

7/31/20

Site Plan



EXISTING BUILDING  
2725 OLD MILTON PARKWAY

NOW OR FORMERLY  
JOEL B. SHIRLEY, JR.

CENTERLINE OF A 40 FOOT  
WIDE KIMBALL BRIDGE ROAD  
ACCESS AND UTILITY EASEMENT  
SEE DEED BOOK 36138, PAGE 75

BUILDING SITE 8

BUILDING SITE 5

BUILDING SITE 6  
NOW OR FORMERLY  
APF STRATEGIES, LLC

ARC: 79.10°  
RADIUS: 187.00'  
CH. BR.: N 77°51'53"E  
CHORD: 78.52'

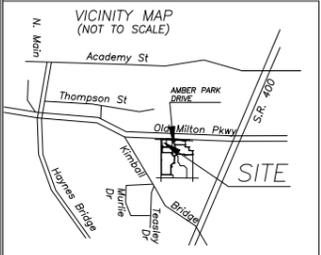
CENTERLINE OF A 40 FOOT  
WIDE KIMBALL BRIDGE ROAD  
ACCESS AND UTILITY EASEMENT  
SEE DEED BOOK 36138, PAGE 75

SEE RIGHT-OF-WAY DEED AT  
DEED BOOK 37814, PAGE 535

ARC: 209.15°  
RADIUS: 5654.08'  
CH. BR.: S 86°11'53"E  
CHORD: 209.14'

OLD MILTON PARKWAY  
(R/W WIDTH VARIES)

BUILDING SITE 9  
AREA:  
65,051 SQUARE FEET  
1.49 ACRES



GENERAL NOTES

- (1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 70,829 FEET AND AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON GTS-3D WITH ELECTRONIC DISTANCE METER.
- (3) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,304 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC. AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP NUMBER 13121C0059 E, FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 22, 1998.
- (6) THIS PROPERTY IS ZONED O & I WITH SETBACKS SHOWN HEREON. THE SETBACKS AND BUFFER AREAS ARE PER ZONING REQUIREMENTS AND ADMINISTRATIVE VARIANCES. AND LAND DISTURBANCE PERMIT NUMBER: D9993
- (7) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- (8) SURVEY REFERENCES: FULTON COUNTY, GEORGIA RECORDS:  
CHICAGO TITLE INSURANCE COMPANY, Commitment for Title Insurance File Number 2540, Effective Date: March 7, 2013 at 9:00 AM  
DEED BOOK 46735, PAGE 593, Vesting Deed  
DEED BOOK 19509, PAGE 102, Right of way deed to Ga. Dept. of Transportation, Old Milton Pkwy., (does not affect subject property)  
DEED BOOK 37814, PAGE 527, Right of way deed to Ga. Dept. of Transportation, Old Milton Pkwy., (does not affect subject property)
- (9) ADDITIONAL REFERENCES: Fulton County, Georgia Records:  
DEED BOOK 36138, PAGE 84, Common Area and Easement Maintenance Agreement, (does affect subject property)  
DEED BOOK 28609, PAGE 204, Reciprocal Easement and Operation Agreement, (does affect subject property)  
DEED BOOK 28564, PAGE 62, Off-Site Sanitary Sewer Easement, (does benefit subject property, not shown hereon, see survey of Building Site 2)  
DEED BOOK 40170, PAGE 452, Assignment and Assumption of Sewer Easement Rights, (does benefit subject property, not shown hereon, see survey of Building Site 2)  
DEED BOOK 29914, PAGE 657, Sanitary Sewer Easement, (does affect subject property as shown hereon)  
DEED BOOK 30496, PAGE 662, Georgia Power Company Easement, (too general to locate, does affect subject property)  
DEED BOOK 3484, PAGE 240, Ga. Power Co., Permit for Anchors, Guy Poles & wires, (too general to locate, does not affect subject property)  
DEED BOOK 1599, PAGE 546, Easement to Ga. Power Co., (too general to locate, does affect subject property)  
DEED BOOK 37731, PAGE 22, Easement Agreement (does not affect subject property, see Building Site 2)  
DEED BOOK 37814, PAGE 535, Right of way deed to Ga. Dept. of Transportation, Old Milton Pkwy., (does affect subject property, shown hereon)

**LEGEND**

- IPS --- IRON PIN SET (1/2" REBAR)
- IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
- R/W --- RIGHT OF WAY
- PP --- POWER POLE
- OVERHEAD WIRES
- FENCE
- L --- LAND LOT
- CMP --- CORRUGATED METAL PIPE
- RCP --- REINFORCED CONCRETE PIPE
- CB --- CATCH BASIN
- DI --- DROP INLET
- SSMH --- SANITARY SEWER MANHOLE
- a.k.a. --- ALSO KNOWN AS
- D.O.T. --- DEPARTMENT OF TRANSPORTATION
- FP --- FLAG POLE
- GT --- GREASE TRAP

PROJECT TITLE/NO.  
PLAT OF BUILDING SITE 9  
BEING IN LAND LOTS 803 and 804 of the 1st DISTRICT, 2nd SECTION  
FULTON COUNTY, GEORGIA



EXISTING PARKING SPACES:  
REGULAR SPACES = 61  
HANDICAP SPACES = 3  
TOTAL = 64

ALTA / ACSM LAND TITLE SURVEY  
PREPARED FOR:  
DRAWN BY: VML  
CHECKED BY: C. BROWN  
DATE: APRIL 3, 2007  
SCALE: 1" = 20'  
JOB NO.: 1871

WINDWARD EYE GROUP, LLC, GEORGIA  
COMMERCE BANK, AND CHICAGO TITLE  
INSURANCE COMPANY  
  
Prepared By  
REGISTERED LAND SURVEYORS, INC.  
136 SAVANNA ESTATES DRIVE  
CANTON, GEORGIA 30115  
(770) 998-7676

REVISIONS

NO.	DESCRIPTION	DATE
(1)	AS-BUILT/UP-DATE SURVEY	5/7/13



SHEET  
**S-1**  
OF 1 SHEET