

10. Right of Way Easement from Miriam Heiskell School, Inc. to Georgia Power Company, dated August 28, 1970, filed December 9, 1970 and recorded in Deed Book 6817, Page 684, records of the Superior Court of Fulton County, Georgia. [BLANKET IN NATURE - UNLOCATABLE FROM RECORD].

11. Terms and conditions as set forth in that certain Lease as evidenced by Memorandum of Lease from Miriam Heiskell School, Inc., a Georgia corporation to Northside Education, Inc., a Georgia nonprofit corporation, dated Atlanta Classical Academy, dated as of April 11, 2014, filed October 16, 2014 and recorded in Deed Book 64891, Page 532, aforesaid records. [BLANKET IN NATURE - UNLOCATABLE FROM RECORD].

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	72.04	295.57	71.86	S12°56'00"W



Legal description for 3260 Northside Drive, Atlanta, GA 30305

EXHIBIT "A"

Title to the fee simple estate or interest in said land is, at the effective date hereof, vested in:

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 4374, Page 120, Fulton County, Georgia Records

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 5187, Page 382, Fulton County, Georgia Records

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 5848, Page 294, Fulton County, Georgia Records

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 5848, Page 296, Fulton County, Georgia Records

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 7771, Page 462, Fulton County, Georgia Records

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 9585, Page 485, Fulton County, Georgia Records

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 9585, Page 487, Fulton County, Georgia Records

MIRIAM HEISKELL SCHOOL, INC @ Deed Book 27794, Page 37, Fulton County, Georgia Records

For Deed-4374/120 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF NORTH SIDE DRIVE (HEMPHILL AVENUE) AND THE SOUTHEASTERLY SIDE OF MOORES MILL ROAD FORMERLY BOLTON ROAD; RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF NORTH SIDE DRIVE FORMING AN INTERIOR ANGLE OF FIFTY NINE DEGREES (59°) TWENTY FIVE MINUTES (25'), WITH THE SOUTHEASTERLY SIDE OF MOORES MILL ROAD THREE HUNDRED SIXTY FOUR (364') FEET TO AN IRON PIN AT THE NORTHWESTERLY CORNER OF THE WESTERLY SIDE OF NORTH SIDE DRIVE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID FREEMAN PROPERTY ONE HUNDRED NINETY FIVE AND FIVE-TENTHS (195.5) FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF SAID FREEMAN PROPERTY; THENCE NORTH EASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ROLADER PROPERTY ONE HUNDRED SIXTY EIGHT AND EIGHT-TENTHS (168.8) FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF SAID ROLADER PROPERTY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID ROLADER PROPERTY NINETY FOUR (94) FEET TO AN IRON BAR ON THE SOUTHEASTERLY SIDE OF MOORES MILL ROAD; THENCE RUNNING NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF MOORES MILL ROAD FORMING AN INTERIOR ANGLE OF FIFTY EIGHT DEGREES (58°) THIRTY FIVE MINUTES (59') WITH THE PRECEDING COURSE THREE HUNDRED SIXTY FOUR (364) FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 3260 NORTHSIDE DRIVE, N.W., ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA.

For Deed-5187-382 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST SIDE OF NORTHSIDE DRIVE (WHICH STREET HAS A 50-FOOT RIGHT-OF-WAY) 363.5 FEET SOUTH OF THE INTERSECTION OF THE WEST SIDE OF NORTHSIDE DRIVE AND THE SOUTH SIDE OF MOORES MILL ROAD (WHICH STREET HAS A 40-FOOT RIGHT-OF-WAY) AND RUNNING THENCE SOUTHERLY ALONG THE WEST SIDE OF NORTHSIDE DRIVE 50 FEET TO AN IRON PIN FOUND; THENCE RUNNING WESTERLY 155.5 FEET TO A FENCE POST; THENCE RUNNING NORTHERLY ALONG A FENCE LINE WHICH FORMS AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES WITH THE PRECEDING COURSE 50.0 FEET TO A FENCE POST; THENCE RUNNING EASTERLY ALONG A FENCE LINE WHICH FORMS AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES WITH THE PRECEDING COURSE 195.5 FEET TO THE IRON PIN SET ON THE WEST SIDE OF NORTHSIDE DRIVE AT THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 3228 NORTHSIDE DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN AND AROUND ATLANTA, GEORGIA, ALL ACCORDING TO A PLAT OF SURVEY BY RALPH B. KEY, R.L.S. NO. 1416, DATED FEBRUARY 4, 1970, ENTITLED "PROPERTY OF MIRIAM HEISKELL SCHOOL, INC." A COPY OF WHICH IS ATTACHED HERETO.

For Deed-5848-284 PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, BEING THAT TRACT OF LAND BOUNDED ON THE NORTH BY A 30 FOOT LOT NOW OR FORMERLY OWNED BY SONS AND DAUGHTERS OF JACOB LODGE NO. 1, ON THE EAST BY NORTHSIDE DRIVE, ON THE SOUTH BY A 40 FOOT LOT DESCRIBED IN A DEED FROM LUDIE SIMMONS TO HARRIET MCDANIEL MARSHALL DATED JUNE 17, 1948, AND RECORDED IN DEED BOOK 2362, PAGE 385, FULTON COUNTY, GEORGIA, RECORDS, AND ON THE WEST BY PROPERTY NOW OR FORMERLY OWNED BY MRS. J. E. TATUM, AND BEING THE SAME PROPERTY CONVEYED BY MRS. LUDIE SIMMONS TO ANNA JONES AND JOSEPH HUTCHINS, BY DEED DATED APRIL 15, 1943, AND RECORDED IN DEED BOOK 1941, PAGE 209, FULTON COUNTY RECORDS, A ONE-HALF INTEREST IN WHICH HAS BEEN CONVEYED BY JOSEPH HUTCHINS TO HENRY HUTTONS, BY DEED DATED SEPTEMBER 15, 1950, AND RECORDED IN DEED BOOK 2985, PAGE 30, FULTON COUNTY RECORDS; AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LAND LOT 157, 874.7 FEET SOUTHERLY, AS MEASURED ALONG SAID LAND LOT LINE, FROM THE NORTHEAST CORNER OF SAID LAND LOT 157 (SAID LAND LOT LINE BEING LOCATED WITHIN THE PRESENT BOUNDARIES OF NORTHSIDE DRIVE), AND FROM SAID POINT OF BEGINNING RUNNING THENCE SOUTH ALONG SAID LAND LOT LINE, A DISTANCE OF 60 FEET TO THE NORTHEAST CORNER OF THE 40 FOOT LOT CONVEYED BY LUDIE SIMMONS TO MRS. HAZLET MCDANIEL MARSHALL BY THE DEED MENTIONED ABOVE, THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID 40 FOOT LOT, A DISTANCE OF 210 FEET; THENCE IN A NORTHERLY DIRECTION, A DISTANCE OF 60 FEET TO A POINT MARKED BY AN IRON PIN AT THE SOUTH LINE OF SAID 30 FOOT LOT NOW OR FORMERLY OWNED BY SONS AND DAUGHTERS OF JACOB LODGE NO. 1; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID 30 FOOT LOT, A DISTANCE OF 201.8 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING SUBJECT TO THE RIGHTS OF THE PUBLIC IN SO MUCH THEREOF AS NOW LIES WITHIN THE RIGHT-OF-WAY OF NORTHSIDE DRIVE.

PARCEL 2: A 40 FOOT LOT CONVEYED BY LUDIE SIMMONS TO MRS. HARRIET MCDANIEL MARSHALL BY DEED DATED JUNE 17, 1948, AND RECORDED IN DEED BOOK 2362, PAGE 385, FULTON COUNTY RECORDS, AND DESCRIBED IN SAID DEED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN NORTHSIDE DRIVE ON THE EAST LINE OF SAID LAND LOT 157, 834.7 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LAND LOT 157, SAID POINT BEING LOCATED 8.4 FEET EAST OF THE CURB ON THE WEST SIDE OF NORTHSIDE DRIVE AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LAND LOT 157 A DISTANCE OF 40 FEET; THENCE WEST 210 FEET; THENCE NORTH 40 FEET; THENCE EAST 210 FEET TO THE POINT OF BEGINNING.

BOTH PARCELS BEING THAT LAND AND IMPROVEMENTS CONVEYED TO GRANTOR HEREIN BY WARRANTY DEED FROM MRS. HARRIET MCDANIEL MARSHALL DATED JUNE 27TH 1962, AND RECORDED IN DEED BOOK 3904, AT PAGE 168 OF THE FULTON COUNTY RECORDS.

For Deed-5848-296 PARCEL 3:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA AND IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING THE MOST NORTHERLY PARCEL OF LAND THAT IS SHOWN ON A PLAT DESIGNATED "PLAT OF LAND IN LAND LOT 157 - 17TH DISTRICT FULTON COUNTY GEORGIA," MADE BY C. R. ROBERT, C. E., DATED JUNE 1, 1948, A COPY OF WHICH PLAT IS ON FILE IN THE PLANT OF ATLANTA TITLE COMPANY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY CORNER OF THE WEST SIDE OF NORTHSIDE DRIVE, A DISTANCE OF 172 FEET WEST, OR ALMOST WEST, FROM A POINT IN THE EAST LINE OF LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, THAT IS 874.7 FEET SOUTH, OR ALMOST SOUTH, ALONG THE EAST LINE OF SAID LAND LOT 157, FROM THE NORTHEAST CORNER OF SAID LAND LOT 157, AND RUNNING THENCE WEST OR ALMOST WEST, 192.8 FEET TO AN IRON PIN AND, ALSO, TO A CYCLOPE FENCE; THENCE NORTH, OR ALMOST NORTH, ALONG SAID CYCLOPE FENCE, 30.2 FEET TO A FENCE; THENCE EAST, OR ALMOST EAST, ALONG SAID LANT MENTIONED FENCE, 192.9 FEET TO A POINT ON THE WEST SIDE OF NORTHSIDE DRIVE THAT IS 30 FEET NORTH, OR ALMOST NORTH, ALONG THE WEST SIDE OF NORTHSIDE DRIVE FROM THE POINT OF BEGINNING THENCE SOUTH, OR ALMOST SOUTH, ALONG THE WEST SIDE OF NORTHSIDE DRIVE, 30 FEET TO SAID IRON PIN AND THE POINT OF BEGINNING.

BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO GRANTOR HEREIN BY WARRANTY DEED FROM THE SONS AND DAUGHTERS OF JACOB LODGE NO. 1, A CORPORATION, DATED JUNE 5TH 1959, AND RECORDED IN DEED BOOK 5073, PAGE 463, OF THE FULTON COUNTY RECORDS.

For Deed-7771-462 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF NORTHSIDE DRIVE AT THE PROPERTY LINE OF HATTIE MCDANIEL MARSHALL, RUNNING THENCE SOUTH ALONG THE WEST SIDE OF NORTHSIDE DRIVE ONE HUNDRED TEN (110) FEET TO THE PROPERTY OF A. C. JOHNSON; THENCE WEST ALONG THE NORTH SIDE OF JOHNSON PROPERTY TWO HUNDRED TEN (210) FEET TO THE TATUM LAND; THENCE NORTH ALONG THE EAST SIDE OF TATUM LAND, ONE HUNDRED TEN (110) FEET TO HATTIE MCDANIEL MARSHALL'S PROPERTY; THENCE EAST ALONG THE SOUTH SIDE OF SAID HATTIE MCDANIEL MARSHALL'S PROPERTY TWO HUNDRED TEN (210) FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF NORTHSIDE DRIVE SEVEN HUNDRED TWENTY FIVE (725) FEET SOUTH OF THE SOUTHWEST CORNER OF THE INTERSECTION OF NORTHSIDE DRIVE AND MOORES MILL ROAD, AND RUNNING THENCE SOUTH ALONG THE WEST SIDE OF NORTHSIDE DRIVE SIXTY (60) FEET, THENCE WEST TWO HUNDRED TEN (210) FEET; THENCE NORTH SIXTY (60) FEET; THENCE EAST TWO HUNDRED TEN (210) FEET TO THE WEST SIDE OF NORTHSIDE DRIVE AND THE POINT OF BEGINNING AND THE SAME PROPERTY AS CONVEYED TO A. C. JOHNSON BY MRS. WILLE WARRANTY DEED DATED FEBRUARY 9, 1944 AS RECORDED IN DEED BOOK 1971, PAGE 609 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COUNTY OF FULTON COUNTY, GEORGIA.

For Deed-9585-485 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE (BEING A 50-FOOT RIGHT-OF-WAY) 413.5 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MOORES MILL ROAD; RUNNING THENCE SOUTH 03 DEGREES 18 MINUTES 40 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE A DISTANCE OF 73.86 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 86 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 192.57 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 05 DEGREES 35 MINUTES 12 SECONDS WEST A DISTANCE OF 73.92 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 86 DEGREES 41 MINUTES 20 SECONDS EAST A DISTANCE OF 195.50 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE AND THE POINT OF BEGINNING, BEING KNOWN AS NO. 3316 NORTHSIDE DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR ROBERT P. HARRIS BY L. D. WINSLETTE, JR., GEORGIA REGISTERED SURVEYOR NO. 1888, OF PEARSON & ASSOCIATES, INC., DATED MAY 28, 1985.

For Deed-9585-487 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE GOOD SAMARITAN LODGE'S LAND AND RUNNING THENCE NORTH ALONG THE WEST SIDE OF NORTHSIDE DRIVE (FORMERLY HEMPILL AVENUE) FIFTY (50) FEET; THENCE WEST TWO HUNDRED TEN (210) FEET PARALLEL WITH THE NORTH LINE OF THE GOOD SAMARITAN LODGE LAND; THENCE SOUTH FIFTY (50) FEET TO THE NORTH LINE OF THE GOOD SAMARITAN LODGE LAND; THENCE EAST ALONG THE NORTH LINE OF THE LAND OF THE GOOD SAMARITAN LODGE TO THE CORNER AT THE POINT OF BEGINNING; MAKING SAID DESCRIBED LAND FIFTY (50) FEET WIDE AND TWO HUNDRED AND TEN (210) FEET LONG AND BOUNDED ON THE EAST BY NORTHSIDE DRIVE, AND ON THE SOUTH BY THE LAND OF THE GOOD SAMARITAN LODGE AND ON THE NORTH BY THE LAND OF ROBERT NELMS, AND ON THE WEST BY THE LAND OF L.D. ROLANDER, CONTAINING ONE-HALF (1/2) ACRE, MORE OR LESS; BEING IMPROVED PROPERTY KNOWN AS NO. 3316 NORTHSIDE DRIVE, N.W., ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA.

For Deed-27794-37 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, IN THE CITY OF ATLANTA ON THE WEST SIDE OF NORTHSIDE DRIVE, N.W. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

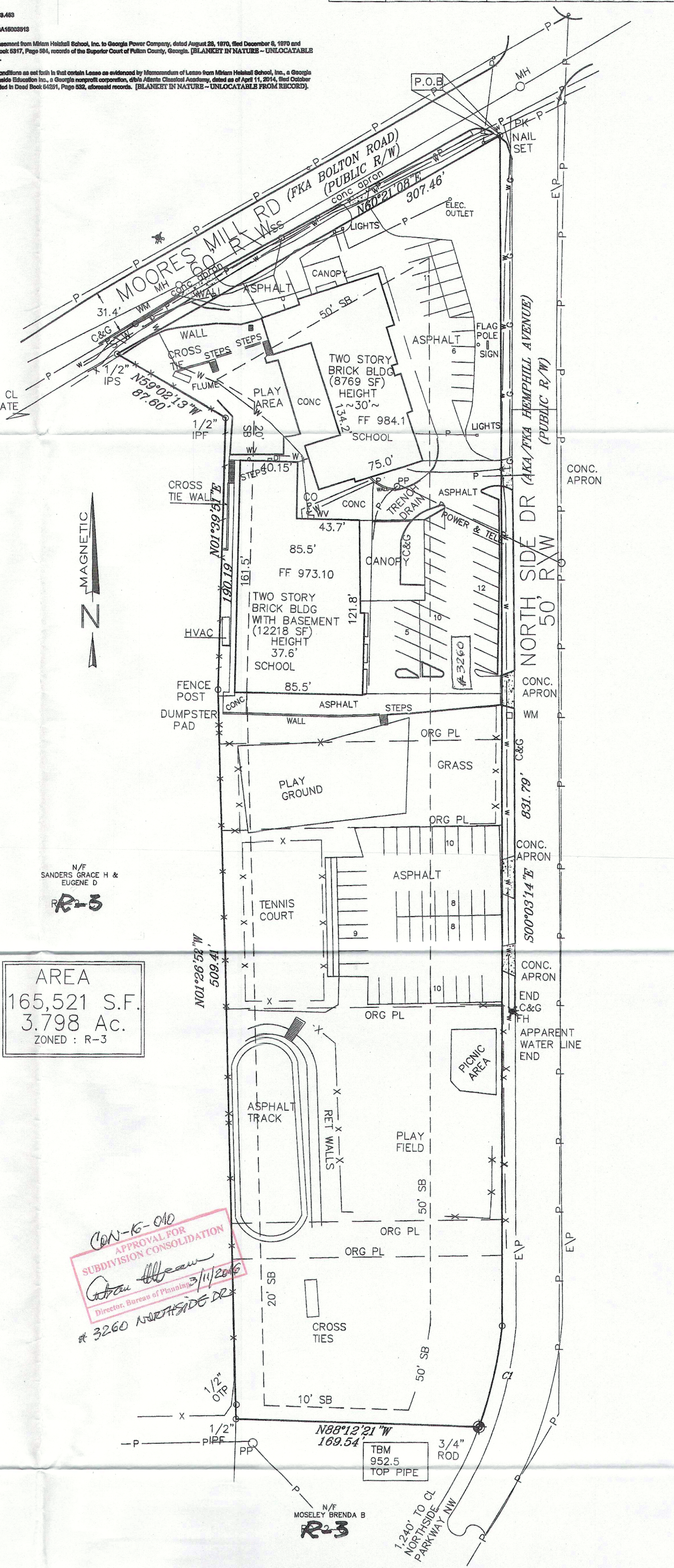
BEGINNING AT AN IRON PIN LOCATED ON THE WEST SIDE OF NORTHSIDE DRIVE, N.W. (A 50 FOOT RIGHT-OF-WAY) 812 FEET SOUTH OF THE SOUTHWEST CORNER OF THE INTERSECTION OF NORTHSIDE DRIVE, N.W. WITH THE RIGHT-OF-WAY OF MOORES MILL ROAD, N.W., AS MEASURED FROM SAID CORNER ALONG THE WEST SIDE OF NORTHSIDE DRIVE, N.W., WHICH POINT IS THE POINT OF BEGINNING; RUNNING THENCE ALONG THE WEST SIDE OF NORTHSIDE DRIVE, N.W., SOUTH 23°40' WEST A DISTANCE OF 33.10 FEET TO A POINT LOCATED ON SAID WEST SIDE OF NORTHSIDE DRIVE, N.W., CONTINUING THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF NORTHSIDE DRIVE, N.W. AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 71.86 FEET TO A POINT LOCATED ON THE WEST SIDE OF NORTHSIDE DRIVE, N.W. AND MARKED BY AN IRON PIN; RUNNING THENCE NORTH 86 DEGREES 41 MINUTES 20 SECONDS EAST A DISTANCE OF 195.50 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 86 DEGREES 41 MINUTES 20 SECONDS EAST A DISTANCE OF 192.57 FEET TO A POINT MARKED BY AN IRON PIN; RUNNING THENCE SOUTH 87°56'54" EAST A DISTANCE OF 182.74 FEET TO A POINT LOCATED ON THE WEST SIDE OF NORTHSIDE DRIVE, N.W. AND MARKED BY AN IRON PIN, WHICH POINT IS THE POINT OF BEGINNING; SAID TRACT BEING SHOWN ON PLAT OF SURVEY DATED SEPTEMBER 23, 1989 PREPARED FOR MIRIAM HEISKELL SCHOOL, INC. BY TRUE-THE SURVEYING, INC., W.E. CLONTS, REGISTERED GEORGIA LAND SURVEYOR NO. 2168, A COPY OF WHICH PLAT IS ATTACHED HERETO AND INCORPORATED HEREIN.

- Tax Map References:
- 2013 FULTON COUNTY Map No. 17-0157-0001-062-4 (3260 Northside Dr)
  - 2013 FULTON COUNTY Map No. 17-0157-0001-024-4 (Northside Dr)
  - 2013 FULTON COUNTY Map No. 17-0157-0001-065-7 (3316 Northside Dr)
  - 2013 FULTON COUNTY Map No. 17-0157-0001-033-5 (O Northside Dr)
  - 2013 FULTON COUNTY Map No. 17-0157-0001-028-5 (O Northside Dr)
  - 2013 FULTON COUNTY Map No. 17-0157-0001-029-3 (O Northside Dr)

387-144

387-144

387-144



AREA  
165,521 S.F.  
3.798 Ac.  
ZONED : R-3

APPROVAL FOR  
SUBDIVISION CONSOLIDATION

Director, Bureau of Planning

3/11/2016

\* 3260 NORTHSIDE DR \*

AS SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF NORTH SIDE DRIVE (HEMPHILL AVENUE) AND THE SOUTHEASTERLY SIDE OF MOORES MILL ROAD FORMERLY BOLTON ROAD; RUNNING THENCE S 00° 03' 14" E A DISTANCE OF 831.79' TO THE BEGINNING OF A CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH ARC DISTANCE OF 72.04' SUBTENDED BY A CHORD OF 71.86' WITH A RADIUS OF 295.57' TO A 3/4" ROD FOUND; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N 88° 12' 21" W A DISTANCE OF 169.54' TO A 1/2" IRON PIN FOUND; THENCE RUNNING N 01° 26' 52" W A DISTANCE OF 509.41' TO A POINT; RUNNING THENCE N 01° 38' 51" E A DISTANCE OF 190.19' TO A 1/2" IRON PIN FOUND; RUNNING THENCE N 59° 02' 13" W A DISTANCE OF 87.80' TO A 1/2" IRON PIN SET; RUNNING THENCE N 60° 21' 08" E A DISTANCE OF 307.46' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 165521 SQUARE FEET OR 3.798 ACRES AND BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED FOR ATLANTA CLASSICAL ACADEMY BY SURVEY SYSTEMS & ASSOC., INC. DATED 9-11-2015.

"THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED."

PROPERTY ADDRESS:  
3260 Northside Dr NW  
ATLANTA, GA

LAND AREA:  
165521 SF  
3.798 AC

ALTA/ACSM LAND TITLE SURVEY FOR:  
Atlanta Classical Academy

LOT	BLOCK	UNIT	SUBDIVISION	01-13-2016
LAND LOT 157	17th DISTRICT			11-3-2015
FULTON COUNTY, GEORGIA	FIELD: DATE	8-28-2015	BY:	10-2-2015
LOCATED IN ATLANTA	DRWN: DATE	9-11-2015	REVISED:	
PLAT BOOK	PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
DEED BOOK	PAGE	IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 27,500+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

0 40 SURVEY SYSTEMS & ASSOC., INC. CELL 770-558-7895  
657 Lake Drive, Snellville, GA 30039 OFFICE 404-760-0010  
COA # LSF000867 INFO@SURVEYSYSTEMSATLANTA.COM

LEGEND:  
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
AKA ALSO KNOWN AS  
APP AS PER DEED  
BL BUILDING (SETRACK) LINE  
CP COMPUTED POINT  
CTP CRIMP TOP PIPE FOUND  
D DEED BOOK/PAGE  
DW DRIVEWAY  
EP EDGE OF PAVEMENT  
FFA FINISH FLOOR ELEVATION  
FFA FORMERLY KNOWN AS  
FP IRON PIN FOUND  
HWD HARD WOOD TREE  
LL ARC LENGTH  
LLL LAND LOT LINE

N NEIGHBOR'S  
N/F NOW OR FORMERLY  
NAIL NAIL FOUND  
P PLAT (BOOK/PAGE)  
P POINT OF BEGINNING  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R RADIUS LINE  
R/W RIGHT-OF-WAY  
R/WB RIGHT-OF-WAY FOUND  
S/S SIDEWALK  
SW UNLESS NOTED OTHERWISE  
W WITH  
X-FENCE LINE

DATE OF FIELD WORK: 8-28-2015  
DATE OF PLOT OR MAP: 9-11-2015  
Charles W. Loveless  
Surveyor's signature  
CHARLES W. LOVELESS

FLOOD HAZARD STATEMENT  
I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND NO SPECIAL FLOOD HAZARDS.  
DATE: 09/16/2015  
EFFECTIVE DATE: 09/16/2015