

TREE CHART

Point	Tree Description	Point	Tree Description
221	24" OAK	326	8" PINE
226	36" OAK	327	12" PINE
227	18" OAK	404	12" PINE
229	36" OAK	428	8" OAK
232	48" HARDWOOD	429	8" OAK
233	36" HARDWOOD	436	8" PINE
235	24" OAK	437	6" HARDWOOD 2x
239	12" OAK	443	12" PINE
240	24" HARDWOOD	452	28" OAK
242	48" OAK	453	16" OAK
243	48" OAK	454	24" OAK
246	8" HARDWOOD	455	12" OAK
248	12" OAK	456	24" OAK
250	48" HARDWOOD	465	12" OAK
251	6" OAK	478	30" OAK
252	6" OAK	492	15" PINE
254	26" OAK	511	15" OAK
259	12" OAK	512	10" OAK
260	36" HARDWOOD	515	15" OAK 3x
262	8" HARDWOOD	516	24" OAK
263	36" OAK	517	30" OAK
264	12" OAK	518	12" OAK
268	6" OAK	519	14" OAK
269	36" OAK	520	14" OAK
277	36" OAK	525	15" PINE
279	20" PINE	527	15" PINE
285	24" OAK	528	8" PINE
291	36" OAK	529	12" PINE
293	12" OAK	532	15" OAK
298	24" HARDWOOD	533	10" PINE
299	24" HARDWOOD	534	10" PINE
300	12" DOGWOOD	537	6" OAK
301	36" PINE	538	12" OAK
303	36" OAK	539	12" OAK
306	36" OAK	546	30" OAK
317	6" OAK	549	6" OAK
318	8" OAK	551	24" OAK

SITE WILL MEET ALL CITY OF ATLANTA TREE ORDINANCE REQUIREMENTS.

SURVEY NOTES:

NOTES: ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS. THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,428 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,121,486 FEET.
A PORTION OF THIS PROPERTY LIES WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13121C0253 E, DATED JUNE 22, 1998.

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. 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, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

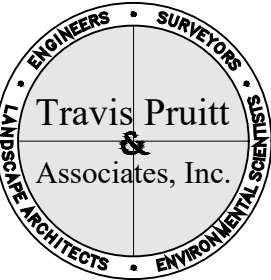
REFERENCE DOCUMENTS:

1. Boundary, Topo & Tree Location for Robert P. Greer, Jr, prepared by Conroy and Associates, P.C., dated 7-27-07.

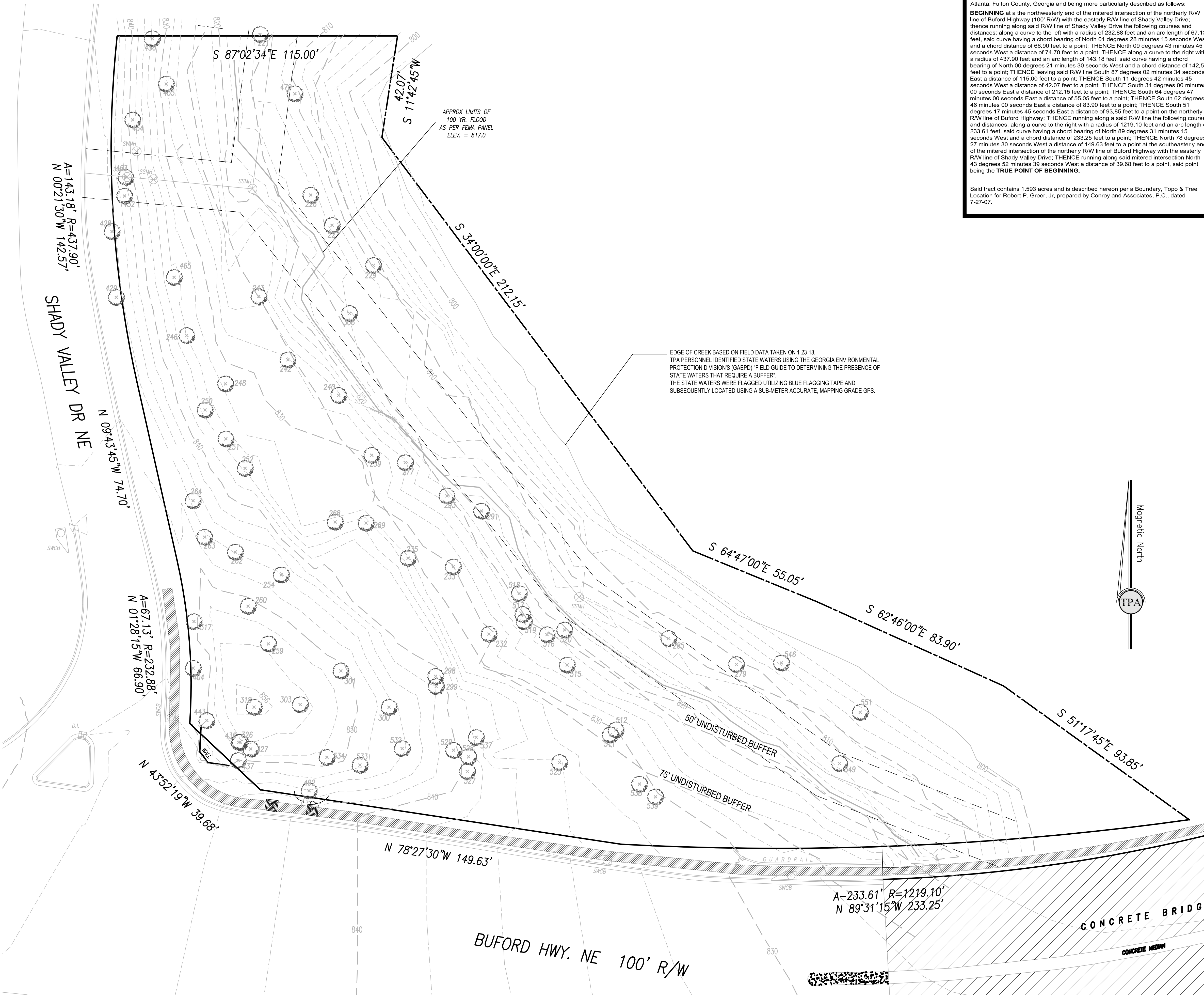
OWNER/DEVELOPER
CHATTAHOOCHEE HOME COMPANY

25 TERMINUS PLACE NE
STE # 2514
ATLANTA, GA 30305

CHERYL FAERBER
ph. 404-427-5147
CHATTAHOOCHEEHOME@GMAIL.COM



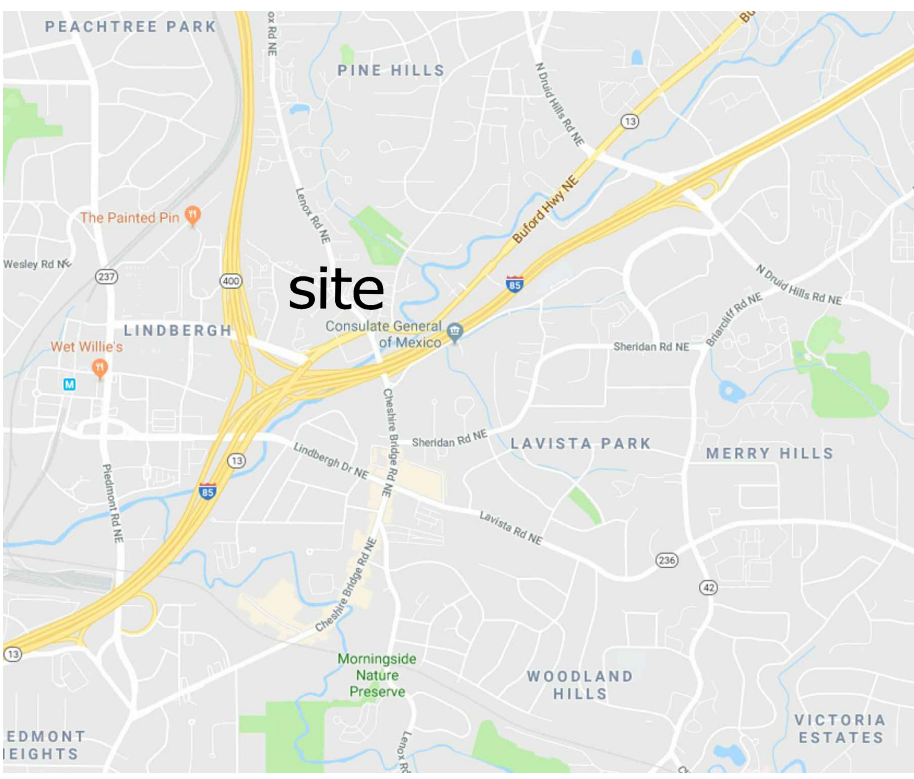
4317 Park Drive, Suite 400
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Phone: (770)416-7511
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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 6 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:
BEGINNING at a the northwesterly end of the mitered intersection of the northerly R/W line of Buford Highway (100' R/W) with the easterly R/W line of Shady Valley Drive; thence running along said R/W line of Shady Valley Drive the following courses and distances: along a curve to the left with a radius of 232.88 feet and an arc length of 67.13 feet, said curve having a chord bearing of North 01 degrees 26 minutes 15 seconds West and a chord distance of 66.90 feet to a point; THENCE North 09 degrees 43 minutes 45 seconds West a distance of 74.70 feet to a point; THENCE along a curve to the right with a radius of 437.90 feet and an arc length of 143.18 feet, said curve having a chord bearing of North 00 degrees 21 minutes 30 seconds West and a chord distance of 142.57 feet to a point; THENCE leaving said R/W line South 87 degrees 02 minutes 34 seconds East a distance of 115.00 feet to a point; THENCE South 11 degrees 42 minutes 45 seconds West a distance of 42.07 feet to a point; THENCE South 34 degrees 00 minutes 00 seconds East a distance of 212.15 feet to a point; THENCE South 64 degrees 47 minutes 00 seconds East a distance of 55.05 feet to a point; THENCE South 62 degrees 46 minutes 00 seconds East a distance of 83.90 feet to a point; THENCE South 51 degrees 17 minutes 45 seconds East a distance of 93.85 feet to a point on the northerly R/W line of Buford Highway; THENCE running along a said R/W line the following courses and distances: along a curve to the right with a radius of 1219.10 feet and an arc length of 233.61 feet, said curve having a chord bearing of North 89 degrees 31 minutes 15 seconds West and a chord distance of 233.25 feet to a point; THENCE North 78 degrees 27 minutes 30 seconds West a distance of 149.63 feet to a point at the southeasterly end of the mitered intersection of the northerly R/W line of Buford Highway with the easterly R/W line of Shady Valley Drive; THENCE running along said mitered intersection North 43 degrees 52 minutes 39 seconds West a distance of 39.68 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 1.593 acres and is described hereon per a Boundary, Topo & Tree Location for Robert P. Greer, Jr, prepared by Conroy and Associates, P.C., dated 7-27-07.



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	1.593 ACRES
GROSS LAND AREA	2.378 ACRES
RESIDENTIAL LAND AREA	2.378 AC - 0.66 AC = 1.649 AC
FLOODPLAIN (APPROXIMATE)	0.66 ACRES

ZONING

EXISTING ZONING	RG-2
ZONING JURISDICTION	CITY OF ATLANTA

NOTES

1. SPEED LIMIT OF SHADY VALLEY ROAD IS 30 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. A PORTION OF THIS PROPERTY LIES WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13121C0253 E, DATED JUNE 22, 1998.
4. WATERS OF THE STATED ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. CITY OF ATLANTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY CITY OF ATLANTA. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ATLANTA. EXISTING SEWER WILL BE TAPPED ON SITE.
9. SITE WILL MEET ALL CITY OF ATLANTA TREE ORDINANCE REQUIREMENTS.

EXISTING CONDITIONS PLAN

Shady Valley Drive Tract

LAND LOT 06, DISTRICT 17
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

For The Firm
Travis Pruitt
&
Associates, Inc.

DATE:	06-20-18
SCALE:	1" = 20'
CN:	170541CP15
LSV:	
JN:	
FN:	