

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT A RECORD MAP. THE PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES, MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

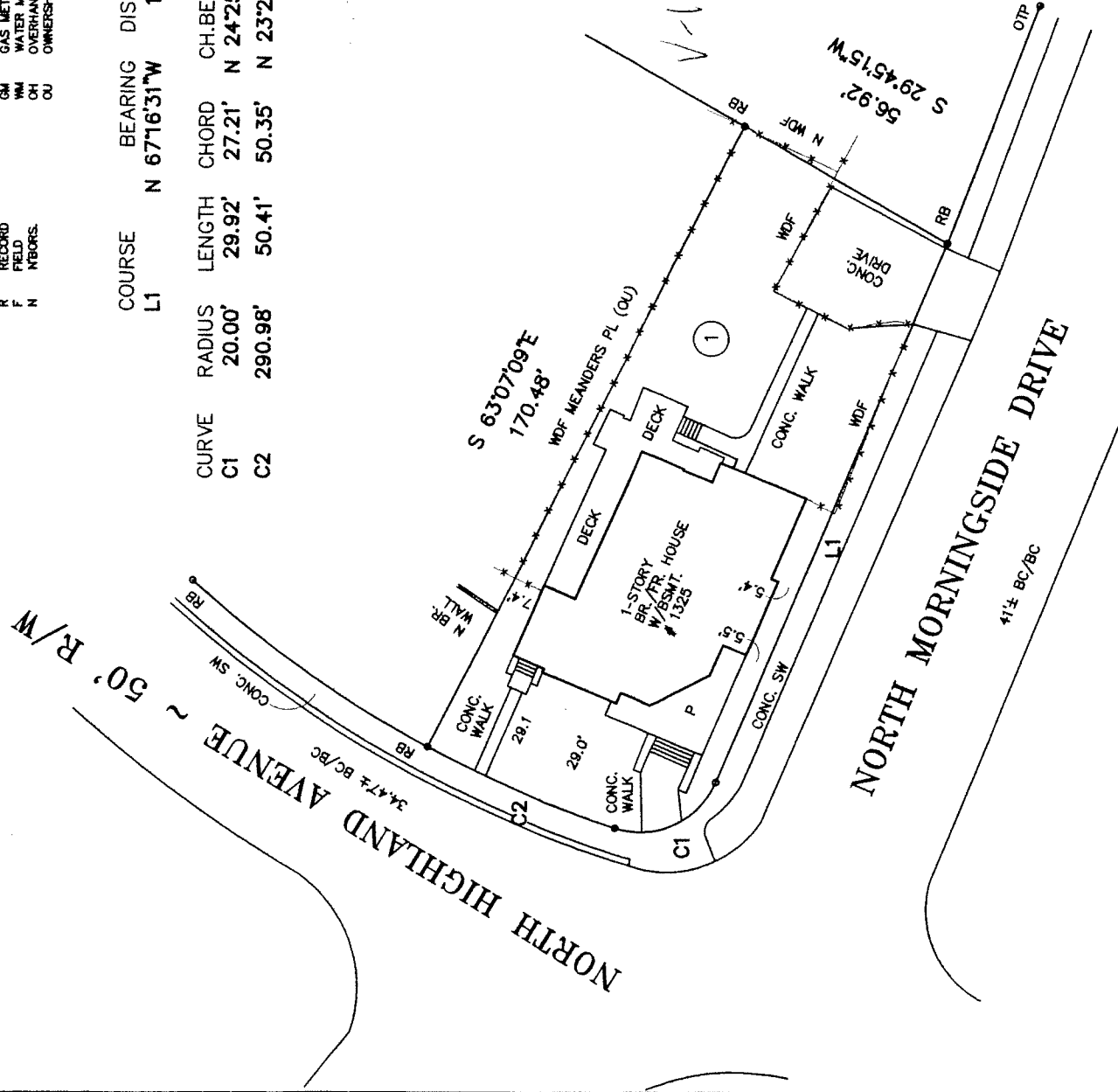
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

*** LEGEND ***

IP	IRON PIN FOUND	POB	POINT OF BEGINNING
OTIP	OPEN TOP PIPE FOUND	L1	LAND LOT LINE
CTIP	CRIMP TOP PIPE FOUND	MHT	MAIN HOLE
RB	REINFORCING BAR FOUND	SSL	SANITARY SEWER LINE
MB	MAGNETIC READING IP	CB	CATCH BASIN
AI	ANGLE IRON FOUND	JB	JUNCTION BOX
CP	CALCULATED POINT	DI	DRAINAGE INLET
-X-X	FENCE	YI	YARD WALL
CLF	CHAIN LINK FENCE	HW	HEAD WALL
WRF	WIRE FENCE	PP	POWER POLE
WFF	WIRE FENCE	PW	POWER LINE
FC	FENCE CORNER	DE	DRAINAGE EASEMENT
BL	BUILDING LINE	UE	UTILITY EASEMENT
R/W	RIGHT-OF-WAY	AE	ACCESS EASEMENT
PL	PROPERTY LINE	TB	TOP OF BANK
PC	PROPERTY CORNER	CMP	CORRUGATED METAL PIPE
CL	CENTER LINE	RCP	REINFORCED CONG. PIPE
CPT	CARPENT	APP	AS PER PLAT
BR	BRICK	APD	AS PER DEED
FR	FRAME	APP	AS PER RECORD
WO	WOOD	BC	AS PER FIELD
P	PLAT	EP	EDGE OF PAVEMENT
D	DEED	EB	ELECTRIC POWER BOX
R	RECORD	GM	GAS METER
F	FIELD	WM	WATER METER
N	NEBORS.	OH	OVERHANG
		OU	OWNERSHIP UNCLEAR

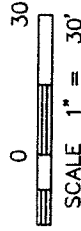
COURSE BEARING DISTANCE
L1 N 67°16'31"W 143.71'

CURVE RADIUS LENGTH CHORD CH.BEARING
C1 20.00' 29.92' 27.21' N 24°25'18"W
C2 290.98' 50.41' 50.35' N 23°23'31"E



PROPERTY ADDRESS:
1325 N. HIGHLAND AVE.
ATLANTA, GA 30306

LAND AREA:
0.239 AC

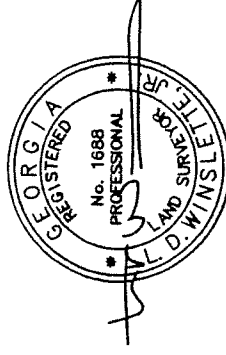


PLAT PREPARED FOR:

R.A. RIGGS PROPERTIES

LOT 1	BLOCK 1	UNIT
SUBDIVISION	J.R. SMITH PROPERTY	
LAND LOT 2	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DATE 09/08/2010	
PLAT BOOK	PAGE 433	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 45977	PAGE 433	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANGULAR ERROR OF 0.8 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. NO STATE PUBLIC RECORDS SEARCHED NEARBY FOUND WITHIN 50' OF THIS PROPERTY.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AS SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.

SURVEY SYSTEMS & ASSOC., INC.
1887 CHEDWORTH COURT
STONE MOUNTAIN GA. 30087

JOB NUMBER 4-50498

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