

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	16.00'	7.29'	7.23'	S 45°38'28" E	28°58'41"
C2	32.00'	65.39'	64.59'	S 60°07'50" E	117°05'12"
C3	16.00'	18.33'	17.34'	N 88°08'53" E	65°38'57"
C4	32.00'	16.73'	16.54'	S 07°23'37" W	29°57'42"

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°30'32" W	73.50'
L2	S 57°07'27" W	59.50'
L3	N 32°55'08" W	51.00'
L4	N 57°04'52" E	130.00'
L5	S 32°55'08" E	71.83'
L6	N 32°55'08" W	51.00'
L7	N 57°04'52" E	130.00'
L8	S 32°55'08" E	51.00'
L9	S 57°04'52" W	130.00'
L10	S 32°55'08" E	51.00'
L11	S 57°04'52" W	130.00'
L12	N 32°55'08" W	51.00'
L13	S 57°04'52" W	130.00'
L14	N 32°55'08" W	51.00'
L15	N 57°04'52" E	128.37'
L16	S 32°55'08" E	43.96'
L17	S 57°04'52" W	130.00'
L18	N 32°55'08" W	85.97'
L19	N 57°03'36" E	47.84'
L20	S 71°59'14" E	30.18'
L21	N 82°24'46" E	18.53'
L22	S 57°04'52" W	128.37'
L23	N 32°55'08" W	91.52'
L24	N 34°35'54" E	57.38'
L25	S 65°42'24" E	99.06'
L26	S 67°37'52" E	33.18'
L27	S 22°22'58" W	39.00'
L28	S 82°24'46" E	18.53'
L29	N 71°59'14" W	30.18'
L30	S 57°03'36" W	47.84'

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1	S 32°24'48" E	20.00'
S2	S 56°52'55" W	217.25'
S3	N 35°47'06" W	162.00'
S4	N 72°04'28" W	48.35'
S5	N 17°55'52" E	75.00'
S6	S 72°04'28" E	61.63'
S7	S 33°47'06" E	141.11'
S8	N 56°52'55" E	197.73'

STREET ADDRESSES

LOT	STREET ADDRESS
1	200 HARALSON LANE N.E.
2	204 HARALSON LANE N.E.
3	208 HARALSON LANE N.E.
4	212 HARALSON LANE N.E.
5	216 HARALSON LANE N.E.
6	220 HARALSON LANE N.E.

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- FOC
- Stormwater Manhole
- Guy Wire Anchor
- Light Pole
- Power Pole
- Electric Meter
- Electric Marker
- Cable TV Box
- Water Valve
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Sewer Clean Out
- Bollard
- Fence
- Neighbor's Fence
- Sanitary Sewer
- Stormwater Pipe
- Underground Gas Line
- Underground Water Line
- Overhead Electric Line
- Centerline

HATCH LEGEND

These hatchings may be found in the drawing.

- Concrete
- Asphalt
- Sidewalk Pavers
- Pervious Pavers
- 5' Landscape Buffer
- Gap Area
- Access and Maintenance Easement
- Detention Ponds

THE CERTIFICATE OF RECORDING

Certification as to Recording
This is to certify that this plat has been recorded in Plat Book _____ of Fulton County, Georgia.

Recorded on _____ of Fulton County, Georgia.
Clerk, Superior Court
Fulton County, Georgia

ZONING

(City of Atlanta)
(PD-H) (Planned Development for Housing)
(HC-20-L SA-1) (Innon Park Historic Core District)
(BA) (Beltline Overlay District)
Z-15-34/15-0-1335
Front yard setback-20'
Side yard setback-7'
Rear yard setback-7'
Maximum Building Height-35'
Notes:
Garages and Auxiliary Structures to be no less than 3' from property line.
Per conditions for Z-15-34 a 5 foot tree planting zone shall be located along the rear property line to create a buffer between the subject property and the adjacent residential uses. (5' Landscape Buffer)

NOTES

- Equipment used: Leica 1200 robotic total station and Trimble MX data collector.
- Software used: Carlson Survey 2013 and Carlson Surveys.
- Elevations are based on N.A.V.D. 88 Datum.
- Subject property is located within the Beltline Overlay District.
- Distances shown on this plat shall be horizontal.
- Subject property has a total area of 1.683 acres and 6 individual lots.
- No state waters exist within 200.00' of the site.
- All the time of the survey no bury pits were located or noted.
- Proposed electric service to be connected underground.
- Water service provided by City of Atlanta.
- Surveyor was unable to field locate any gas lines on subject property at the time of the survey.
- Underground utility lines shown on survey are per Engineering Documents. Surveyor was unable to field locate any underground water lines at the time of the survey.
- Signed Georgia Power easement within the same easement area recorded in Deed Book 56302 Page 467 in the process of being recorded at the time of this plat.
- Stormwater calculations for each individual lot have been accounted for in the design of this subdivision and will not be required for each individual home to be constructed.

CLOSURE STATEMENT

The field data upon which this plat is based has a closure of 1 foot in 14,763 feet, an angular error of 10.40 seconds per angle point and was adjusted using an angle balance method. This plat has been calculated for closure and found to be accurate to 1 foot in 142,428 feet.

HARALSON SUBDIVISION

FINAL SUBDIVISION PLAT

Plat
Recorded 4/6/2017 3:46 PM
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Book 399 Page 77
Participant IDs: 6701482017

RECORDED PRIVATE COVENANTS

All common areas are to be governed and maintained by Haralson Lane Homeowner's Association, Inc. as recorded in Deed Book 57274 Page 870 in Fulton County records. The storm water management system is dependent on the designed and installed pervious paver system in the street. Maintenance is required per the recorded documents and the street can never be paved over with impervious material. The individual lots do not need a separate storm water management system and the utilities are all private.

OWNER OF RECORD
SUBDIVIDER OF RECORD
BTM Ventures, LLC
1827 Powers Ferry Road
Building 13
Atlanta, Georgia, 30339
(404)402-2989
(770)953-3755

FLOOD HAZARD STATEMENT

According to the F.I.R.M. of Fulton County, panel number 13121C0263G, dated September 18, 2013, this property is not located in a Special Flood Hazard Area.

DRAINAGE STATEMENT

Storm drainage facilities shown on this plat are necessary for the proper drainage of the subdivision. The City of Atlanta will not be held responsible for erosion or overflow caused by the storm drainage facilities or natural drainage conditions nor responsible for extensions of storm drains.

FINAL SUBDIVISION PLAT - CITY OF ATLANTA DEPARTMENTAL APPROVAL

Department of Planning and Community Development - Office of Zoning and Development

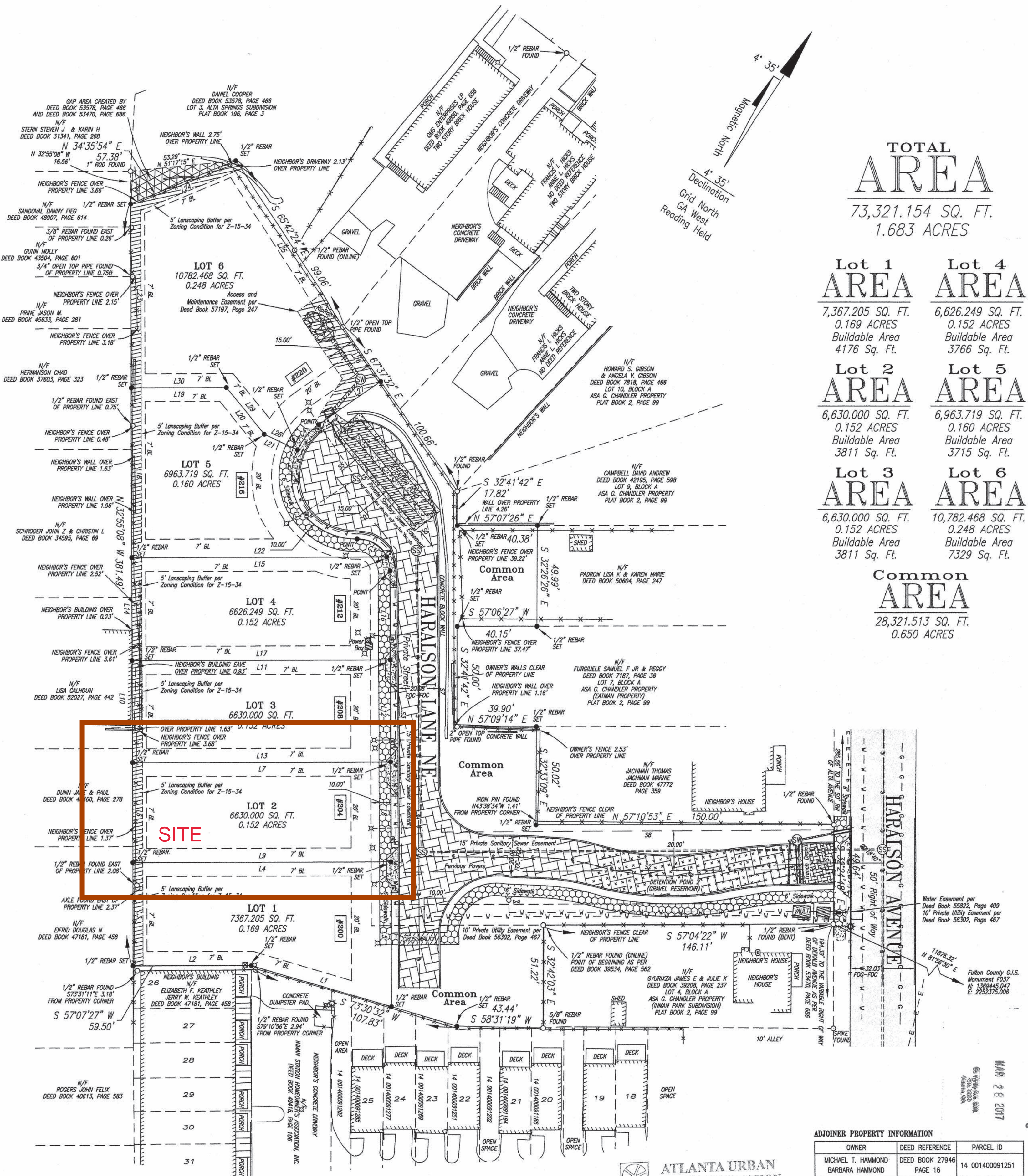
CHRISTIAN OUEANU Director of Zoning and Development, or his/her designee (Print Name) 3/30/2017 (Signature) (Date)

Department of Watershed Management - Office of Site Development

Lowell Chambers Lowell Chambers 3/30/17 (Signature) (Date)
Commissioner, or his/her designee (Print Name)

Department of Public Works - Office of Traffic and Transportation

Scott Riding Scott Riding 4-6-17 (Signature) (Date)
Commissioner, or his/her designee (Print Name)



TOTAL AREA
73,321.154 SQ. FT.
1.683 ACRES

Lot #	Area	Acres	Buildable Area
Lot 1	7,367.205 SQ. FT.	0.169 ACRES	4176 Sq. Ft.
Lot 2	6,630.000 SQ. FT.	0.152 ACRES	3811 Sq. Ft.
Lot 3	6,630.000 SQ. FT.	0.152 ACRES	3811 Sq. Ft.
Lot 4	6,626.249 SQ. FT.	0.152 ACRES	3766 Sq. Ft.
Lot 5	6,963.719 SQ. FT.	0.160 ACRES	3715 Sq. Ft.
Lot 6	10,782.468 SQ. FT.	0.248 ACRES	3729 Sq. Ft.

Common AREA
28,321.513 SQ. FT.
0.650 ACRES

ADJOINER PROPERTY INFORMATION

OWNER	DEED REFERENCE	PARCEL ID
MICHAEL T. HAMMOND	DEED BOOK 27946 PAGE 16	14 001400091251
BARRARA HAMMOND		
ANGELI PATRICIA FONTANE	DEED BOOK 27999 PAGE 2	14 001400091269
MICHAEL J. BLYDENSTEN	DEED BOOK 38248 PAGE 116	14 001400091277
KRYSTIN E. BLYDENSTEN		
ALVES-BROWN BRUCE	DEED BOOK 40284 PAGE 396	14 001400091285
URBAN COMMUNITIES INC.	NO DEED REFERENCE	14 001400091202
ROBERT BETKOWSKI	DEED BOOK 44279 PAGE 348	14 001400091194
COURTNEY RAMEY	DEED BOOK 45649 PAGE 204	14 001400091186
JOHN MILES		

ATLANTA URBAN DESIGN COMMISSION

APPROVED WITH CONDITIONS

REVIEWED & COMMENTED

NO REVIEW REQUIRED

3/30/17 DATE REVIEWED BY

CG-10-239 + 240
RC-15-338

SURVEYOR'S ACKNOWLEDGMENT

I, the undersigned, certify that this plat is true and correct and was prepared from an actual survey of the property and underground utilities.

By: John Lewis, Jr., Registered Land Survey Number 3028
3-28-17

JOHN L. LEWIS, JR.
REGISTERED LAND SURVEYOR

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia board of registration for professional engineers and land surveyors and as set forth in the Georgia plat act O.C.G.A. 15-6-67, authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.

155 CLIFFWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

FINAL SUBDIVISION PLAT FOR: 224 Haralson Avenue, Atlanta Georgia 30307

DATE: 6/4/15 SCALE: 30'

BTM VENTURES, LLC

LAND LOT: 14 14th DISTRICT SECTION Fulton COUNTY, GA

LOT: BLOCK: UNIT: PHASE:

SUBDIVISION: PLAT BOOK: PAGE PARTY CHIEF: CB FIELD DATE: SHEET 1 OF 1

DEED BOOK 53470, PAGE 686 DRAFTER: JWC 06/10/15

GEORGIA LAND SURVEYING CO. EST 1955

