

Land For Sale

Metropolitan Pkwy SW & Langston Dr. SW, Atlanta, GA 30315

.95 Acres
For Sale
Land



Property Highlights

- \$95,000
- .95 Acre Zoned C-2
- Hartsfield-Jackson International Airport - Just 5 minutes away
- Downtown Atlanta - minutes away
- Immediate Access to I-75 and I-85



Exclusive Agents

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The information contained herein has been received from sources deemed reliable but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.

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REFERENCE

1. SURV CLAIM CORRECTION
2. RESOLUTION # ABOVE GPC...
3. STATE HIGHWAY DEPT. OF TRANSPORTATION...
4. REAL ESTATE MAP BY RESOLUTION DATA COMPANY.
5. PROFESSIONAL LAND TITLE ASSOCIATION COMMITMENT NO. 222-2-2, DATED 1/8/99.

Assessments:

The following encumbrances listed in reference items 1, 5 may or may not affect subject property. It is not platable due to insufficient description in recorded documents.

Encumbrance in favor of Georgia Power Company from S.D. Pine, dated February 4, 1959, recorded in Deed Book 3423, Page 651, Fulton County, Georgia Records.

The following encumbrance does not appear to affect subject property. It affects No. 2150 Street:

Encumbrance in favor of Georgia Power Company from S.D. Pine, dated October 21, 1964, recorded in Deed Book 433, Page 187, aforesaid records.

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(s) _____ as per: _____

***EXPLANATION OF ZONE DESIGNATIONS**

| ZONE | EXPLANATION |
|------|--|
| A | Area of 100-year Flood hazard and flood hazard areas on riverbanks. |
| AE | Area of 100-year plus wave flooding which does not meet the criteria of Zone A, but the flood hazard is significant. |
| AO | Area of 100-year plus wave flooding which does not meet the criteria of Zone AE, but the flood hazard is significant. |
| A1 | Area of 100-year plus wave flooding which does not meet the criteria of Zone AO, but the flood hazard is significant. |
| A2 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A1, but the flood hazard is significant. |
| A3 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A2, but the flood hazard is significant. |
| A4 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A3, but the flood hazard is significant. |
| A5 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A4, but the flood hazard is significant. |
| A6 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A5, but the flood hazard is significant. |
| A7 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A6, but the flood hazard is significant. |
| A8 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A7, but the flood hazard is significant. |
| A9 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A8, but the flood hazard is significant. |
| A10 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A9, but the flood hazard is significant. |
| A11 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A10, but the flood hazard is significant. |
| A12 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A11, but the flood hazard is significant. |
| A13 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A12, but the flood hazard is significant. |
| A14 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A13, but the flood hazard is significant. |
| A15 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A14, but the flood hazard is significant. |
| A16 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A15, but the flood hazard is significant. |
| A17 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A16, but the flood hazard is significant. |
| A18 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A17, but the flood hazard is significant. |
| A19 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A18, but the flood hazard is significant. |
| A20 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A19, but the flood hazard is significant. |
| A21 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A20, but the flood hazard is significant. |
| A22 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A21, but the flood hazard is significant. |
| A23 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A22, but the flood hazard is significant. |
| A24 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A23, but the flood hazard is significant. |
| A25 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A24, but the flood hazard is significant. |
| A26 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A25, but the flood hazard is significant. |
| A27 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A26, but the flood hazard is significant. |
| A28 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A27, but the flood hazard is significant. |
| A29 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A28, but the flood hazard is significant. |
| A30 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A29, but the flood hazard is significant. |
| A31 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A30, but the flood hazard is significant. |
| A32 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A31, but the flood hazard is significant. |
| A33 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A32, but the flood hazard is significant. |
| A34 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A33, but the flood hazard is significant. |
| A35 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A34, but the flood hazard is significant. |
| A36 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A35, but the flood hazard is significant. |
| A37 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A36, but the flood hazard is significant. |
| A38 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A37, but the flood hazard is significant. |
| A39 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A38, but the flood hazard is significant. |
| A40 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A39, but the flood hazard is significant. |
| A41 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A40, but the flood hazard is significant. |
| A42 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A41, but the flood hazard is significant. |
| A43 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A42, but the flood hazard is significant. |
| A44 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A43, but the flood hazard is significant. |
| A45 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A44, but the flood hazard is significant. |
| A46 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A45, but the flood hazard is significant. |
| A47 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A46, but the flood hazard is significant. |
| A48 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A47, but the flood hazard is significant. |
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| A50 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A49, but the flood hazard is significant. |
| A51 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A50, but the flood hazard is significant. |
| A52 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A51, but the flood hazard is significant. |
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| A98 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A97, but the flood hazard is significant. |
| A99 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A98, but the flood hazard is significant. |
| A100 | Area of 100-year plus wave flooding which does not meet the criteria of Zone A99, but the flood hazard is significant. |

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY, EXISTING AND EXCISED DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED NEITHER HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TO: SUI NLP LIMITED PARTNERSHIP

DATE: 6/20/93

Garry M. Olliver, P.E., Registered Professional Surveyor No. 2151

Adopted by the American Land Title Association on October 17, 1990. Adopted by the Board of Directors, American Congress on Surveying and Mapping on November 11, 1992.

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS, LAND PLANNERS & SURVEYORS
1800 Peachtree Street, N.E.
Atlanta, Georgia 30309
Telephone (404) 388-2200

Surveyed By: M. J. ...
Drawn By: ...
Checked By: ...
Field Book #: ...
Job Number: ...
Folder Info: ...
Plot File: ...

REVISIONS

| No. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |
| | | |

GEORGIA REGISTERED PROFESSIONAL SURVEYOR
GARY M. OLLIVER
No. 2151

In my opinion, this plot is a correct representation of the land planned and has been prepared in conformity with the requirements of the Georgia Surveying and Mapping Act of 1977, as amended.

Richard Bowers & Co. Real Estate
TCN WORLDWIDE REAL ESTATE SERVICES

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