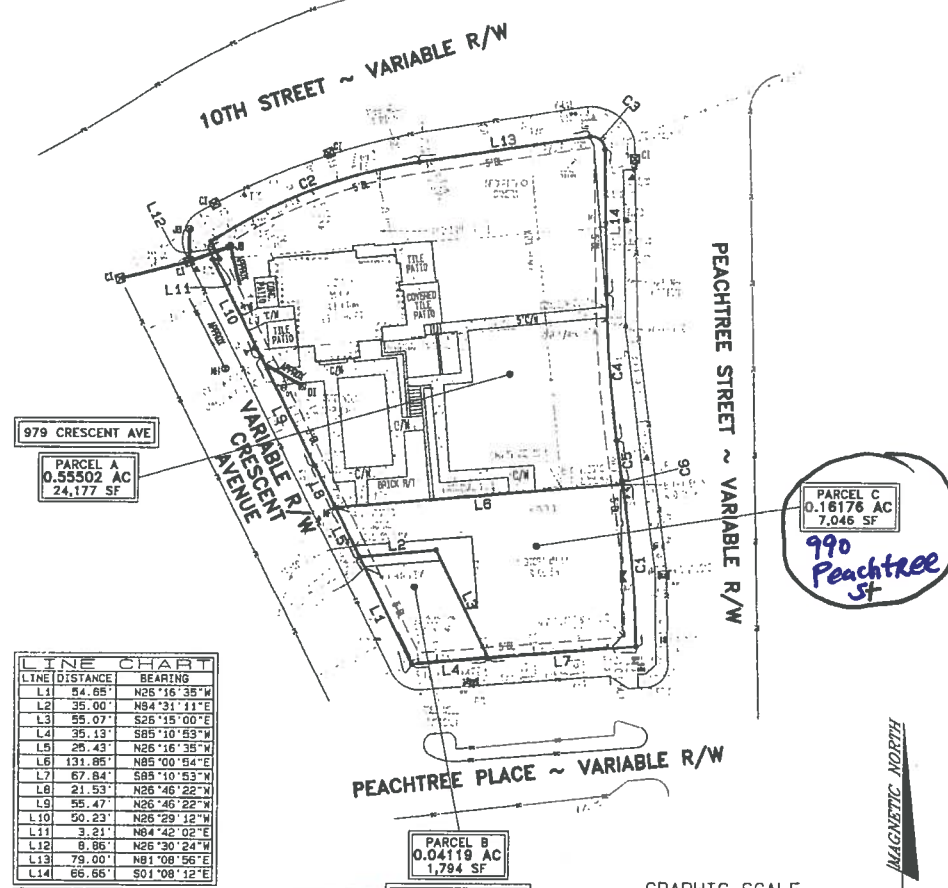


LEGEND

A	- ARC	LC	- LENGTH OF CHORD
AC	- ACRES (S)	LLL	- LAND LOT LINE
AE	- ACCESS EASEMENT	L/L	- LAMP POST/LIGHT POLE
AGLC	- AIR AND GAS LIGHT COMPANY	L/S	- LANDSCAPED AREA
ASP	- ASPHALT	M/B	- MAILBOX
BB	- BOTTOM OF BANK	M/E	- METROMEDIA FLOOR ELEVATION
BC	- BACK OF CURB	M/FN	- METROMEDIA FIBRE NETWORK
B/C	- BUILDING CORNER	MM	- MANHOLE
BL	- BUILDING SETBACK LINE	M/W	- MONITORING WELL
BN	- BENCHMARK	N/C	- NAIL IN CAP
BPF	- BLUE PIN FLAG	N/F	- NAIL FOUND
BPW	- BLUE PAINT MARK	N/W	- NEW OR FORMERLY
BS	- BOTTOM OF SLOPE	OCS	- OUTLET CONTROL STRUCTURE
BSD	- BELLSOUTH TELEPHONE CO.	OPF	- ORANGE PIN FLAG
BSOCCM	- BELLSOUTH CABLE MARKER	OPM	- ORANGE PAINT MARK
B/W	- BOTTOM OF WALL	OT	- OPEN TOP PIPE
CB	- BARBED WIRE	PL	- PLANT LINE
CB	- CATCH BASIN	PL	- PLAT BOOK
CI	- CURB INLET	P/B	- POWER BOX
CL	- CENTERLINE	PS	- POWER SERVICE POLE
C/L	- CHAINLINK	PIV	- POST INDICATOR VALVE
CMF	- CONCRETE MONUMENT FOUND	PL	- PROPERTY LINE
CMP	- CORRUGATED METAL PIPE	POB	- POINT OF BEGINNING
CO	- CLEANOUT	POC	- POINT OF COMMENCING
COMM	- COMMUNICATION	PM	- POWER METER
CT	- CRIMPED TOP PIPE	PM	- PARKING METER
CIV	- CABLE TELEVISION	P/P	- POWER POLE
C/W	- CONCRETE WALK	PS	- PARKING SPACE (S)
DB	- DEED BOOK	PVC	- POLYVINYLCHLORIDE PIPE
DE	- DRAINAGE EASEMENT	R	- RADIUS
DI	- DROP INLET	R/S	- CURVE TO THE RIGHT
DIP	- DUCTILE IRON PIPE	RE-S	- RE-SET
DNR	- DEPT. OF NATURAL RESOURCES	RC	- REINFORCED CONCRETE PIPE
DRMS	- DNR MONUMENT SET	RF	- RED PIN FLAG
EB	- ELECTRIC BOX	RP	- RED PAINT MARK
EMC	- ELECTRIC MEMBERSHIP CORP.	RR	- RAILROAD
EP	- EDGE OF PAVEMENT	R/S	- RIGHT OF WAY
FC	- FACE OF CURB	SP	- SQUARE FEET
F/C	- FENCE CORNER	SR	- SERVICE POLE
FDC	- FIRE DEPARTMENT CONNECTION	SR	- SOLID ROD
FFE	- FINISHED FLOOR ELEVATION	SS	- SANITARY SEWER
FH	- FIRE HYDRANT	SSE	- SANITARY SEWER EASEMENT
F/L	- FENCE LINE	S/W	- SIDEWALK
FOCM	- FIBRE OPTIC CABLE MARKER	T	- TELEPHONE LINE
F/P	- FENCE POST	T/B	- TELEPHONE BOX
GLMP	- GAS LINE MARKER POST	TBM	- TEMPORARY BENCHMARK
GM	- GAS METER	T/C	- TRANSMISSION
GP	- GUY POLE	T/P	- TELEPHONE POLE
GPC	- GEORGIA POWER COMPANY	TR	- TRAFFIC POLE
GV	- GAS VALVE	TR	- TRAFFIC SIGN
GW	- GUY WIRE	T/S	- TRAFFIC SIGN
H/C	- HANDICAP PARKING SPACE	TSI	- TRAFFIC SIGN
H/W	- HIGH VOLTAGE POWER POLE	TM	- TEST WELL
HW	- HIGH WATER	U	- UTILITY FLAG
H/W	- HEADWALL	U/G	- UNDERGROUND
H/W	- IRRIGATION CONTROL VALVE	VB	- VALVE BOX
INV	- INVERT	VBP	- VALVE MARKER POST
IPF	- IRON PIN FOUND	W	- WATER LINE
IPP	- IRON PIN LOCATED	W	- WATER METER
IRF	- INTERMEDIATE REGIONAL FLOOD	WV	- WATER VALVE
JB	- JUNCTION BOX	YF	- YELLOW PIN FLAG
UL	- CURVE TO THE LEFT	YPM	- YELLOW PAINT MARK
L/A	- LIMIT OF ACCESS		

REFERENCE MATERIAL:
 1. PLAT: ALTA SURVEY FOR THE MARGARET MITCHELL MUSEUM, INC. & AHS/HHM, L.L.C. LAND LOT 106, 17TH DISTRICT FULTON COUNTY, GEORGIA. BY TRU-LINE SURVEYING, INC. DATED 07/12/04.
 2. PLAT: LOT CONSOLIDATION PLAT FOR ATLANTA HISTORICAL SOCIETY & FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, LOCATED IN LAND LOT 106, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA. PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED MARCH 21, 2008. RECORDED APRIL 9, 2008. PLAT BOOK 337, PAGE 19. FULTON COUNTY RECORDS.



LINE CHART

LINE	DISTANCE	BEARING
L1	54.85'	N26°16'35"W
L2	35.00'	N84°31'11"E
L3	95.07'	S26°15'00"E
L4	35.13'	S85°10'53"W
L5	25.43'	N26°16'35"W
L6	131.85'	N85°00'54"E
L7	67.84'	S85°10'53"W
L8	21.53'	N26°16'22"W
L9	55.47'	N26°16'22"W
L10	90.23'	N26°29'12"W
L11	3.21'	N84°42'02"E
L12	8.86'	N26°30'24"W
L13	79.00'	N81°08'56"E
L14	66.66'	S01°08'12"E

CURVE CHART

LINE	ARC	CHORD	BEARING	RADIUS	CHORD
C1	74.97 (R)	505'07'31"E	538.48'	74.91'	
C2	102.50 (R)	N66°44'51"E	237.00'	101.80'	
C3	10.24 (R)	S49°59'38"E	6.00'	9.04'	
C4	67.41 (L)	S04°18'57"E	607.43'	67.37'	
C5	18.72 (L)	S08°22'41"E	607.43'	18.72'	
C6	1.38 (R)	S09°11'16"E	538.48'	1.38'	

NOTE: THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

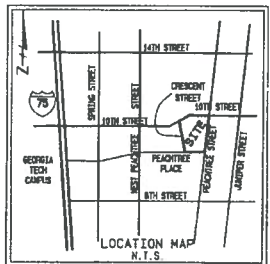
NOTE: THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

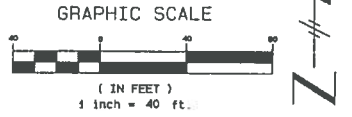
WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE "X-UNSHADED". SEE BELOW AS PER: FULTON COUNTY FIRM MAP NUMBER 13121C0242 E, DATED 05/22/98.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

ZONING NOTES:
 ZONED: SP1 -16 SUBAREA 1 (SA-1)
 ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION. FOR FUTURE ZONING INFORMATION CONTACT: TSHAKA WARREN WITH CITY OF ATLANTA ZONING 404-330-6963
BULK REGULATIONS:
 1. MAXIMUM BUILDING HEIGHT: NONE SEC. 16-18P.028 (4, 8)
 2. MINIMUM YARD REQUIREMENTS:
 FRONT SETBACK: 5 FEET SEC. 16-18 P.013.1.A
 REAR SETBACK: 20 FEET SEC. 16-18 P.028.2.A
 SIDE SETBACK: NONE (NON-RESIDENTIAL USES) SECTION 16-18 P.028.2.B
 20 FEET (RESIDENTIAL) EXCEPT THAT THE SIDE YARD MAY BE REDUCED TO ZERO FEET WHEN A RESIDENTIAL USE HAS NO RESIDENTIAL WINDOWS ADJACENT TO SUCH YARD.



NOTE: THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 332, PAGE 32, FULTON COUNTY, GEORGIA RECORDS.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 115,205 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND HAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,972 FEET.

A LEICA TC 500 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF LAW.

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

SCALE: 1"=40'
 DATE SURVEYED: 03/18/08
 DATE UPDATED:
 SURVEYED BY: PURVEAR
 DATE DRAFTED: 05/29/10
 UPDATE DRAFTED:
 DRAWN BY: ANCH
 CHECKED BY: MH
 FIELD BOOK #: 2325, 2371
 JOB NUMBER: 080302
 FOLDER NUMBER: 080302
 COLOR FILE: 595-050302
 DISC FILE: 080302-LOT-SPLIT
 COUNTY/LL/D/S: FULTON/106/17
 PLAT FILE: 5
 SHEET: 1 OF 1

W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5592 PEACHTREE ROAD
 ATLANTA, GEORGIA 30341-4953
 PHONE: (770) 491-7453
 FAX: (770) 495-3955
 WWW.WBENGR.COM

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07/09/11	ANCH	SHOW PARCELS A, B & C.
2	04/09/11	TOC	ADDRESS CITY COMMENTS.



LOT SPLIT PLAT FOR
ATLANTA HISTORICAL SOCIETY & FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
 LOCATED IN
 LAND LOT 106
 17TH DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

LEGAL DESCRIPTION
979 CRESCENT AVENUE
PARCEL "A"

DESCRIPTION OF PROPERTY
THE MARGARET MITCHELL HOUSE
PARCEL A

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, COMMENCE FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY) RUNNING THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) NORTH 26°16'35" WEST FOR A DISTANCE OF 80.08 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, CONTINUE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE AVENUE (VARIABLE RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 26°46'22" WEST, A DISTANCE OF 21.53 FEET TO A POINT;
2. NORTH 26°46'22" WEST FOR A DISTANCE OF 55.47 FEET TO A POINT;
3. NORTH 26°29'12" WEST FOR A DISTANCE OF 50.23 FEET TO A POINT;
4. NORTH 84°42'02" EAST FOR A DISTANCE OF 3.21 FEET TO A POINT;
5. NORTH 26°30'24" WEST FOR A DISTANCE OF 8.86 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 10TH STREET (VARIABLE RIGHT-OF-WAY);

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF 10TH STREET (VARIABLE RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

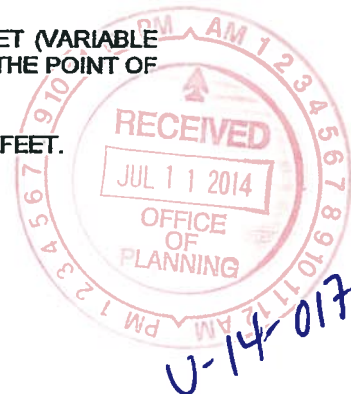
1. 102.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 237.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 68°44'51" EAST, 101.80 FEET TO A POINT;
2. NORTH 81°08'56" EAST FOR A DISTANCE OF 79.00 FEET TO A POINT;
3. 10.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 49°59'38" EAST, 9.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PEACHTREE STREET (VARIABLE RIGHT-OF-WAY);

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF PEACHTREE STREET (VARIABLE RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. SOUTH 01°08'12" EAST FOR A DISTANCE OF 66.66 FEET TO A POINT;
2. 67.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 607.43 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 04°18'57" EAST, 67.37 FEET TO A POINT;
3. 18.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 607.43 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 08°22'41" EAST, 18.72 FEET TO A POINT;
4. 1.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 538.46 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 09°11'16" EAST, 1.38 FEET TO A POINT;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY OF PEACHTREE STREET (VARIABLE RIGHT-OF-WAY) SOUTH 85°00'54" WEST FOR A DISTANCE OF 131.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.55502 OF AN ACRE OR 24,177 SQUARE FEET.



**LEGAL DESCRIPTION
90 PEACHTREE PLACE
PARCEL "B"**

**DESCRIPTION OF PROPERTY
THE MARGARET MITCHELL HOUSE
PARCEL B**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY) RUNNING THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) NORTH 26°16'35" WEST FOR A DISTANCE OF 54.65 FEET TO A POINT; THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) NORTH 84°31'11" EAST FOR A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 26°15'00" EAST FOR A DISTANCE OF 55.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY) SOUTH 85°10'53" WEST FOR A DISTANCE OF 35.13 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.04119 OF AN ACRE OR 1,794 SQUARE FEET.



**LEGAL DESCRIPTION
990 PEACHTREE STREET
PARCEL "C"**

**DESCRIPTION OF PROPERTY
THE MARGARET MITCHELL HOUSE
PARCEL C**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, COMMENCE FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY) RUNNING THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) NORTH 26°16'35" WEST FOR A DISTANCE OF 54.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) NORTH 26°16'35" WEST FOR A DISTANCE OF 25.43 FEET TO A NAIL FOUND; THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF CRESCENT AVENUE (VARIABLE RIGHT-OF-WAY) NORTH 85°00'54" EAST FOR A DISTANCE OF 131.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PEACHTREE STREET (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF PEACHTREE STREET (VARIABLE RIGHT-OF-WAY) 74.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 538.46 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 05°07'31" EAST, 74.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY) SOUTH 85°10'53" WEST FOR A DISTANCE OF 67.84 FEET TO A POINT; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE PLACE (VARIABLE RIGHT-OF-WAY) NORTH 26°15'00" WEST FOR A DISTANCE OF 55.07 FEET TO A POINT; THENCE SOUTH 84°31'11" WEST FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.16176 OF AN ACRE OR 7,046 SQUARE FEET.

