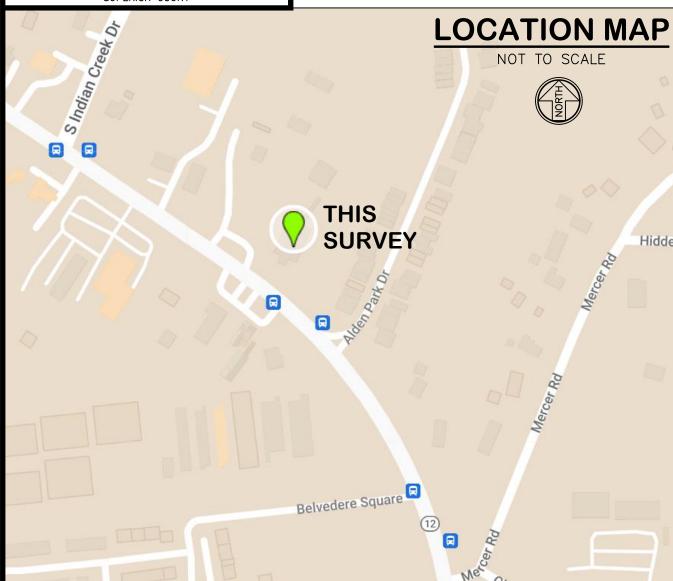


Contact 811 before you dig.



#### LEGAL DESCRIPTION (AS PER TITLE COMMITMENT) ALL THAT TRACT OR PACRCEL OF LAND LYING AND BEING IN LAND LOTS 190 AND 195 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING PART OF LOTS 42 AND 43 OF THE M.M. GEORGE PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 99, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COVINGTON HIGHWAY, SAID IRON PIN BEING LOCATED 630.0 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COVINGTON HIGHWAY WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN CREEK DRIVE; THENCE LEAVING THE AFORESAID RIGHT-OF-WAY LINE AND RUNNING NORTH 24 DEGREES 01 MINUTES 59 SECONDS EAST 539.19 FEET TO AN IRON PIN PLACED; THENCE RUNNING SOUTH 66 DEGREES 38 MINUTES 39 SECONDS EAST 212.74 FEET TO A REBAR FOUND: THENCE RUNNING SOUTH 23 DEGREES 11 MINUTES 59 SECONDS WEST 603.19 FEET TO AN IRON PIN PLACED ON THE AFOREMENTIONED RIGHT-OF-WAY LINE OF COVINGTON HIGHWAY. THENCE ALONG SAID RIGHT-OF-WAY. 230.09 FEET FOLLOWING A CURVE TO THE LEFT. SAID CURVE HABING A RADIUS OF 1469.97 FEET AND BEING SUBTENDED BY A CHORD OF 229.86 FEET BEARING NORTH 50 DEGREES 27 MINUTES 59 SECONDS WEST, TO THE IRON PIN PLACED AT THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 2.83 ACRES.

THENCE S66°13'33"E A DISTANCE OF 212.40 FEET TO A FOUND 1/2" REBAR;

## LEGAL DESCRIPTION (AS SURVEYED)

LL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 190 & 195 OF THE 15TH DISTRICT OF DEKALB COUNTY,

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE CENTERLINE OF COVINGTON HIGHWAY (100-FOOT RIGHT-OF-WAY WITH VARIATIONS) ALSO KNOWN AS GEORGIA STATE ROUTE NO. 12 WITH THE CENTERLINE OF SOUTH INDIAN CREEK DRIVE (HAVING A VARIABLE RIGHT-OF-WAY): THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF COVINGTON HIGHWAY \$55°31'03"E 639.30 FEET TO POINT;
THENCE N35°28'01"E A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF COVINGTON HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING: THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY N24°28'01"E A DISTANCE OF 539.19 FEET TO A FOUND 1/2" REBAR;

THENCE S23°35'57"W A DISTANCE OF 598.13 FEET TO A SET 1/2" REBAR ON THE SAID NORTHEASTERLY RIGHT-OF-WAY OF THENCE ALONG A JOG IN SAID RIGHT-OF-WAY S23°35'57"W A DISTANCE OF 5.06 FEET TO A SET 1/2" REBAR ON THE THENCE WESTERLY ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 230.09 FEET, WITH A RADIUS OF

1,469.97 FEET, BEING SUBTENDED BY A CHORD BEARING OF N50°02'59"W, WITH A CHORD LENGTH OF 229.86 FEET TO A SET 1/2" REBAR AND THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF 123,088 SQUARE FEET, 2.826 ACRES, MORE OR LESS.

### TABLE A ITEMS:

CERTIFY TO:

STOCK UP, LLC

OSH TITLE, LLC

OF TABLE A THEREOF.

A PARENTS CHOICE 'CORPORATION'

STEWART TITLE GUARANTY COMPANY

DATE OF PLAT OR MAP: 12/08/2022

- ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- 2) SITE ADDRESS: 4518, 4524, & 4528 COVINGTON HIGHWAY, DECATUR, GEORGIA 30075 BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS <u>OUTSIDE</u> OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13089C0151J
- EFFECTIVE DATE: 05/16/2013 ) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE
- THIS DRAWING DOES NOT FEATURE TOPOGRAPHIC CONTOURS.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE SHOWN HEREON AS MEASURED AT THE GROUND LEVEL. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE PROVIDED HEREON.
- (2) SQUARE FOOTAGE OF OTHER AREAS ARE NOT PROVIDED HEREON BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
- 8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
- 9) SITE CONTAINS 22 MARKED REGULAR PARKING SPACES & 2 HANDICAPPED SPACES. 10) PARTY WALLS ARE NOT REQUESTED NOR SHOWN HEREON. 11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED
- BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS. 12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
- 13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE DEKALB COUNTY TAX ASSESSOR'S 14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED
- EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND
- 15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS NOT PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY.
- 16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED 17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION
- 18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED. 19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

PREFERRED BUSINESS BROKERS, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE

IN ACCORDANCE WITH THE 2021 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, 6(a), 7(a), 7(b)(1), 8, 9, 12, 13, 14, 16, 17, 18 AND 19

THE FIELDWORK WAS COMPLETED ON: 12/07/2022

#### NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE
- LEGAL DESCRIPTION AS PER STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT NO. OSH1302.277 WITH AN EFFECTIVE DATE OF 09/08/2022, AND LAST REVISED ON 11/30/2022. NO CLAIMS AS TO OWNERSHIP ARE
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS18i OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,734,611 FEET.
- THE CURRENT PROPERTY OWNER IS A PARENTS CHOICE CORPORATION PER DEED BOOK 22551, PAGE 27 OF DEKALB COUNTY, GEORGIA RECORDS. - SUBJECT PROPERTY BEING A PART OF LOTS 42 & 43 OF SUBDIVISION OF M.M. GEORGE'S PROPERTY SUBDIVISION AS RECORDED IN PLAT BOOK 10,
- THIS PROPERTY HAS DIRECT ACCESS TO GEORGIA STATE ROUTE No. 12 (COVINGTON HIGHWAY), A PUBLIC ROAD.

PAGE 99 OF DEKALB COUNTY, GEORGIA RECORDS.

MOJAN CREEK

# **SCHEDULE B-II EXCEPTIONS**

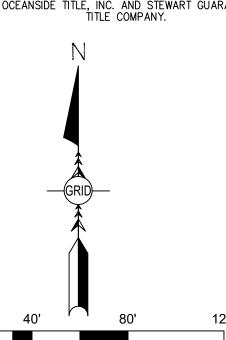
- 12 EASEMENTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM FLORENCE R. BELLVILLE TO GEORGIA POWER COMPANY, DATED FEBRUARY 15, 1955, FILED MARCH 10, 1955 AND RECORDED IN DEED BOOK 1099, PAGE 266, RECORDS OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA. (BEST COPY). AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE. NO
- 13 RIGHT-OF-WAY EASEMENT FROM FLORENCE R. BELLVILLE TO GEORGIA POWER COMPANY, DATED OCTOBER 4, 1956, FILED OCTOBER 22, 1956 AND RECORDED IN DEED BOOK 1230, PAGE 111, AFORESAID RECORDS. (BEST COPY). AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE. NO PLOTTABLE INFORMATION.
- 14 DEKALB COUNTY SEWER EASEMENT FROM BESSIE H. MORRIS TO DEKALB COUNTY, GEORGIA, DATED JULY 16, 1982, FILED DECEMBER 7, 1982 AND RECORDED IN DEED BOOK 4687, PAGE 321, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PARCEL. APPEARS TO AFFECT LOT 38 AS SHOWN IN PB 10, AT PAGE 99 AND INDIAN FOREST ESTATES, UNIT ONE AS SHOWN IN PB 52,
- CONDITIONS AND RESERVATIONS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM WILLIAM T. BOLDT, SR. AND EDITH
   M. BOLDT TO DEKALB COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED OCTOBER 18, 1993, FILED OCTOBER 8, 1993 AND RECORDED IN DEED BOOK 7861, PAGE 174, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY AND IS SHOWN
- EASEMENTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM FRANK TURNER ADAMS AND WILLIAM NORMAN ADAMS, JR. TO DEPARTMENT OF TRANSPORTATION, DATED JANUARY 9, 1975, FILED JANUARY 10, 1975 AND RECORDED IN DEED BOOK 3282, PAGE 394, AFORESAID RECORDS. NO LONGER AFFECTS PROPERTY. THE EASEMENTS ON THE GDOT PLANS FOR PROJECT Io. "PPL 12 (10)" ARE TEMPORARY CONSTRUCTION EASEMENTS AND DRIVEWAY EASEMENTS THROUGH SAID CONSTRUCTION EASEMENTS FROM 1975 WHEN COVINGTON HIGHWAY WAS WIDENED TO A 85' R/W. IN DEED BOOK 7861, PAGE 174 (AS ADDRESSED IN EXCEPTION #15 HEREON) THE RIGHT-OF-WAY OF COVINGTON HIGHWAY WAS WIDENED TO 100 FEET.
- L PERTINENT INFORMATION FROM SAID PLAT IS REFERENCED HEREON ALONG WITH ADDITIONAL RECORDED PLATS AND DEEDS LISTED ON THIS SURVEY WHICH HAVE BEEN USED IN THE RESOLUTION OF BOUNDARY HEREON.

REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA.

DB = DEED BOOK EM = ELECTRIC METER FFE = FINISHED FLOOR ELEVATION PLAT FOR A PARENTS CHOICE FH = FIRE HYDRANT CORPORATION, ET. AL. FOM = FIBER OPTIC MARKER GM = GAS METER (UNRECORDED, DATED 04/22/2011) GP = GUY POLE GW = GUY WIRE HW = HEADWALL A PARENTS CHOICE CORPORATION IPF = IRON PIN FOUND IPP = IRON PIN PLACED L.L.L. = APPARENT LAND LOT LINE LL = LAND LOT MB = MAIL BOXN/F = NOW OR FORMERLY OHW = OVERHEAD WIRE OTP = OPEN TOP PIPE ASPHALT PAVEMENT P/C = PROPERTY CORNER 2.826/ACRES P/L = PROPERTY LINE PB = PLAT BOOK 123,089 SQFT PE = PLAYGROUND EQUIPMENT PG = PAGE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT LOT 40 LOT 43 APPARENT PP = POWER POLE SPRINGHEAD R = RADIUS 0 R/W = RIGHT OF WAY RB = REBAR RBC = REBAR & CAP LOT 41 SMH = SANITARY SEWER MANHOLE SN = SIGN SQFT = SQUARE FEET ST = STEPS WM = WATER METER ASPIRALT PAVEMENT SYMBOL LEGEND CURVE #1 = CONCRETE = ASPHALT PAVEMENT A = 230.09'3 = BUILDING OUTLINE = IRON PIN FOUND D = 08°58'07"= IRON PIN PLACED (1/2" REBAR) CHB = N 50°02'59" W =BOUNDARY POINT -STORY BRICK = IPF CONCRETE MONUMENT CHL = 229.86' BUILDING —OHW— = OVERHEAD WIRE 6,505 SQFT —G\*— = YELLOW UTILITY PAINT — - - — = LAND LOT LINE ∖195∕ —— --- = C/L OF CREEK ----- = 25' UNDISTURBED STATE WATERS BUFFEI POND ——/— = WOOD FENCE — X = CHAINLINK FENCE —— = HOG WIRE FENCE = LAND LOT NUMBER = HANDICAP PARKING = STANDARD PARKING SPACE COUNT —~~ = 50' UNDISTURBED STATE WATERS BUFFER o = SIGN →XXX.XX' = FINISHED FLOOR ELEVATION = DIRECTION OF PIPE = SCHEDULE B-II REFERENCE REFERENCE MATERIALS INCLUDE S GDOT R/W PLANS FOR PROJECT NO. "PPL 12 (10) SHEETS 1-3 OF 7 DATED: 05/24/1974 A SURVEY PERFORMED BY SOLAR LAND SURVEYING AND BEARING THE SEAL OF JOHN W. STANZILIS, JR. G.R.L.S. #2109, AND DATED 04/22/2011, PREPARED FÖR A PARENTS CHOICE 'CÓRPÓRATION", COMMUNITY SOUTH BANK, ISAOA U.S. SMALL BUSINESS ADMINISTRATION,
OCEANSIDE TITLE, INC. AND STEWART GUARANTY
TITLE COMPANY. (DISTURBED)

LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING UNIT B/L = BUILDING SETBACK LINE
- BB = BASKETBALL BFP = BACKFLOW PREVENTER
- BP = BOLLARD POST C/L = CENTERLINE
- C&G = CURB & GUTTER
- C&G = CURB & GUTTER CALC = CALCULATED POINT
- CB = CATCH BASIN CHB = CHORD BEARING
- CHH = COMMUNICATIONS HANDHOLE CHL = CHORD LENGTH
- CMP = CORRUGATED METAL PIPE
- CO = CLEANOUT D = DELTA ANGLE



ORIGINAL PLAT DATE 12/08/2022 SCALE 1" = 40' DRAWN BY CHECKED BY JPH ORIGINAL FIELD DATE

SHEET

S

BU

KM/AL/AS FIELD BOOK B1/20 JOB NO. )WG NO. 220426-A

1 of 1

SITE ADDRESS: 4518, 4524, & 4528 COVINGTON HIGHWAY, DECATUR, GEORGIA 30075