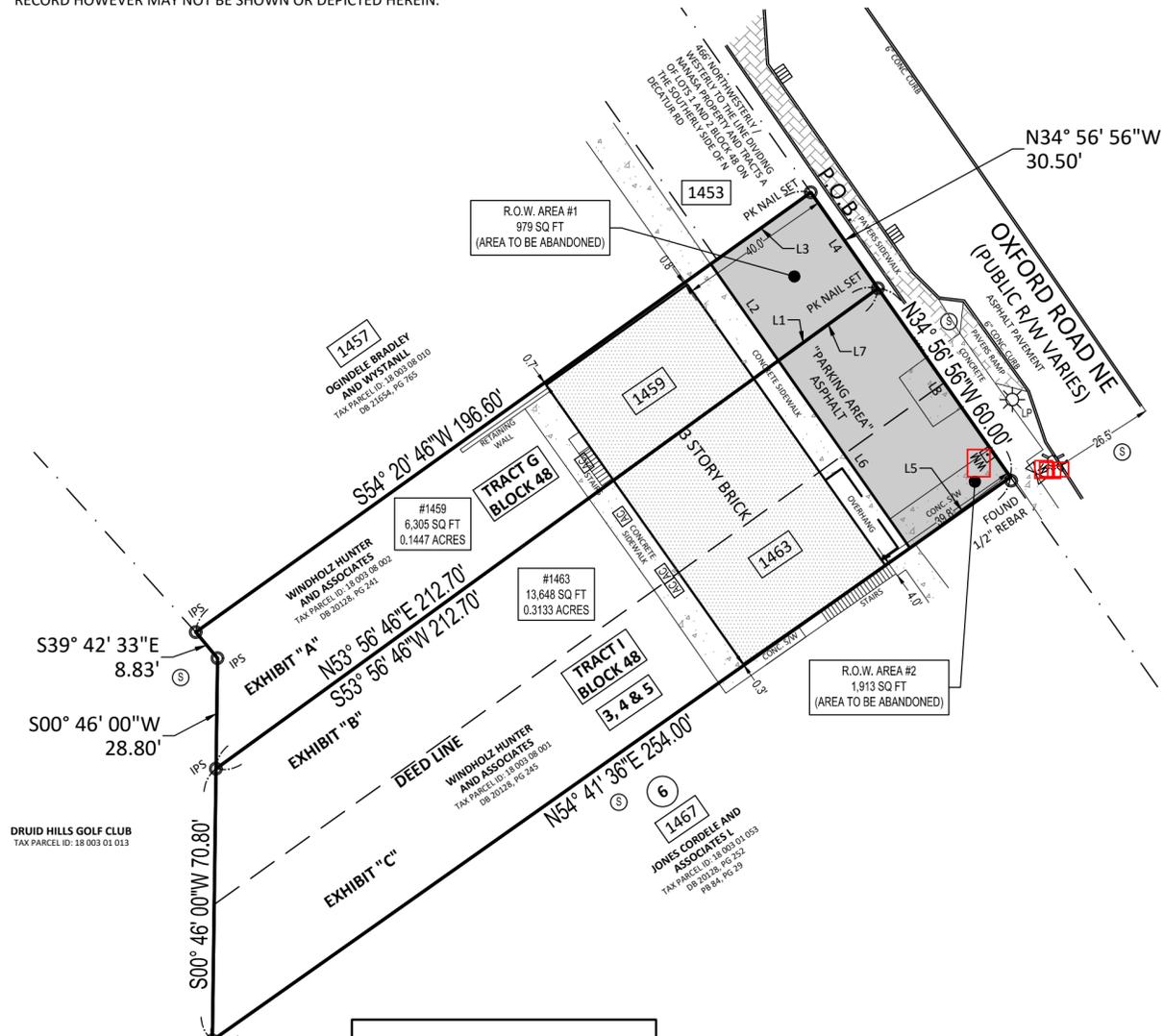
- REFERENCE DEED BOOK 20128, PAGE 241 & PAGE 245
- REFERENCE PLAT: "COMMERCIAL AREA, CLIFTON SECTION, DRUID HILLS, DATED JANUARY 1949, BY L.H. FITZPATRICK, C.E.

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 13089C0062K, 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.

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY". AND COMPLETED ON 10/30/2020 UTILIZING A GEOMAX ZOOM 90 GS ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- 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.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,657 FEET, AND WAS NOT ADJUSTED.



Right of Way Area #1 Line Table

Line #	Length	Direction
L1	32.00	N53° 56' 46"E
L2	30.72	S34° 57' 20"E
L3	32.00	S54° 20' 46"W
L4	30.50	N34° 56' 56"W

Right of Way Area #2 Line Table

Line #	Length	Direction
L5	32.00	N54° 41' 36"E
L6	59.58	S34° 56' 38"E
L7	32.00	S53° 56' 46"W
L8	60.00	N34° 56' 56"W

Parcel Area Table (After Abandonment)

	Area (Sq. ft.)	Aera (Ac)
#1459	6305	0.1447
#1463	13648	0.3133
Total Area	19952	0.4580

DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION
No. 1	11/11/2020	SUBMITTAL

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 COA/LSF 000459

RIGHT OF WAY ABANDONMENT PLAT
FOR: WINDHOLZ HUNTER AND ASSOCIATES, LLC
 SITE ADDRESS: 1459 & 1463 OXFORD ROAD NE,
 ATLANTA, GEORGIA 30307
 LOTS 3, 4 & 5, BLOCK 48, TRACT G & I,
 SUBDIVISION OF COMMERCIAL AREA, CLIFTON SECTION, DRUID HILLS,
 LAND LOT 3 OF THE 18TH LAND DISTRICT, DEKALB COUNTY, GEORGIA

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted

GSA Project No.
20-10-270

Drawn By / Field Crew
SH Crew No. 1
LD/RRD 10/30/2020

Sheet No. 01 OF 01

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