SURVEY NOTES

EQUIPMENT USED:
A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THE PARCEL OF THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND ARE ACCURATE WITHIN ONE FOOT IN 768,653 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/ACSM LAND TITLE SURVEYS PER THE 2011 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND ACSM AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS PLAT ARE IN U.S. SURVEY FEET.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO 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, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPT. 22, 2014.

TITLE NOTE:

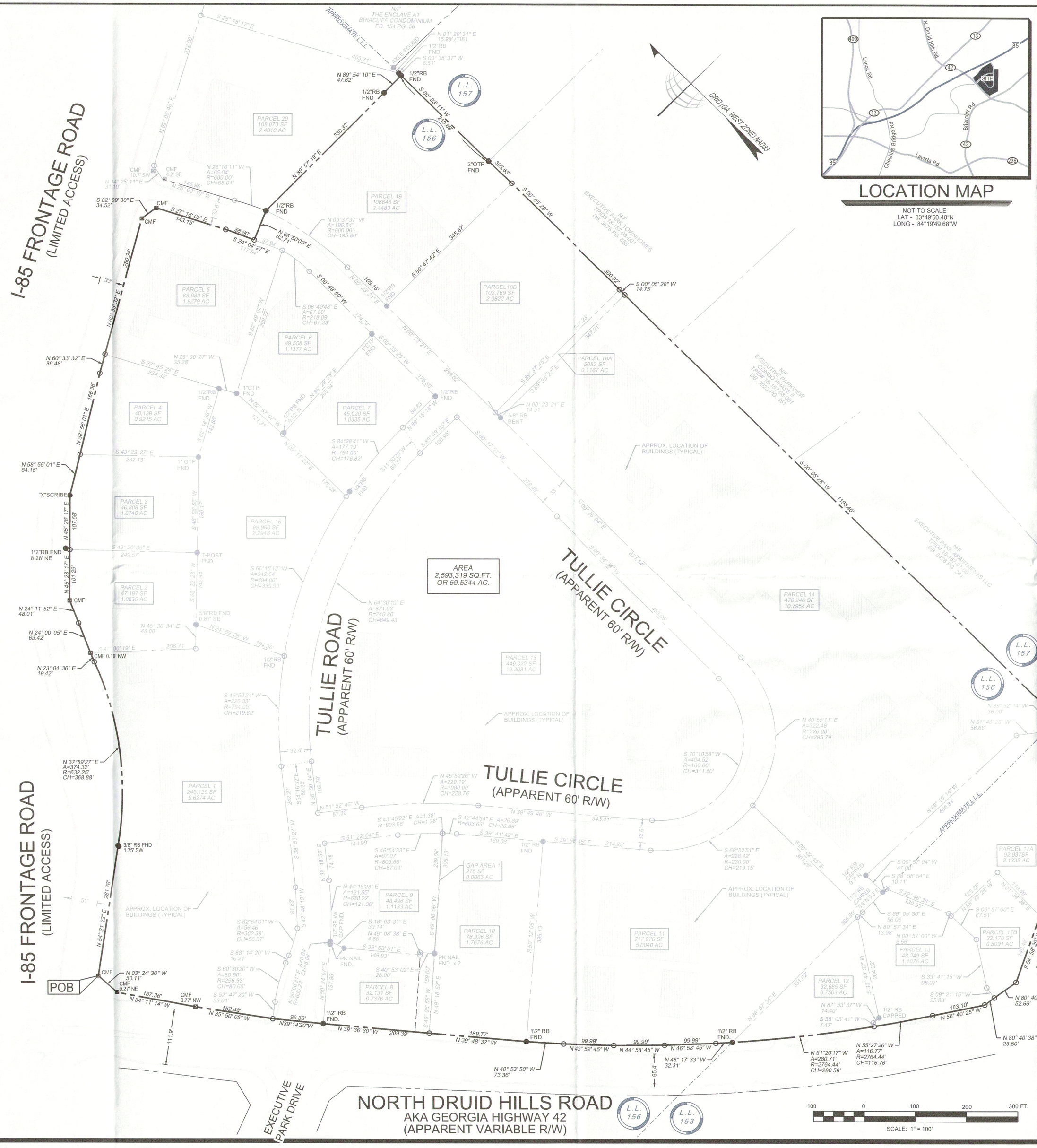
ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBERS 13089C0054J) , DATED MAY 16, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF NORTH DRUID HILLS ROAD, TULLIE CIRCLE, TULLIE ROAD & I-85 FRONTAGE ROAD.

PARCEL INFORMATION

PARCEL 1 CHILDRENS HEALTHCARE OF ATLANTA, INC.
ADDRESS: 1421 NORTHEAST EXPRESS WAY
2174 NORTH DRUID HILLS ROAD
DB. 23469 PG. 231 & DB. 23469 PG. 237
TAX ID# 18-156-02-014 & 18-156-02-002
PARCEL 2 DAVID L. KUNIANSKY
ADDRESS: 1471 NORTHEAST EXPRESSWAY
DB. 7535 PG. 12
TAX ID# 18-156-02-010
PARCEL 3 RHYTHM CITY, INC.
ADDRESS: 1485 NORTHEAST EXPRESSWAY
DB. 7171 PG. 143
TAX ID# 18-156-02-007
PARCEL 4 GUITAR CENTER
ADDRESS: 1513 NORTHEAST EXPRESSWAY
DB. 19822 PG. 496
TAX ID# 18-156-02-006
PARCEL 5 JAMES D. CRAWFORD TRUST & JAMES D. CRAWFORD
ADDRESS: 1535 I-85 ACCESS
DB. 5818 PG. 460
TAX ID# 18-156-02-005
PARCEL 6 CHILDRENS HEALTHCARE OF ATLANTA, INC.
ADDRESS: 1754 TULLIE CIRCLE
DB. 24248 PG. 330 & DB. 24248 PG. 333
TAX ID# 18-156-02-004
PARCEL 7 CHILDRENS HEALTHCARE OF ATLANTA, INC.
ADDRESS: 1734 TULLIE CIRCLE
DB. 23730 PG. 687
TAX ID# 18-156-02-008
PARCEL 8 MCDONALDS CORPORATION
ADDRESS: 2210 NORTH DRUID HILLS ROAD
DB. 12759 PG. 26
TAX ID# 18-156-07-016
PARCEL 9 FIRST METROPOLTIAN COMMUNITY CHURCH OF ATLANTA, INC.
ADDRESS: 1379 TULLIE ROAD
DB. 9281 PG. 95
TAX ID# 18-156-07-012
PARCEL 10 CHILDRENS HEALTHCARE OF ATLANTA, INC.
ADDRESS: 2226 NORTH DRUID HILLS ROAD
DB. 24320 PG. 49 & DB. 24320 PG. 153
TAX ID# 18-156-07-004
PARCEL 11 NORTH DRUID HILLS ASSOCIATES, LLC.
ADDRESS: 2240 NORTH DRUID HILLS ROAD
DB. 8352 PG. 642
TAX ID# 18-156-07-010
PARCEL 12 NORTH DRUID YC, LLC.
ADDRESS: 2304 NORTH DRUID HILLS ROAD
DB. 24011 PG. 519 & DB. 23578 PG. 627
TAX ID# 18-156-06-001
PARCEL 13 MLG ATLANTA, LLC.
ADDRESS: 2320 NORTH DRUID HILLS ROAD
DB. 21817 PG.773 & 22091 PG. 758
TAX ID# 18-153-06-005
PARCEL 14 TRE PROPERTIES, INC.
ADDRESS: 1645 & 1649 TULLIE ROAD
1639 TULLIE CIRCLE
DB. 11425 PG. 371 & DB. 11054 PG. 381 & 385
TAX ID# 18-156-07-019, 18-156-07-018 & 18-156-07-003
PARCEL 15 TRE PROPERTIES, INC.
ADDRESS: 1644 TULLIE CIRCLE
1455 TULLIE ROAD
DB. 11425 PG. 371 & DB. 11054 PG. 381 & 385
TAX ID# 18-156-08-001 & 18-156-08-003
PARCEL 16 CHILDRENS HEALTHCARE OF ATLANTA, INC.
ADDRESS: 1430 TULLIE ROAD
DB. 23801 PG. 311
TAX ID# 18-156-02-013
PARCEL 17A COLUMBIA DRUID HILLS LLC
ADDRESS: 2566 BRIARCLIFF ROAD
DB. 23471 PG. 439 & DB. 23471 PG. 434
TAX ID# 18-153-06-004
PARCEL 17B BRIARCLIFF ASSOCIATES, LLC
ADDRESS: UNKNOWN
DB. 24443 PG. 253
TAX ID# UNKNOWN
PARCEL 18A OWNERSHIP UNKNOWN (POSSIBLE DEKALB COUNTY)
NO ADDRESS
NO TAX ID #
PARCEL 18B LARRY G. HAILEY
ADDRESS: 1735 TULLIE CIRCLE
DB. 3270 PG. 103 & PB. 63 PG. 153
TAX ID# 18-156-07-008
PARCEL 19 LARRY G. HAILEY
ADDRESS: 1757 TULLIE CIRCLE
DB. 3270 PG. 103 & PB. 63 PG. 153
TAX ID# 18-156-07-006



LOCATION MAP

NOT TO SCALE
LAT - 33°49'50.40"N
LONG - 84°19'49.68"W

LEGEND

A	ARC LENGTH	R	RADIUS LENGTH
AC	ACRE	R/W	RIGHT OF WAY
AE	ACCESS EASEMENT	CMF	RIGHT OF WAY MONUMENT
BSL	BUILDING SETBACK LINE	RB	REBAR
CH	CHORD LENGTH	SF	SQUARE FEET
CTP	CRIMP TOP PIPE	SSE	SANITARY SEWER EASEMENT
DB	DEED BOOK		
FND	FOUND		CURB AND GUTTER (C&G)
IPF	IRON PIN FOUND		FENCE
IPS	IRON PIN SET (CAPPED)		PROPERTY LINE
N/F	NOW OR FORMERLY		IRON PIN FOUND
OTP	OPEN TOP PIPE		R/W MONUNMENT FOUND
PB	PLAT BOOK		
PG	PAGE		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		

REFERENCE MATERIAL

1. DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA RIGHT OF WAY MAPS FOR NORTH DRUID HILLS & I-85 INTERCHANGE, FEDERAL AID PROJECT I-85-2(24) DATED FEB. 3, 1978, LAST REVISED MAY 16, 1979

2. SUBDIVISION PLAT OF THE SHOPPES AT DRUID HILLS RECORDED IN PB. 209 PG. 78, AMOUNG THE RECORDS OF DEKALB COUNTY, GEORGIA

3. CONDOMINIUM PLAT FOR THE ENCLAVE AT BRIAR CLIFF CONDOMINIUM RECORDED IN PB. 154 PG. 56, AMOUNG THE RECORDS

4. ALTA/ACSM LAND TITLE SURVEY FOR KIMLEY HORN & ASSOCIATES, INC. & CHILDRENS HEALTHCARE OF ATLANTA, INC. BY TERRAMARK LAND SURVEYING, INC. DATED JAN. 16, 2014 (PARCEL 10)

5. ALTA/ACSM LAND TITLE SURVEY FOR CHILDRENS HEALTHCARE OF ATLANTA, INC. BY TERRAMARK LAND SURVEYING, INC. DATED NOV. 13, 2013 (PARCEL 1 & 6)

6. ALTA/ACSM LAND TITLE SURVEY FOR LOT 3 OF THE SHOPPES @ DRUID HILLS CHILDRENS HEALTHCARE OF ATLANTA, INC. BY TERRAMARK LAND SURVEYING, INC. DATED OCT. 10, 2011. LAST REVISED ON MAY 9, 2012.

7. ALTA/ACSM LAND TITLE SURVEY FOR CHILDRENS HEALTHCARE OF ATLANTA, INC. BY TERRAMARK LAND SURVEYING, INC. DATED MARCH 06, 2013 (PARCEL 7)

8. ALTA/ACSM LAND TITLE SURVEY FOR CHILDRENS HEALTHCARE OF ATLANTA, INC. BY TERRAMARK LAND SURVEYING, INC. DATED MARCH 25, 2013 (PARCEL 16)

9. SURVEY FOR S&L MORTAGE INVESTMENTS, INC. & LARRY G. HAILEY RECORDED IN PB. 63 PG. 153, AFORESAID RECORDS

10. SURVEY FOR CENTURY CENTER INVESTORS #1, LTD. RECORDED IN PB. 72 PG. 70, AFORESAID RECORDS

11. BOUNDARY & TOPOGRAPHIC SURVEY FOR RICHARD +WITTSCHIEBE ARCHITECTS PREPARED BY TERRAMARK LAND SURVEYING, INC., DATED NOV. 29, 2006.

IMPROVEMENTS EXIST ONSITE THAT ARE NOT SHOWN HEREON AND WERE NOT FIELD LOCATED DURING THE COURSE OF THIS SURVEY. THEREFORE ENCROACHMENTS EASEMENTS AND USES MAY ENCUMBER THE PROPERTY THAT ARE NOT SHOWN.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA REGISTERED 2928 LAND SURVEYOR

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax. No. (770) 421-0552
www.TerraMark.com
C. O. A.# LSF00810

TerraMark
Professional Land Surveying

Project No:	2014-002	No	Revision	Date
Survey Crew:	DW	#1		
Drawn By:	KWH	#2		
Approved By:	PBC	#3		
		#4		
		#5		
		#6		
Date:	9/24/14	#7		
		#8		
Scale:	1"= 100'	PAGE NO:	S. SUR.-EB. 2014-002-PDW BOUNDARY.DGN	

BOUNDARY SURVEY
FOR
CHILDRENS HEALTCARE OF ATLANTA, INC.

LOCATED IN
LAND LOTS 153 & 156, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
1/1
DRAWING# TM 14-002

JOB NUMBER T2014-002 PLOT SIZE 24 X 36