

### SURVEY NOTES

EQUIPMENT USED:  
A TRIMBLE SC100 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.  
A TRIMBLE R10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROLS. A NETWORK ADJUSTED BY SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

DATE SURVEYED:  
THIS SURVEY WAS BEEN CALCULATED FOR CLOSURE. THE OVERALL PROPERTIES PARCELS ARE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. PARCEL 1 IS ACCURATE WITHIN ONE FOOT IN 100,000 FEET. PARCEL 2 IS ACCURATE WITHIN ONE FOOT IN 20,000 FEET. PARCEL 3 IS ACCURATE WITHIN ONE FOOT IN 20,000 FEET. PARCEL 4 IS ACCURATE WITHIN ONE FOOT IN 20,000 FEET. PARCEL 5 IS ACCURATE WITHIN ONE FOOT IN 20,000 FEET. THE GAP PARCEL IS ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTAIR/VALLEY PARTNERS LLP FOR THE 3RD SURVEYING TECHNIQUE. CORRECTIONS ESTABLISHED BY ALTAIR AND NPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BENCHMARKS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BENCHMARK (DA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MARCH 26, 2017.

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

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

TITLE NOTES:  
ACCORDING TO THE TRIPPL FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA, PARCEL NUMBER 156-02-000-000 IS A 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 NORTHEAST EXPRESSWAY NE, TULLIE CIRCLE AND CLIFF VALLEY WAY.

### REFERENCE MATERIAL

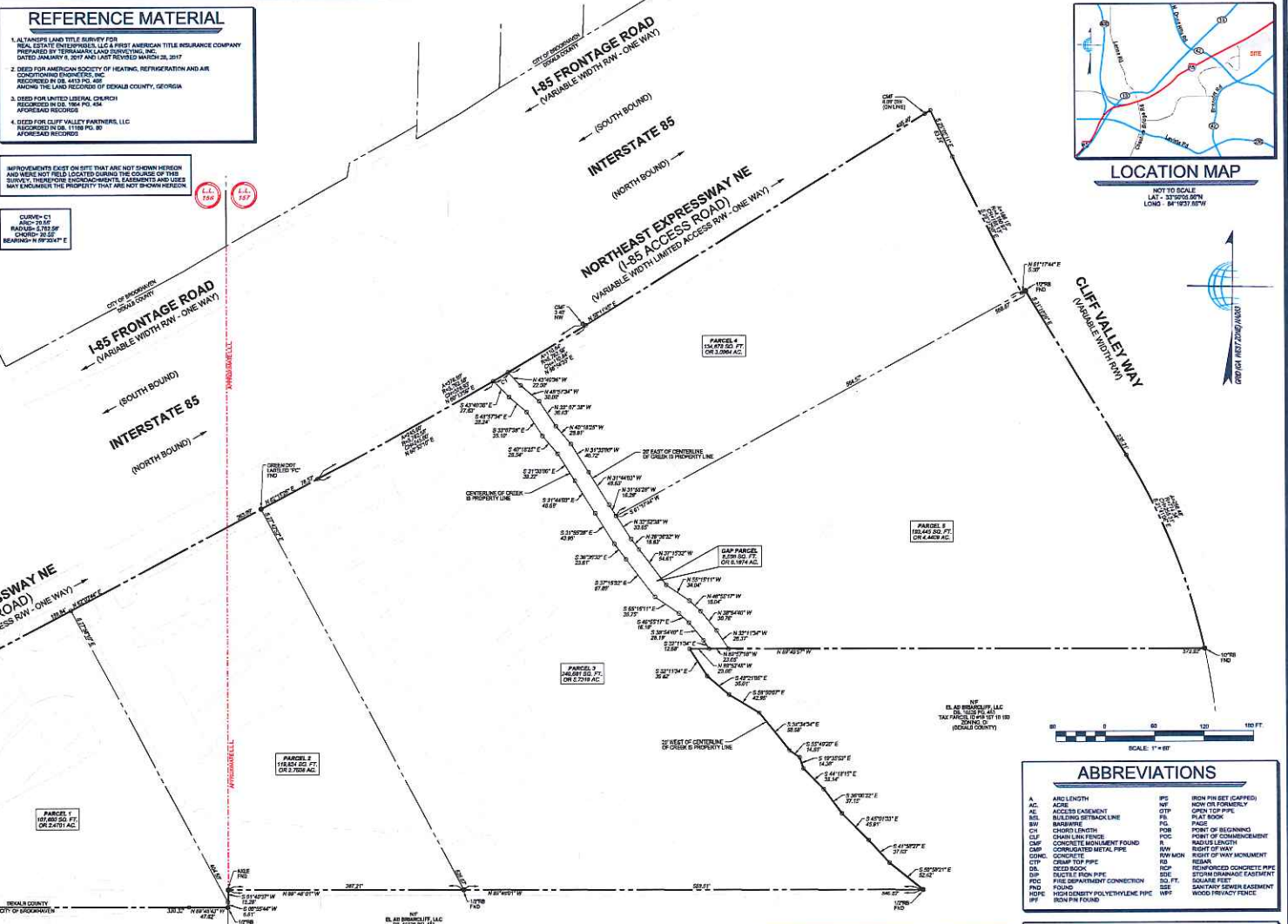
- ALTAIR/VALLEY PARTNERS LLP REAL ESTATE SURVEYORS, L.L.C. FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED JANUARY 4, 2017 AND LAST REVISED MARCH 26, 2017
- DEED FOR AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS, INC. RECORDED IN DL 4413 PG. 467 AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA
- DEED FOR UNITED LIBERAL CHURCH RECORDED IN DL 1984 PG. 454 AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA
- DEED FOR CLIFF VALLEY PARTNERS, L.L.C. RECORDED IN DL 1138 PG. 59 AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA

IMPROVEMENTS EXIST ON SITE THAT ARE NOT SHOWN HEREON AND WERE NOT FIELD LOCATED DURING THE COURSE OF THIS SURVEY. THEREFORE ENCUMBRANCES, EASEMENTS AND UTILITIES MAY ENCUMBER THE PROPERTY THAT ARE NOT SHOWN HEREON.

CURVE: C1  
RADIUS: 210.00'  
CHORD: 210.00'  
BEARING: N 0° 00' 00" E

### PARCEL INFORMATION

- PARCEL 1** CURRENT OWNER: AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS, INC.  
DL 4413 PG. 468  
ADDRESS: 795 TULLIE CIRCLE  
TAX PARCEL ID #18 136 07 000  
ZONING: O1 (OFFICE-INSTITUTIONAL DISTRICT)  
JURISDICTION: DEKALB COUNTY
- PARCEL 2** CURRENT OWNER: CITIZENS BROTHERS NATIONAL BANK  
DL 2282 PG. 73  
ADDRESS: 1677 NORTHEAST EXPRESSWAY  
TAX PARCEL ID #18 137 01 048  
ZONING: O1 (OFFICE-INSTITUTIONAL DISTRICT)  
JURISDICTION: DEKALB COUNTY
- PARCEL 3** CURRENT OWNER: HE CONCEPT REALTY, L.L.C.  
DL 2089 PG. 83  
ADDRESS: 1897 NORTHEAST EXPRESSWAY  
TAX PARCEL ID #18 137 01 341  
ZONING: O1 (OFFICE-INSTITUTIONAL DISTRICT)  
JURISDICTION: DEKALB COUNTY
- PARCEL 4** CURRENT OWNER: UNITED LIBERAL CHURCH  
DL 1984 PG. 454  
ADDRESS: 191 CLIFF VALLEY WAY  
TAX PARCEL ID #18 137 01 048  
ZONING: O1 (OFFICE-INSTITUTIONAL DISTRICT)  
JURISDICTION: DEKALB COUNTY
- PARCEL 5** CURRENT OWNER: CLIFF VALLEY PARTNERS, L.L.C.  
DL 1138 PG. 59  
ADDRESS: 196 CLIFF VALLEY WAY  
TAX PARCEL ID #18 137 01 048  
ZONING: O1 (OFFICE-INSTITUTIONAL DISTRICT)  
JURISDICTION: DEKALB COUNTY



### ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIPE SET (CAPPED)
AC	ACRE	NOF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTW	OPEN TOP PIPE
BUL	BUILDING SETBACK LINE	PL	PLAT BOOK
BV	BARRIER	PAGE	PAGE
CH	CHALKED LENGTH	POB	POINT OF BEGINNING
CF	CHANGELINE FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE FOUNDATION FOUND	RL	RADIUS LENGTH
CMR	CONCRETE FOUNDATION METAL PIPE	ROW	RIGHT OF WAY
COM	CONCRETE	RWN	RIGHT OF WAY ENCROACHMENT
CT	CRACK TOP PIPE	RS	REAR
CTV	CONCRETE	RSE	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	SECTOR DRAINAGE EASTMENT
DPC	DUCTILE IRON PIPE CONNECTION	SQ.FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDR	HIGH DENSITY POLYETHYLENE PIPE	SURF	SURFACE
IPY	IRON PIPE FOUND	WFF	WOOD FINISH FENCE

### AREA TABLE

PARCEL 1	107,890 SQ.FT. OR 2.4701 AC.
PARCEL 2	119,824 SQ.FT. OR 2.7508 AC.
PARCEL 3	249,891 SQ.FT. OR 5.7319 AC.
PARCEL 4	134,878 SQ.FT. OR 3.0864 AC.
PARCEL 5	183,448 SQ.FT. OR 4.2408 AC.
GAP PARCEL	8,598 SQ.FT. OR 0.1974 AC.
<b>TOTAL AREA</b>	<b>814,028 SQ.FT. OR 18.6875 AC.</b>

### SPECIAL NOTES

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

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

3. PURSUANT TO RULE 104-69 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING BETWEEN SMALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

4. THIS SURVEY IS NOT PREPARED IN ACCORDANCE TO 18 USC AND SHALL NOT BE RECORDED WITHIN THE APPLICABLE LAND RECORDS.

### SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-F OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEYING ACT, O.C.G.A. §14-4-40.

PAUL E. SANDERS, P.E.  
REGISTERED NUMBER: 2018



Project No.	156-02-000-000
Survey Date	03/26/17
Drawn By	PLS
Approved By	PLS
Checked	PLS
Scale	AS SHOWN
Sheet	1 of 1

BOUNDARY SURVEY FOR CHILDREN'S HEALTHCARE OF ATLANTA LOCATED IN LAND LOTS 156 & 157, 18TH DISTRICT DEKALB COUNTY, GEORGIA

SHEET NO. 1

