

11-0-0693

(Do Not Write Above This Line)

AN ORDINANCE U-11-17
BY ZONING COMMITTEE

An Ordinance granting a Special Use Permit pursuant to Section 16.28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta Beltline, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from 641 (aka 665) North Avenue, N. E. (Perlman Tract) (Donor Parcel).

As Amended
ADOPTED BY
MAY 20 2013
COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 05/02/11

Referred To: ZRB/Zoning

Date Referred 7/18/11

Referred To: Zoning

Date Referred

Referred To:

First Reading

Committee ZONING
Date April 21 2011
Chair [Signature]
Referred To ZRB

Committee Zoning
Date 5/13/11
Chair [Signature]
Action Fav, Adv, Hold (see rev. side)
Other As Amended
Members [Signatures]
Refer To [Signature]

Committee Zoning
Date 5/13/11
Chair [Signature]
Action Fav, Adv, Hold (see rev. side)
Other Amended
Members [Signatures]
Refer To [Signature]

Committee Zoning
Date July 27 2011
Chair [Signature]
Action Fav, Adv, Hold (see rev. side)
Other As Amended
Members [Signatures]
Refer To [Signature]

Committee
Date
Chair
Action Fav, Adv, Hold (see rev. side)
Other
Members
Refer To [Signature]

FINAL COUNCIL ACTION

- 2nd
- 1st & 2nd
- 3rd
- Readings
- Consent
- V Vote
- RC Vote

CERTIFIED



MAYOR'S ACTION

APPROVED

MAY 29 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

11-O-0693

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

U-11-17

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.28.023 (2)(c)(3) and Section 16-28.023 (3)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit is granted for a Transfer of Excess Development Rights. Said use is granted to Atlanta Beltline, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the 641 (aka 665) North Avenue, N. E. (Perlman Tract) (Donor Parcel) to wit:

OWNERS: ATLANTA BELTLINE

APPLICANT: ATLANTA BELTLINE, INC.

Sending Property (665 North Avenue):

- Net lot area: 16,072 s.f. (0.369 acres)
- Maximum non-residential FAR allowed: 4.0 times net lot area = 64,288 s.f.
- Maximum residential FAR allowed: 3.2 times net lot area = 51,430 s.f.
- Total development rights to be transferred:
 - Non-residential square footage = 64,288 s.f.
 - Residential square footage = 51,430 s.f.
- Total development rights to be retained on sending parcel = zero s.f.

Recipient (Atlanta BeltLine, Inc):

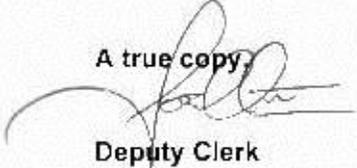
- Total development rights to be received:
 - Non-residential square footage = 64,288 s.f.
 - Residential square footage = 51,430 s.f.

ALL THAT TRACT or parcel of land lying and being in the following Land Lots and District of Fulton County as described below and by the attached legal description and/or survey.



SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

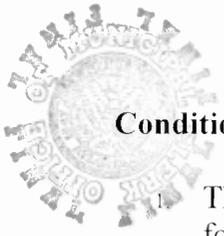


A true copy.

Deputy Clerk

ADOPTED *as amended* by the Council
APPROVED as per City Charter Section 2-403

MAY 20, 2013
MAY 29, 2013



Conditions for U-11-17 for 641 (aka 665) North Ave., N.E. (Perlman Tract) (Donor Parcel)

The submission of all agreements, assignments, and affidavits to the Office of Planning for record keeping of said transfer of development rights.



After Recording Return to:
Patrise Perkins-Hooker, Esq.
Atlanta Beltline, Inc.
86 Pryor Street, S.W., Suite 200
Atlanta, GA 30303

RETURN TO:
SHUPING, MORSE & ROSS
6259 Riverdale Road
Riverdale GA 30274-1609

State of Georgia
County of Fulton

13-60996/ CITY OF ATLANTA, A MUNICIPAL CORPORATION

LIMITED WARRANTY DEED

THIS INDENTURE made this 29th day of March, in the year 2013 between **ATLANTA BELTLINE, INC.**, a Georgia Nonprofit Corporation, as party of the first part, hereinafter called Grantor, and the **CITY OF ATLANTA**, a Georgia municipal corporation, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits);

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of that property at Land Lot 18 of the 14th District of Fulton County, Atlanta, Georgia, Parcel Tax ID Numbers 14-0018-0007-023-6; 14-0018-0001-031-5; and 14-0018-0001-027-3 and fully described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

This conveyance and the warranties herein contained are expressly made subject to those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

3RD



AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by and through Grantor, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

GRANTOR

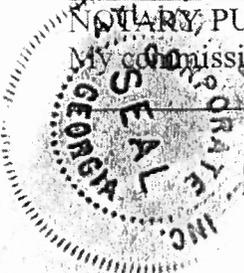
Sworn to and subscribed before me this the 29th day of March, 2013

ATLANTA BELTLINE, INC.
A Georgia Nonprofit Corporation

By: Lisa Y. Gordon
Lisa Y. Gordon, COO

Cheryl S. Rockett
Unofficial Witness

Calvin Brown
NOTARY PUBLIC
My commission expires 04/10/15/2013



(NOTARY SEAL)

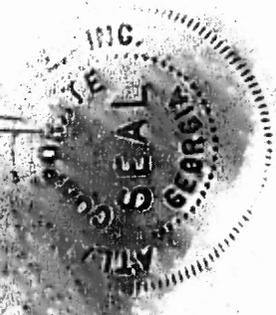




EXHIBIT "A"
LEGAL DESCRIPTION

Ralph McGill/Angier/Rankin 236,097 sf
Parcel Number 14-0018-0007-023-6

ALL THAT TRACT or parcel of land lying and being in Land Lot 18 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the Northwesterly right-of-way of Angier Avenue (having a 50-foot right-of-way) and the Easterly intersection of the abandoned right-of-way of Edith Street (formerly having a 50-foot right-of-way) and proceeding SOUTH 52 DEGREES 50 MINUTES 47 SECONDS WEST along the aforesaid right-of-way of Angier Avenue a distance of 62.69 feet to a point; THENCE proceeding SOUTH 54 DEGREES 50 MINUTES 59 SECONDS WEST a distance of 58.31 feet to a point on the Westerly terminus of Angier Avenue; THENCE proceeding SOUTH 35 DEGREES 09 MINUTES 01 SECOND EAST a distance of 50.05 feet to a point on the Southeasterly right-of-way of Angier Avenue; THENCE proceeding SOUTH 10 DEGREES 45 MINUTES 36 SECONDS WEST a distance of 74.36 feet to a point; THENCE proceeding NORTH 61 DEGREES 06 MINUTES 22 SECONDS EAST a distance of 59.12 feet to a point; THENCE departing said right-of-way and proceeding SOUTH 25 DEGREES 13 MINUTES 50 SECONDS EAST a distance of 348.26 feet to a point on the Northwesterly right-of-way of Ralph McGill Boulevard; THENCE proceeding along a curve to the right an arc distance of 57.46 feet (said curve having a radius of 1011.36 feet and being subtended by a chord bearing of SOUTH 53 DEGREES 08 MINUTES 26 SECONDS WEST and a chord distance of 57.45 feet) to a point; THENCE proceeding SOUTH 54 DEGREES 46 MINUTES 05 SECONDS WEST a distance of 171.62 feet to a point; THENCE proceeding SOUTH 54 DEGREES 42 MINUTES 09 SECONDS WEST a distance of 20.47 feet to a point; THENCE proceeding NORTH 35 DEGREES 43 MINUTES 30 SECONDS WEST a distance of 305.08 feet to a point; THENCE proceeding along a curve to the right an arc length of 116.66 feet (said curve having a radius of 190.12 feet and a chord bearing of NORTH 16 DEGREES 42 MINUTES 56 SECONDS WEST and a chord distance of 114.84 feet to a point; THENCE NORTH 25 DEGREES 37 MINUTES 28 SECONDS WEST a distance of 50.84 feet to a point; THENCE proceeding along a curve to the right an arc distance of 30.91 feet (said curve having a radius of 716.95 feet and a chord bearing of SOUTH 65 DEGREES 36 MINUTES 39 SECONDS WEST and chord distance of 30.91 feet to a point; THENCE NORTH 02 DEGREES 15 MINUTES 44 SECONDS WEST a distance of 221.58 feet to a point; THENCE proceeding SOUTH 71 DEGREES 36 MINUTES 31 SECONDS WEST a distance of 50.06 feet to a point; THENCE proceeding NORTH 00 DEGREES 29 MINUTES 35 SECONDS EAST a distance of 162.52 feet to a point; THENCE proceeding NORTH 82 DEGREES 41 MINUTES 17 SECONDS EAST a distance of 49.95 feet to a point; THENCE proceeding NORTH 84 DEGREES 06 MINUTES 57 SECONDS EAST a distance of 50.08 feet to a point; THENCE proceeding NORTH 83 DEGREES 40 MINUTES 09 SECONDS EAST a distance of 302.75 feet to a point; THENCE proceeding SOUTH 00 DEGREES 39 MINUTES 21 SECONDS EAST a distance of 102.23 feet to a point; THENCE proceeding SOUTH 00 DEGREES 03 MINUTES 08 SECONDS EAST a distance of 84.35 feet to a point and POINT OF BEGINNING.



Said parcel contains 236,097 square feet or 5.42 acres and being that same property shown on a Lot Consolidation Plat by Southeastern Engineering dated 03/01/12, approved by the City Of Atlanta on 03/29/12 and recorded 03/30/2012 in Plat Book 359, Page 111, Fulton County, Georgia records.

AND

**N. Angier/Dallas 72,283 sf
Parcel Number 14-0018-0001-031-5**

ALL THAT TRACT or parcel of land lying and being in Land Lot 18 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the Northwesterly right-of-way of Dallas Street (having a 50-foot right-of-way) and the Southwesterly right-of-way of North Angier Avenue (having a 50-foot right-of-way) and proceeding SOUTH 73 DEGREES 39 MINUTES 09 SECONDS WEST along the aforesaid right-of-way of Dallas Street a distance of 185.38 feet to a point; THENCE departing said right-of-way and proceeding NORTH 19 DEGREES 43 MINUTES 32 SECONDS WEST a distance of 252.62 feet to a point; THENCE proceeding NORTH 06 DEGREES 34 MINUTES 07 SECONDS WEST a distance of 48.85 feet to a point; THENCE proceeding SOUTH 81 DEGREES 24 MINUTES 07 SECONDS WEST a distance of 11.46 feet to a point; THENCE proceeding NORTH 24 DEGREES 55 MINUTES 14 SECONDS WEST a distance of 182.25 feet to a point; THENCE proceeding NORTH 61 DEGREES 07 MINUTES 24 SECONDS EAST a distance of 116.60 feet to a point on the aforesaid right-of-way of North Angier Avenue; THENCE proceeding SOUTH 29 DEGREES 30 MINUTES 40 SECONDS EAST along said right-of-way a distance of 230.51 feet to a point; THENCE proceeding SOUTH 27 DEGREES 35 MINUTES 50 SECONDS EAST a distance of 51.32 feet to a point; THENCE proceeding SOUTH 29 DEGREES 27 MINUTES 22 SECONDS EAST a distance of 238.82 feet to a point and POINT OF BEGINNING.

Said parcel contains 72,283 square feet or 1.66 acres and being that same property shown on a Lot Consolidation Plat by Southeastern Engineering dated 05/08/12, approved by the City Of Atlanta on 05/22/12 and recorded 05/31/2012 in Plat Book 360, Page 89, Fulton County, Georgia records

AND

**0 North Avenue, 16,972 sf
Parcel Tax ID# 14-0018-0001-027-3**

ALL THAT TRACT or parcel of land lying and being in Land Lot 18 of the 14th District, City of Atlanta, Georgia and being more particularly described as follows:

BEGINNING at a 3/4-inch bolt with nut found at the intersection of the Southerly 80-foot right-of-way of North Avenue with the Southwesterly 50-foot right-of-way of North Angier Avenue; THENCE proceeding SOUTH 29 DEGREES 30 MINUTES 40 SECONDS EAST along the aforesaid right-of-way of North Angier Avenue a distance of 136.46 feet to a point; THENCE



EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. All taxes for the year 2013 and all subsequent years, not yet due and payable.
2. Agreement for anchors and Guy Wires to Georgia Power Company, dated August 4, 1939, recorded in Deed Book 1746, page 374, Fulton County, Georgia records.
3. Easement from Atlanta Beltline, Inc. to Georgia Power Company, dated February 22, 2010, recorded in Deed Book 49407, Page 523, Fulton County, Georgia records.
4. Easements to Southern Bell Telephone and Telegraph Company, dated February 5, 1946, recorded in Deed Book 1675, page 372, aforesaid records.
5. Easement for Slopes and widening of North Avenue to The Weine Investment Corporation, et al., filed of record July 21, 1964, recorded in Deed book 4268, page 316, aforesaid records; subsequent amendment recorded in Deed book 4292, page 89, aforesaid records.
6. Easement to the City of Atlanta, dated July 15, 1964, recorded in Deed Book 4283, Page 135, aforesaid records.
7. Right of Way Easement from Sears, Roebuck and Co. to Georgia Power Company, dated April 18, 1966, recorded in Deed Book 4597, Page 495, aforesaid records.
8. Easement to maintain footings and foundation supports in connection with retaining wall to National Dairy Products Corporation, dated May 17, 1968, recorded in Deed Book 4907, Page 537, aforesaid records.
9. All matters set forth on recorded plat in Plat book 353, page 2, and Plat Book 354, page 127, Fulton County, Georgia records, including, but not limited to, building lines, easements and restrictions.
10. Boundary Line Agreement between Calhoun Development, Inc. and Southern Dairies Partners, LLC, dated August 7, 2006, recorded in Deed Book 43184, Page 279, aforesaid records.
11. Water Utility System Easement to the City of Atlanta, dated June 21, 2012, recorded in Deed Book 51337, page 44, aforesaid records.



12. Easements and exceptions as shown in that certain Limited Warranty deed from Sears, Roebuck and Co. to the City of Atlanta, dated May 8, 1991, recorded in Deed Book 14252, Page 13, aforesaid records.
13. Boundary Line Agreement dated October 25, 1962, recorded in Deed Book 3993, Page 34, Fulton County, Georgia records.
14. Storm Water Management Inspection and Maintenance Agreement, dated August 3, 2010, recorded in Deed Book 49245, page 414, aforesaid records.
15. All matters set forth on recorded plat in Plat Book 16, Page "E", Fulton County, Georgia records, including, but not limited to building lines, easements and restrictions.
16. All matters set forth on recorded plat in Plat book 327, Page 98, Fulton County, Georgia records, including, but not limited to building lines, easements and restrictions.
17. Easement to Georgia Power Company, dated December 20, 1963, recorded in Deed Book 4176, Page 578, Fulton County, Georgia records.
18. Easements and exceptions as set forth in that certain Limited Warranty Deed dated January 17, 1980, recorded in Deed Book 7462, page 1, aforesaid records.
19. Easement Agreement between The Trust for Public Land and North Avenue Park Apartments, LLC, dated September 19, 2007, recorded in Deed Book 45729, page 216, aforesaid records.
20. Reciprocal Easement and Covenant Agreement between the Trust for Public Land and North Avenue Park Apartments, LLC, dated September 9, 2007, recorded in Deed Book 45729, Page 230, aforesaid records; First Amendment recorded at Deed Book 47219, page 401, aforesaid records, re-recorded at Deed Book 47346, Page 650, aforesaid records; Second Amendment recorded at Deed Book 47219, page 398, aforesaid records.
21. All zoning, building and use laws, ordinances, rules and regulations of any governmental authority.
22. Declaration and Agreement Concerning Development, Easements and Real Covenants by and between the City of Atlanta and Ponce Park, LLC, dated March 13, 2006, recorded in Deed Book 42138, page 367, aforesaid records.



DESCRIPTION OF PROPERTY



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE (80' R/W) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF ANGIER STREET (50' R/W);

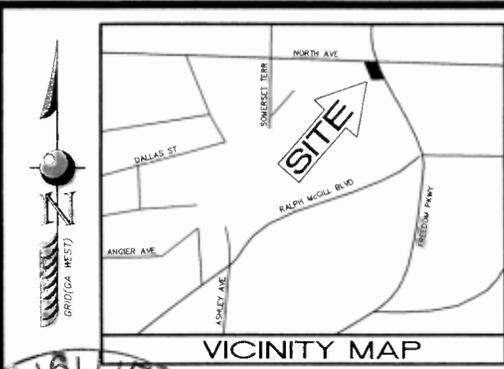
THENCE RUN ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF ANGIER STREET SOUTH 29 DEGREES 27 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 136.46 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 60 DEGREES 36 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 105.41 FEET TO A POINT;

THENCE RUN NORTH 24 DEGREES 52 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 188.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE (80' R/W);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 40 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 104.06 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 16072.55 SQUARE FEET OR 0.3690 ACRES AND IS MORE PARTICULARLY SHOWN AS PARCEL B ON ALTA/ACSM LAND TITLE SURVEY OF CITY HALL EAST FOR PONCE PARK SOUTH, LLC, DATED FEBRUARY 21, 2006, LAST REVISED MARCH 8, 2006, PREPARED BY HDR ENGINEERING, INC., BEARING THE SEAL OF PHILLIPS S. CURRY, G.R.L.S. NO. 2242.



TITLE NOTES:

PERTAINING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 10-59483, EFFECTIVE 09/15/10, THE FOLLOWING ARE CONSIDERED EXCEPTIONS TO SAID TITLE UNLESS DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

5. RIGHT OF WAY EASEMENT FROM SEARS ROEBUCK AND CO. TO GEORGIA POWER COMPANY, DATED APRIL 18, 1966, RECORDED AT DEED BOOK 4597, COMMENCING AT PAGE 495, AFORESAID RECORDS.
APPEARS TO APPLY TO CAPTION PROPERTY. APPLIES TO POWER LINES ALONG NORTH ANGIER AVENUE.

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 18 of the 14th District, City of Atlanta, Georgia and being more particularly described as follows:

BEGINNING at a 3/4-inch bolt with nut found at the intersection of the Southerly 80-foot right-of-way of North Avenue with the Southwesterly 50-foot right-of-way of North Angier Avenue, THENCE proceeding SOUTH 29 DEGREES 30 MINUTES 40 SECONDS EAST along the aforesaid right-of-way of North Angier Avenue a distance of 136.46 feet to a point; THENCE departing said right-of-way and proceeding SOUTH 60 DEGREES 33 MINUTES 41 SECONDS WEST a distance of 105.41 feet to a point; THENCE proceeding NORTH 24 DEGREES 55 MINUTES 14 SECONDS WEST a distance of 188.61 feet to a point on the aforesaid right-of-way of North Avenue; THENCE proceeding SOUTH 89 DEGREES 43 MINUTES 58 SECONDS EAST along said right-of-way a distance of 104.05 feet to a point and POINT OF BEGINNING.

Said parcel contains 16,072 square feet or 0.37 acre.

LEGEND:

IPF	IRON PIN SET	CMF IS	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
CB	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RT	REINFORCING BAR	MT	MAN HOLE TELEPHONE
R/W	RIGHT-OF-WAY	CB	CATCH BASIN
L	LAND LOT	JB	JUNCTION BOX
LINE	LINE	DI	DROP INLET
RADIUS	RADIUS	LL	LAND LOT LINE
CONC	CONCRETE	HW	HEAD WALL
CLURK	CLURK	CMF	CONCRETE MONUMENT FOUND
PP	POWER POLE	CD	COMBINATION CORRUGATED METAL PIPE
SP	SERVICE POLE	CC	REINFORCED CONCRETE PIPE
GM	GAS METER	SD	SANITARY SEWER EASEMENT
GC	GAS VALVE	SD	SANITARY SEWER EASEMENT
WV	WATER VALVE	FI	FIRE HYDRANT
WM	WATER METER	DE	DRAINAGE EASEMENT
NAL & CAP	NAIL & CAP	WC	WATER VALVE
POB	POINT OF BEGINNING	WC	WATER METER
POC	POINT OF COMMENCEMENT	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
FC	FENCE CORNER	PI	POINT OF INTERSECTION

GENERAL NOTES:

- Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "CERTIFY" or "CERTIFICATION" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.
- Information regarding the required presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no warranty of the accuracy of this information and it shall be considered a fact light by those relying on the plat. 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, its employees, its consultants, its contractors, and/or its agents shall hereby certify and understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground information.
- Unless otherwise stated hereon, only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown. No liability is assumed by the undersigned for loss resulting to the existence of any easement not discovered from my casual above ground view of the premises.
- Unless stated otherwise, governmental jurisdictional areas or negative easements, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of this field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged. For additional liability coverage from the undersigned a fee of 2% of the liability amount requested must be paid to the undersigned prior to commencement of this project.
- Reproductions of this plat are not valid unless the seal is signed with a "live" signature.
- Unless otherwise stated hereon, the survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract of title search of the property.

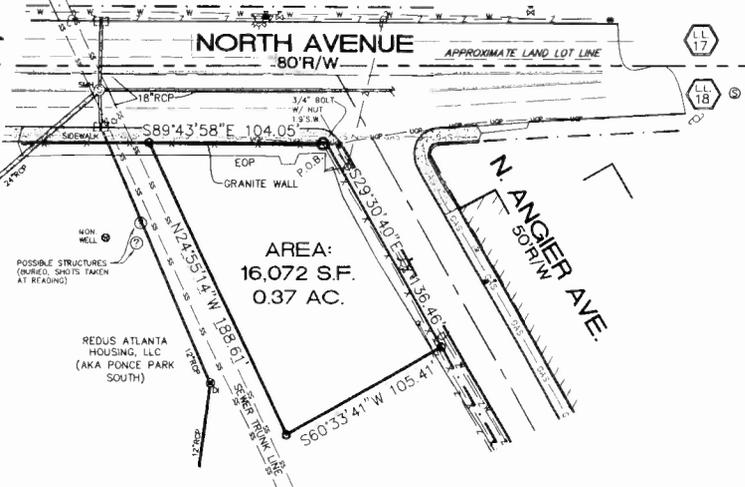
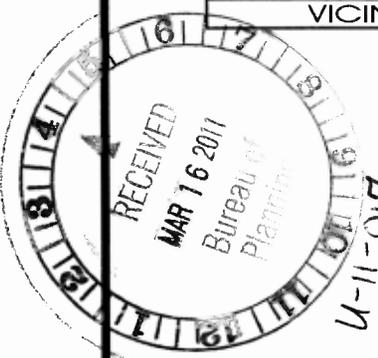
UNDERGROUND UTILITIES NOTE

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILITY SURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRES) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.



AREA:
16,072 SF.
0.37 AC.

REFERENCES:

- DEED BOOK 42136, PAGE 436
- DEED BOOK 46625, PAGE 668
- DEED BOOK 46625, PAGE 870
- DEED BOOK 46625, PAGE 674
- DEED BOOK 45638, PAGE 434
- DEED BOOK 45683, PAGE 430
- DEED BOOK 47219, PAGE 430
- DEED BOOK 47219, PAGE 440
- DEED BOOK 47226, PAGE 115
- PLAT BOOK 63, PAGE 51
- PRESIDENTIAL PARKWAY RIGHT OF WAY MAP, PREPARED BY GEORGIA DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER W-9152(3) DATED 09-21-84
- GEORGIA POWER CO., ATLANTA, GA LAND DEPARTMENT, ATLANTA BELTLINE, INC., THE CITY OF ATLANTA & GEORGIA POWER COMPANY, PREPARED BY METRO ENGINEERING & SURVEYING CO., INC. DATED 10/10/02, LAST REVISED 12-20-07, DRAWING NUMBER H-729-9
- ALTA/ACSM LAND TITLE SURVEY OF CITY HALL EAST FOR PONCE PARK SOUTH, LLC, PREPARED BY HGR ENGINEERING, INC., DATED 2-21-06, LAST REVISED 7-27-06, JOB NO. 10362-36768
- RE-PLAT SURVEY FOR SEC DEVELOPMENT, LLC, THE TRUST FOR PUBLIC LAND, THE CITY OF ATLANTA, PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 7/26/07, JOB NAME 07-141, RECORDED IN PLAT BOOK 327, PAGE 96
- ALTA/ACSM LAND TITLE SURVEY FOR THE TRUST FOR PUBLIC LAND, CHICAGO TITLE INSURANCE COMPANY, CITY OF ATLANTA, PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 3/12/2008, LAST REVISED 3/17/08, JOB NUMBER: 08-030
- ALTA/ACSM LAND TITLE SURVEY ATLANTA BELTLINE, INC., PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 3/22/2008, JOB NAME: 08-036
- ALTA/ACSM LAND TITLE SURVEY ATLANTA BELTLINE, INC., PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 3/25/2008, JOB NAME: 08-036
- ALTA/ACSM LAND TITLE SURVEY FOR ATLANTA BELTLINE, INC., PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 3/25/2008, JOB NUMBER: 08-036
- ALTA/ACSM LAND TITLE SURVEY FOR ATLANTA BELTLINE, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY ARMSTRONG LAND SURVEYING, INC., SURVEY DATE 7/30/2008, JOB NUMBER: 08-107

GEOGRAPHICAL AND VERTICAL INFORMATION WERE OBTAINED USING THE LEICA GEOSYSTEMS GEORGIA REFERENCE NETWORK (GRN)--AN INTERNET BASED RTK NETWORK THAT REPORTS NAD-83 DATUM, GEORGIA WEST ZONE (1002), BASED ON THE 2003 GEOID MODEL.

SURVEYORS CERTIFICATION

The undersigned (the "Surveyor") hereby certifies unto BANK, Atlanta Beltline, Inc. and unto Chicago Title Insurance Company, that (a) this plat of survey ("Survey") is true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such Survey was conducted by the Surveyor, or under his supervision, in accordance with the minimum technical standards set forth in the field notes shown hereon; (c) all monuments shown hereon actually exist, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no encroachments onto the Property or protrusions therefrom, there are no improvements on the Property, and there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements are as shown hereon; (f) all recorded easements which either encumber or benefit the property have been correctly platted hereon; (g) the lines of all abutting dedicated public streets and easement areas providing access to the Property, together with the width and name thereof, and the location of all driveways and curb cuts along such abutting streets and easement areas, are as shown hereon; (h) the location of all applicable set back and building lines are as shown; and (i) the boundaries, dimensions and other details shown hereon are true and correct.

Certified this 14th day of DECEMBER, 2010

Chris Amos Adams
Registered Land Surveyor No. 2796



SEI
SOUTHEASTERN ENGINEERING, INC.
1410 Jasper Place Road, Atlanta, Georgia 30306
404-371-1936 fax: 404-371-1935
www.sei-engineering.com

MEMBER OF THE GEORGIA SURVEYING SOCIETY OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
ALL MATTERS OF TITLE ARE ACCEPTED © 2010
This plat is void unless countersigned by your professional seal.
UNRECORDED - CHECKED - OK

NO.	REVISION	DATE

PLAT INFORMATION:
SCALE: 1" = 50'
DATE: 14 DEC 10

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS ACQUIRED BY THE SURVEYOR USING A LEICA TOTAL STATION WITH AN ANGLE OF 6 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE TOTAL STATION WAS USED TO GATHER THE INFORMATION FOR THIS PLAT. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THE SURVEYOR MAKES NO EXPRESS REPRESENTATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY.

ALTA/ACSM SURVEY FOR:
ATLANTA BELTLINE, INC.
CHICAGO TITLE INSURANCE COMPANY
LAND LOT 18 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

REGISTERED SURVEYOR
CHRIS AMOS ADAMS
No. 2796

JOB No. 46-09-081
SHEET NO. 7 OF 7

RCS# 2725
5/20/13
4:58 PM

Atlanta City Council

MULTIPLE

11-O-0692/U-11-16; 11-O-0693/U-11-17
AND 11-O-0857/U-11-18
ADOPT AS AMNDED

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	B Wan	Y Martin	NV Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE