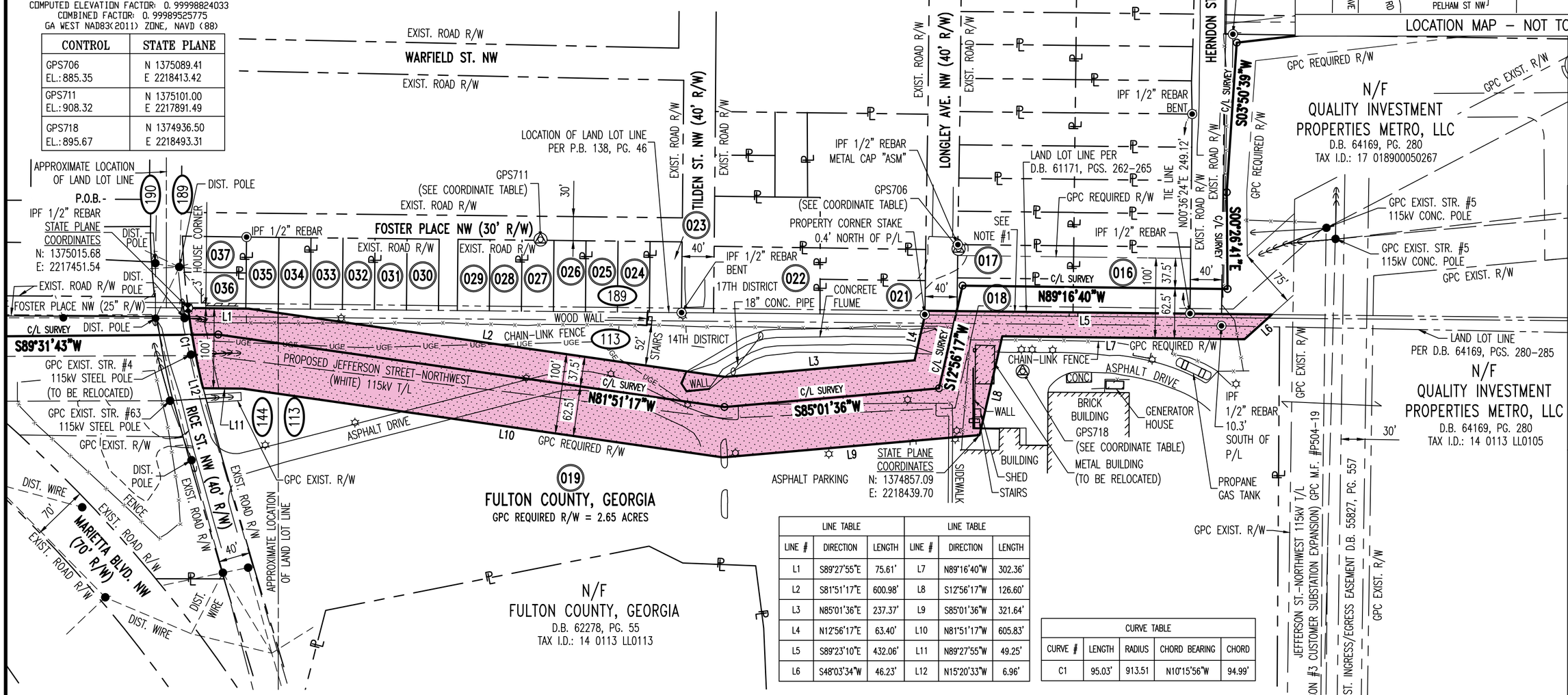
ADJACENT OWNERS TABLE			
NO.	OWNER NAME	TAX I.D.	DEED BOOK, PAGE
016	N/F ENH INVESTMENTS, LLC	17 018900040680	D.B. 61171, PG. 262
017	N/F ENH INVESTMENTS, LLC	17 018900040706	D.B. 61171, PG. 262
018	N/F ENH INVESTMENTS, LLC	17 018900040698	D.B. 61171, PG. 262
021 – 037	SUBDIVISION PLAT OF S.D. NILES PROPERTY P.B. 3, PGS. 7A–7B		

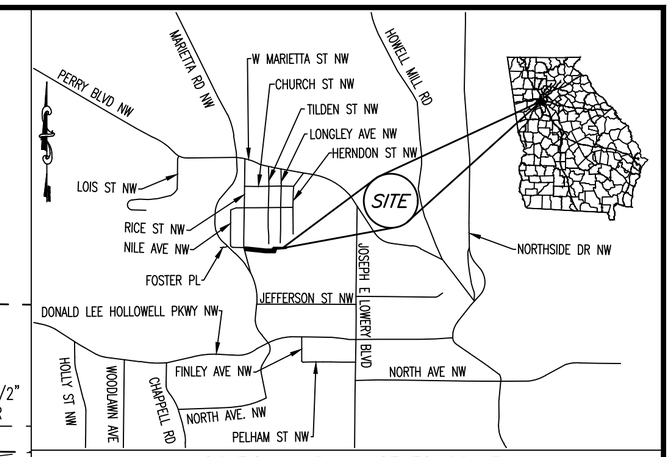
NORTH ARROW & PLAT BEARINGS BASED ON – GEORGIA STATE PLANE NAD83(2011) WEST

COORDINATE SYSTEM INFORMATION TABLE

AVERAGE ELEVATION: 896.45'
STATE PLANE AVE. SCALE FACTOR: 0.99990701633
COMPUTED ELEVATION FACTOR: 0.99998824033
COMBINED FACTOR: 0.99989525775
GA WEST NAD83(2011) ZONE, NAVD (88)

CONTROL	STATE PLANE
GPS706 EL.: 885.35	N 1375089.41 E 2218413.42
GPS711 EL.: 908.32	N 1375101.00 E 2217891.49
GPS718 EL.: 895.67	N 1374936.50 E 2218493.31





LOCATION MAP – NOT TO SCALE

MONUMENTATION LEGEND

- IRON PIN SET
- IRON PIN FOUND
- MONUMENT SET
- MONUMENT FOUND
- COMPUTED POINT
- CP1 TR1 CONTROL OR TRAVERSE POINT
- GEODETIC CONTROL POINT
- BENCHMARK OR TEMPORARY BENCHMARK (TBM)

PLAT ABBREVIATIONS

IPF – IRON PIN FOUND
IPS – IRON PIN SET
OTP – OPEN TOP PIPE
CTP – CRIMP TOP PIPE
CONC. – CONCRETE
ALUMN. – ALUMINUM
DIST. – DISTRIBUTION
P/L – PROPERTY LINE
R/W – RIGHT OF WAY
C/L – CENTERLINE
T/L – TRANSMISSION LINE
N/F – NOW OR FORMERLY
D.B. – DEED BOOK
P.B. – PLAT BOOK
M.F. – MAP FILE
N.T.S. – NOT TO SCALE
P.O.C.– POINT OF COMMENCEMENT
P.O.B.– POINT OF BEGINNING
UGE – UNDERGROUND ELECTRIC
UGP – UNDERGROUND POWER
OHU – OVERHEAD UTILITIES
GPC – GEORGIA POWER COMPANY

UTILITY LEGEND

- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS MANHOLE
- Gas Valve — GAS VALVE
- GAS METER
- SANITARY SEWER MANHOLE
- Sanitary Sewer Clean Out — SANITARY SEWER CLENAOUT
- STORM SEWER MANHOLE
- LIGHT POLE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WELL
- POWER POLE OR DISTRIBUTION POLE
- TRANSMISSION TOWER
- GUY WIRE

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S89°27'55"E	75.61'	L7	N89°16'40"W	302.36'
L2	S81°51'17"E	600.98'	L8	S12°56'17"W	126.60'
L3	N85°01'36"E	237.37'	L9	S85°01'36"W	321.64'
L4	N12°56'17"E	63.40'	L10	N81°51'17"W	605.83'
L5	S89°23'10"E	432.06'	L11	N89°27'55"W	49.25'
L6	S48°03'34"W	46.23'	L12	N15°20'33"W	6.96'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	95.03'	913.51	N10°15'56"W	94.99'

P.O.B.
LATITUDE: N33.7797430°
LONGITUDE: W84.4270978°

REFERENCES:
1. LIMITED WARRANTY DEED AND BILL OF SALE BETWEEN FULTON COUNTY FACILITIES CORP. (GRANTOR) AND FULTON COUNTY, GEORGIA (GRANTEE). DATED: SEPTEMBER 2, 2020. RECORDED IN D.B. 62278, PGS. 55–81, FULTON COUNTY, GEORGIA
2. SURVEY FOR: FULTON COUNTY JAIL, PREPARED BY: ROCHESTER AND ASSOCIATES, INC. DATED: OCTOBER 12, 1984. RECORDED IN P.B. 138, PG. 46, FULTON COUNTY, GEORGIA
3. SUBDIVISION PLAT OF S.D. NILES PROPERTY RECORDED IN P.B. 3, PGS. 7A–7B, FULTON COUNTY, GEORGIA

NOTE:
1. GORE BETWEEN LAND LOT LINE LOCATION PER P.B. 138, PG. 46 AND D.B. 61171, PGS 262–265.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FEET

PATH: T\Working2\Tranline\115kv\2022010179_Jefferson Street #3 – Northwest 115kV TL\2022010179_Jefferson Street #3 – Northwest 115kV TL.dwg

SURVEY CLOSURE STATEMENT

A PORTION OF THE SURVEYED DATA ON THIS MAP WAS OBTAINED UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHAMPION nV3 GNSS NETWORK ROVER DUAL FREQUENCY RECEIVER AND CARLSON SURVEYOR+ CONTROLLER LOADED WITH CARLSON SurvCE AND CELL PHONE MODEM RECEIVING RTK CORRECTIONS FROM THE eGPS SOLUTIONS GNSS REAL TIME NETWORK (RTN). THE RELATIVE POSITIONAL ACCURACY OBTAINED IN THIS SURVEY IS 0.05' HORIZONTAL AT THE 95% CONFIDENCE LEVEL. A PORTION OF THE SURVEYED DATA ON THIS MAP WAS OBTAINED UTILIZING A LEICA ULTRA06 TOTAL STATION WITH CARLSON SurvCE SOFTWARE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 765,786 FEET.
FIELD WORK COMPLETED: 10/24/2022

F.I.R.M. FLOOD NOTE:
THIS PROPERTY IS IN A ZONE X.
AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN ACCORDING TO F.I.R.M. FLOOD MAP OF FULTON COUNTY, GA COMMUNITY–PANEL NO. 135157 0243 F, PANEL 243 OF 490 MAP NUMBER 13121C0243F DATED: SEPTEMBER 18, 2013

S. NELSON & ASSOC., INC.
L.S.F. 896
SURVEYOR: PAUL W. LAIRD
P.L.S. 3084
110 EVANS MILL DRIVE
DALLAS, GA 30157
PHONE (770) 505–8566

GEORGIA PROFESSIONAL No. 3084 LAND SURVEYOR PAUL W. LAIRD

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 LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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 SECTION 15–6–67.

Paul W. Laird
PAUL W. LAIRD, GA. P.L.S. NO. 3084

REVISION BLOCK
APPROVALS

GEORGIA POWER CO., ATLANTA, GA.
Land Engineering

JEFFERSON STREET #3 – NORTHWEST 115kV T/L EASEMENT PLAT FOR: PARCEL 019 – FULTON COUNTY, GEORGIA

LAND LOTS 113 & 144, 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

DR. SNA/TDP	TR.	Checked
SCALE 1" = 100'		DATE 08/24/2023
DRAWING NUMBER P505–65		