CURRENT OWNER: J E M ENTERPRISES
PARCEL NUMBER: 13015D C002
DEED BOOK 498, PG. 611

CURRENT ZONING: C-1
SETBACKS: FRONT-85' FROM CENTERLINE
SIDE-NONE OR 15' WHEN ABUTTING A RESIDENTIAL ZONING
REAR- NONE OR 15' WHEN ABUTTING A RESIDENTIAL ZONING
BUFFERS- 15' VEGETATIVE BUFFER WHEN ABUTTING A RESIDENTIAL ZONING
BUILDING COVERAGE- 40% MAX.
MAXIMUM BUILDING HEIGHT- 40 FEET

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

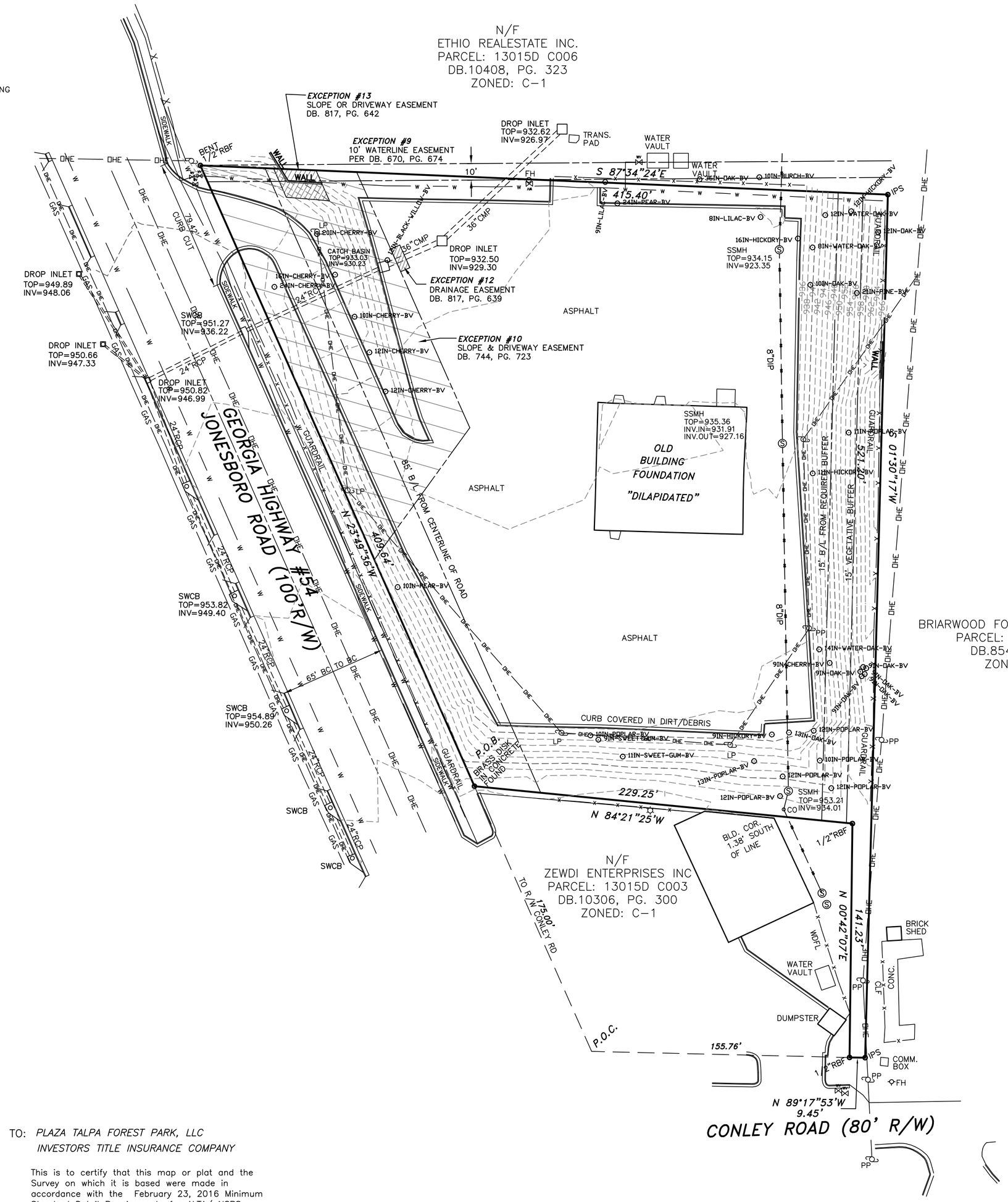
I.P.F.=IRON PIN FOUND
I.P.S.=IRON PIN SET
R.B.F.=RE-BAR FOUND
O.T. =OPEN TOP
C.T. =CRIMPED TOP
FND. =FOUND
R/W =RIGHT-OF-WAY
P.L. =PROPERTY LINE
C.L. =CENTER LINE
B.L. =BUILDING LINE
L.L. =LAND LOT
L.L.L.=LAND LOT LINE
-W- =WATER LINE
-S- =SEWER LINE
-G- =GAS LINE
-X- =FENCE LINE
-P- =POWER LINE
-W- =OVERHEAD LINES
P.P. =POWER POLE
U.P. =UTILITY POLE
G.A. =GUY ANCHOR
A. =ARC
CH. =CHORD
R. =RADIUS
TAN. =TANGENT
UGT =UNDERGROUND TELECOMMUNICATIONS LINE
HDPE =HIGH DENSITY POLYETHYLENE PIPE
C.B. =CATCH BASIN
SWCB =SINGLE WING CATCH BASIN
DWCB =DOUBLE WING CATCH BASIN
J.B. =JUNCTION BOX
D.I. =DROP INLET
C.I. =CURB INLET
Y.I. =YARD INLET
H.W. =HEAD WALL
C.M.P.=CORRUGATED METAL PIPE
R.C.P.=REINFORCED CONCRETE PIPE
D.I.P.=DUCTILE IRON PIPE
D.E. =DRAINAGE EASEMENT
SSMH =SANITARY SEWER MANHOLE
S.S.E.=SANITARY SEWER EASEMENT
F.H. =FIRE HYDRANT
W.V. =WATER VALVE
W.M. =WATER METER
G.V. =GAS VALVE
G.M. =GAS METER
N/F =NOW OR FORMERLY
D.B. =DEED BOOK
P.B. =PLAT BOOK
PG. =PAGE
C.M.F.=CONCRETE MONUMENT FOUND
UGP =UNDERGROUND POWER LINE
IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.
BOL. = BOLLARD
OCS- OUTLET CONTROL STRUCTURE
CP- CALCULATED POINT
- LIGHT POLE(UG POWER FEED) OR SPOTLIGHT
BFP- BACK FLOW PREVENTER

NOTES:

THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 106,181 FEET.
TRAVERSE WAS NOT ADJUSTED.
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A CARLSON CR5 ROBOTIC TOTAL STATION.
67% OF THE DATA WAS GATHERED USING GPS.
A LEICA GS15 ROVER UNIT WAS USING TO GATHER THE GPS DATA OPERATING ON THE EARL-DUDLEY RTK NETWORK.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 431,802 FEET.

ALL IPS ARE 1/2" DIA. RE-BARS UNLESS NOTED OTHERWISE.
ALL POINTS HAVE A POSITIONAL TOLERANCE OF 0.07 FEET OR BETTER.

Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13063C0038F with a date of identification of JUNE 07, 2017 for Community Number 130042 in the City of Forest Park, Clayton County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.



LEGAL DESCRIPTION
4180 JONESBORO ROAD

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 15 OF THE 13TH DISTRICT OF CLAYTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CONLEY ROAD (80'R/W) AND THE EAST RIGHT OF WAY LINE OF GEORGIA HIGHWAY 54 (JONESBORO ROAD) (100'R/W); THENCE, NORTH ALONG THE RIGHT OF WAY LINE OF GEORGIA HIGHWAY 54, 175.00 FEET TO A BRASS DISK IN CONCRETE FOUND, THE POINT OF BEGINNING:;

THENCE, continuing along the East right of way line of Georgia Highway 54, North 23 degrees 49 minutes 36 seconds West for a distance of 409.64 feet to the base of a ½" rebar found;

THENCE, leaving the right of way of Georgia Highway 54, South 87 degrees 34 minutes 24 seconds East for a distance of 415.40 feet to a 1/2" rebar set;

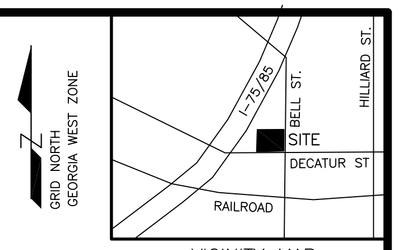
THENCE, South 01 degrees 30 minutes 17 seconds West for a distance of 521.20 feet to 1/2" rebar set on the North right of way line of Conley Road (80' R/W);

THENCE, along the North right of way line of Conley Road, North 89 degrees 17 minutes 53 seconds West for a distance of 9.45 feet to the base of a 1/2" rebar found;

THENCE, leaving the right of way of Conley Road, North 00 degrees 42 minutes 07 seconds East for a distance of 141.23 feet to a 1/2" rebar found;

THENCE, North 84 degrees 21 minutes 25 seconds West for a distance of 229.25 feet to a brass disk in concrete found, the POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 2.835 ACRES.



VICINITY MAP
NOT TO SCALE

INVESTORS TITLE INSURANCE COMPANY

TITLE COMMITMENT

File Number: 15275.0002

Commitment No.: 2020-001

Commitment Date: January 27, 2020

8. Right of Way Easement to Georgia Power Company, recorded March 07, 1969, in Deed Book 529, Page 557, Clayton County, Georgia records. **DOES APPLY, BLANKET EASEMENT, CANNOT PLOT**
9. Water Line Easement to City of Forest Park, recorded November 19, 1972, in Deed Book 670, Page 674, Clayton County, Georgia records. **DOES APPLY AS SHOWN**
10. Slope or Driveway Easement to Department of Transportation, recorded August 30, 1974, in Deed Book 744, Page 723, Clayton County, Georgia records. **DOES APPLY AS SHOWN**
11. Temporary Construction Easement to Department of Transportation, recorded August 30, 1974, in Deed Book 744, Page 726, Clayton County, Georgia records. **DOES NOT APPLY, EXPIRED**
12. Drainage Easement to Department of Transportation, recorded July 07, 1976, in Deed Book 817, Page 639, Clayton County, Georgia record. **DOES APPLY AS SHOWN**
13. Slope or Driveway Easement to Department of Transportation, recorded July 07, 1976, in Deed Book 817, Page 642, Clayton County, Georgia records. **DOES APPLY AS SHOWN**

TO: *PLAZA TALPA FOREST PARK, LLC*
INVESTORS TITLE INSURANCE COMPANY

This is to certify that this map or plat and the Survey on which it is based were made in accordance with the February 23, 2016 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, 8,11(third party markings),13,16,19 20, of Table "A" thereof.

The undersigned states that the Relative Positional Accuracy of this survey does not exceed that which Is specified therein.

Grant Addison Houston — Professional Land Surveyor, State of Georgia, Registration No. 3340

The field work was completed on March 6, 2020

SURVEYOR CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does no subdivide or create a new parcel or make any changes to any real property boundaries. The recording information on the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION OF AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OF ANY USE OR PURPOSE ON THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Engineers and Land Surveyors and as set forth in O.F.C.A. Section 15-6-67.

GRANT A. HOUSTON GA RLS #3340 — DATE

DRAFT

TOTAL AREA
2.835 ACRES
(123,503 SQ. FT.)

4180 JONESBORO ROAD

ALTA/NSPS LAND TITLE SURVEY FOR:

PLAZA TALPA FOREST PARK, LLC
INVESTORS TITLE INSURANCE COMPANY

LAND LOT 15	13TH DISTRICT
CLAYTON COUNTY	FOREST PARK, GEORGIA
SCALE 1" = 40'	DATE 03/12/2020

REVISIONS: ADD COMMITMENT-05/28/2019

JOB NO.020-0010

20 0 20 40 60
SCALE: 1"=20'

HOUSTON ENGINEERING, INC.
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MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & N.S.P.S.