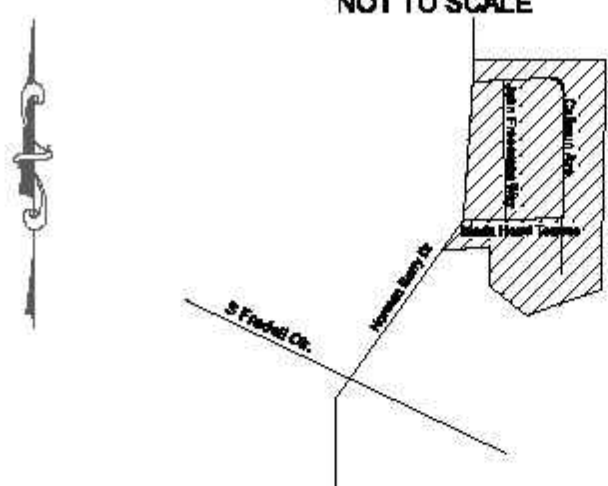


VICINITY MAP

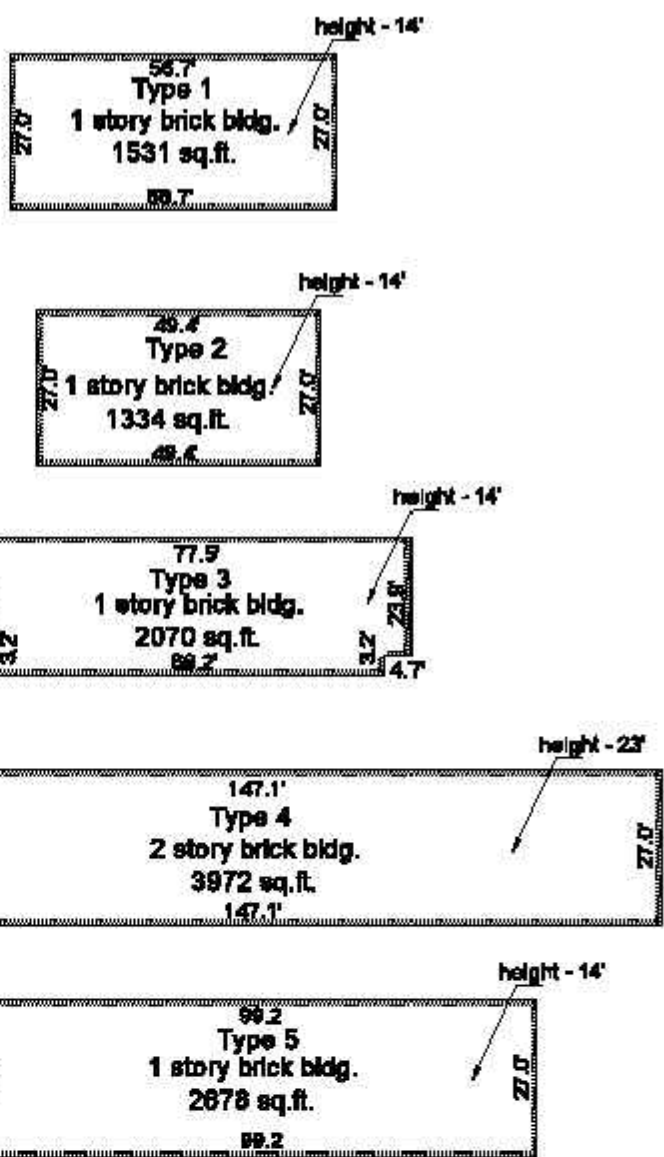
NOT TO SCALE



SURVEYOR'S NOTES

- There is direct physical access to the subject property via Norman Berry Rd., Marie Head Terrace, Calhoun Dr. & John Freeman Way, public right-of-ways.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- Surveyor did not observe any areas delineated as wetlands by a qualified specialist hired by the client. Surveyor is not an expert in determining the location of wetlands areas.
- There is no evidence of changes in street right of way lines either completed or proposed; no observable evidence of recent street or sidewalk construction or repairs.
- 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. 18-4-47, Authority O.C.G.A. Secs. 18-4-47, 43-15-4, 43-15-4, 43-15-18, 43-16-22.
- The field data upon which this map or plat is based has a closure precision of one foot in 50,000 feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000 feet. Equipment Used, Topcon ES-103 & Carlson Software.
- There are no off-site easements or encroachments affecting the subject tract that the surveyor has been made aware of.
- There is a water meter between sidewalk and curb in front of each apartment, also there is a natural gas meter on rear wall of each apartment bldg.
- There is no visible evidence of any buried grounds on premises.
- There are regular 55 striped parking spaces + 1 handicap space located on premises. Each apartment has a parking pad for one car per apartment.
- At the time of this survey, this site is not used as a solid waste dump, sump or sanitary landfill.

Building Templates



SURVEY LEGEND

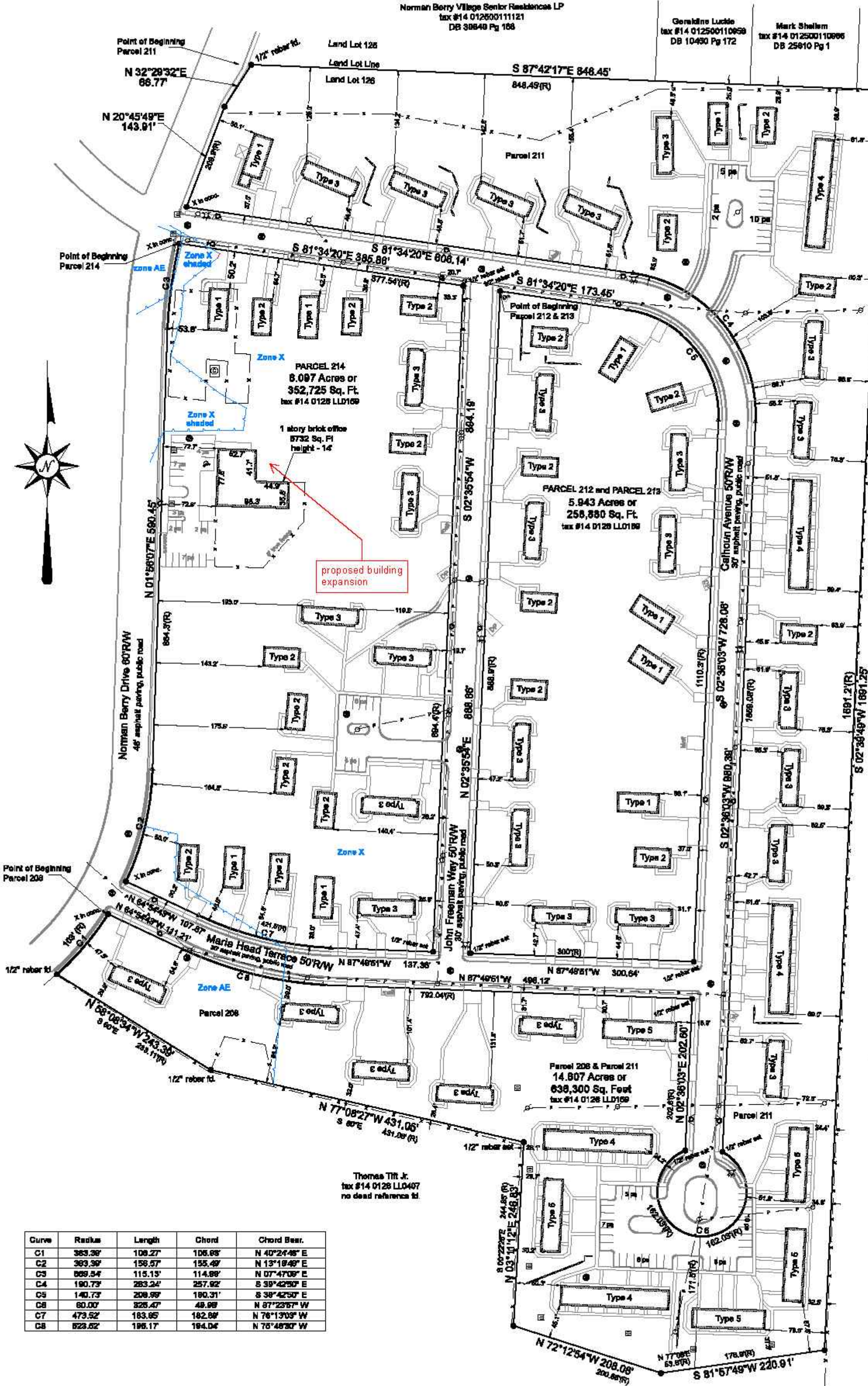
- SBL - BLDG. SETBACK LINE
- BLDG - BUILDING
- CONT - EASEMENT
- FND - FOUND
- PBG - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- D/P - DUMPSTER PAD
- R/W - RIGHT OF WAY
- CL - CHAIN LINK FENCE
- OE - OVERHEAD ELECTRIC LINES
- CB - CATCH BASIN
- EB - ELECTRIC BOX
- EW - ELECTRIC WH
- FD - FIRE HYDRANT
- FM - FIBER OPTIC MARKER
- FP - FLAG POLE
- GM - GAS METER
- GV - GAS VALVE
- CI - CURB INLET
- LP - LIGHT POLE
- MA - MANHOLE
- MO - MONITORING WELL
- PM - PIPELINE MARKER
- PP - POWER POLE
- SP - SERVICE POLE
- SM - SANITARY MANHOLE
- ST - STORM MANHOLE
- TE - TELEPHONE PEDESTAL
- TR - TRANSFORMER
- TS - TRAFFIC SIGNAL BOX
- TP - TRAFFIC SIGNAL POLE
- UC - UNDERGROUND CABLE MARKER
- WW - WATER WELL
- WM - WATER METER
- WV - WATER VALVE
- HP - HANDICAP PARKING
- MW - MASONRY WALL

NOTES:

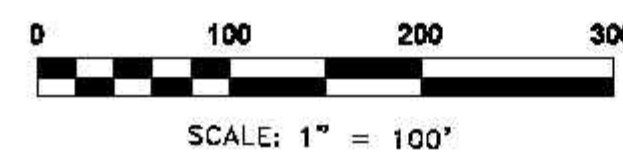
- BEARINGS ARE BASED ON GPS OBSERVATIONS.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FILE NO. 64127.08 OF FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 8/29/17.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTAIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE 3, X shaded & II, ACCORDING TO F.I.R.M. MAP NO. 13121020887, DATE 8/18/18, BY GRAPING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



Curve	Radius	Length	Chord	Chord Bear.
C1	353.39'	108.27'	106.69'	N 40°24'46" E
C2	393.30'	159.57'	155.49'	N 13°19'49" E
C3	609.54'	115.13'	114.89'	N 07°47'09" E
C4	180.73'	263.34'	267.92'	S 39°42'59" E
C5	143.12'	238.89'	190.31'	S 38°42'59" E
C6	60.02'	328.47'	48.99'	N 77°22'57" W
C7	473.52'	183.95'	182.89'	N 78°13'03" W
C8	829.82'	196.17'	184.04'	N 75°48'50" W



TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 208 BEGINNING at the southwest corner of Norman Berry Drive and Marie Head Terrace, said point of beginning also being 1168.35 feet south of the north line of Land Lot 128 as measured along the east side of Norman Berry Drive; thence southwesterly along the east side of Norman Berry Drive 103 feet; thence south 60 degrees east a distance of 235.11 feet to a point; thence south 80 degrees east a distance of 431.08 feet to a point on the original line between the lands of Tennessee Corporation and Henry Charns Corporation; thence south 0 degrees 22 minutes 28 seconds west a distance of 244.95 feet to a point; thence easterly along the north right-of-way line of an access street 200.96 feet to a point; thence north 77 degrees 06 minutes east a distance 53.8 feet to a point; thence north 171.5 feet to a point on the south side of Calhoun Drive, which point is located at the corner line of Calhoun Drive if extended; thence northerly, northerly and easterly along the west side of Calhoun Drive 182.03 feet to a point; thence north along the west side of Calhoun Drive 202.8 feet to the south side of Marie Head Terrace; thence west and northerly along the southerly side of Marie Head Terrace and following the curvature thereof 782.04 feet to the point of beginning.

Parcel 211 BEGINNING at a point on the east side of Norman Berry Drive at its intersection with the north line of Land Lot 128; thence south along the east side of Norman Berry Drive 204.9 feet to the southerly side of Calhoun Drive; thence southwesterly and southerly along the northerly and easterly side of Calhoun Drive and following the curvature thereof 1029.08 feet to a point; thence south 80 degrees east a distance of 431.08 feet to a point on the original line between the lands of Tennessee Corporation and Henry Charns Corporation; thence south 0 degrees 22 minutes 28 seconds west a distance of 244.95 feet to a point; thence easterly along the north right-of-way line of an access street 200.96 feet to a point; thence north 77 degrees 06 minutes east a distance 53.8 feet to a point; thence north 171.5 feet to a point on the south side of Calhoun Drive, which point is located at the corner line of Calhoun Drive if extended; thence northerly, northerly and easterly along the west side of Calhoun Drive 182.03 feet to a point; thence north along the west side of Calhoun Drive 202.8 feet to the south side of Marie Head Terrace; thence west and northerly along the southerly side of Marie Head Terrace and following the curvature thereof 782.04 feet to the point of beginning.

PARCEL 212 and PARCEL 213 BEGINNING at the northeast corner of John Freeman Way and Calhoun Drive; thence south along the east side of John Freeman Way 688.3 feet to the north side of Marie Head Terrace; thence easterly along the north side of Marie Head Terrace and following the curvature thereof 300 feet to Calhoun Drive; thence north and westerly along the north side of Calhoun Drive and following the curvature thereof 1110.3 feet to the northeast corner of Calhoun Drive and John Freeman Way and the point of beginning.

PARCEL 214 BEGINNING at the northwest side corner of Norman Berry Drive and Calhoun Drive; thence south along the east side of Norman Berry Drive 864.3 feet to the north side of Marie Head Terrace; thence southwesterly and easterly along the north side of Marie Head Terrace 421.5 feet to the east side of John Freeman Way; thence north along the north side of John Freeman Way 884.4 feet to the south side of Calhoun Drive; thence westerly along the south side of Calhoun Drive 377.54 feet to Norman Berry Drive and point of beginning.

Being the same tract of land described in the title report issued by First American Title Insurance Company File No. 64127.08, effective August 28, 2017.

NOTES CORRESPONDING TO SCHEDULE B

- Declaration of Trust from the Housing Authority of the City of East Point to the United States of America, Secretary of Housing and Urban Development, dated May 9, 2017, filed May 10, 2017, recorded in Deed Book 87462, page 314, stored records, not survey related.
- Easements reserved in Warranty Deed from the City of East Point to the Housing Authority of the City of East Point, dated January 30, 1985, filed February 5, 1985, recorded in Deed Book 4038, page 347, stored records, document not provided.
- Easements reserved in Warranty Deed from the City of East Point to the Housing Authority of the City of East Point, dated February 19, 1983, filed February 22, 1983, recorded in Deed Book 4015, page 490, stored records, document not provided.
- Declaration of Trust from the Housing Authority of the City of East Point to Public Housing Administration dated and filed February 9, 1983, recorded in Deed Book 4008, page 298, stored records, not survey related.
- Declaration of Trust from the Housing Authority of the City of East Point to Public Housing Administration dated March 4, 1983, filed March 6, 1983, recorded in Deed Book 4022, page 182, stored records, not survey related.
- Declaration of Trust from the Housing Authority of the City of East Point to the United States of America, Secretary of Housing and Urban Development, dated May 25, 1988, filed May 10, 1988, recorded in Deed Book 12548, page 340, stored records, not survey related.
- Declaration of Trust from the Housing Authority of the City of East Point to the United States of America, Secretary of Housing and Urban Development, dated August 24, 1983, filed September 10, 1983, recorded in Deed Book 17187, page 283, stored records, not survey related.
- Declaration of Trust from the Housing Authority of the City of East Point to Public Housing Administration dated May 9, 2017, filed May 10, 2017, recorded in Deed Book 87462, page 314, stored records, not survey related.

ALTA/NSPS LAND TITLE SURVEY OF

ADDRESS: 3056 Norman Berry Dr. East Point Georgia
NAME: East Point Housing (Norman Berry)
JOB NO: 17-7448 DATE: 12/15/17 SCALE: 1" = 100'

REVISED:	NO.	DATE	DESCRIPTION
1	1/12/18		flood zones



LANDCO, L.P.

11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082
OFFICE (281) 550-1202 FAX (281) 806-1202
INFO@LANDCOSERVICES.COM
Copyright 2017 Landco, L.P.
Form Number: 100-43300

SURVEYOR CERTIFICATE

To: First American Title Insurance Company
Love Funding Corporation, a Virginia Corporation
The Secretary of Housing and Urban Development, their successors and/or assigns as their interests may appear.
The Housing Authority of the City of East Point

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on 12/15/17.

Priscilla P. Pirkle, Jr.
G.S. R.L.S.#1474
Date: 12/15/17

Total Area
1,247,905 square feet
or 28.847 Acres

ZONING DATA

Pursuant to Table A Item 16, the zoning classification and information was not provided to the surveyor by the Client.
No representation is made by the surveyor or compiler of said third party information. This item is not an expert in the interpretation of complex zoning ordinance compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.

ENCROACHMENT STATEMENT

At the time of the survey, there are no visible above ground encroachments on to or of of premises.

EXISTING CONDITIONS SURVEY

SITE CONSTRUCTION PLANS FOR EPHA building addition

3056 Norman Berry Dr, East Point, GA 30344
CITY OF EAST POINT, GEORGIA



RASK CIVIL ENGINEERING

409 ROSE LANE
WOODSTOCK, GA 30188
(404) 226-6795

OWNER/DEVELOPER:
EAST POINT HOUSING AUTHORITY
3056 NORMAN BERRY DR, EAST POINT, GA

CONTACT:
DEBRA STEPHENS
dstephens@eastpointga.org

Project	Sheet
11-20-2020	C-1