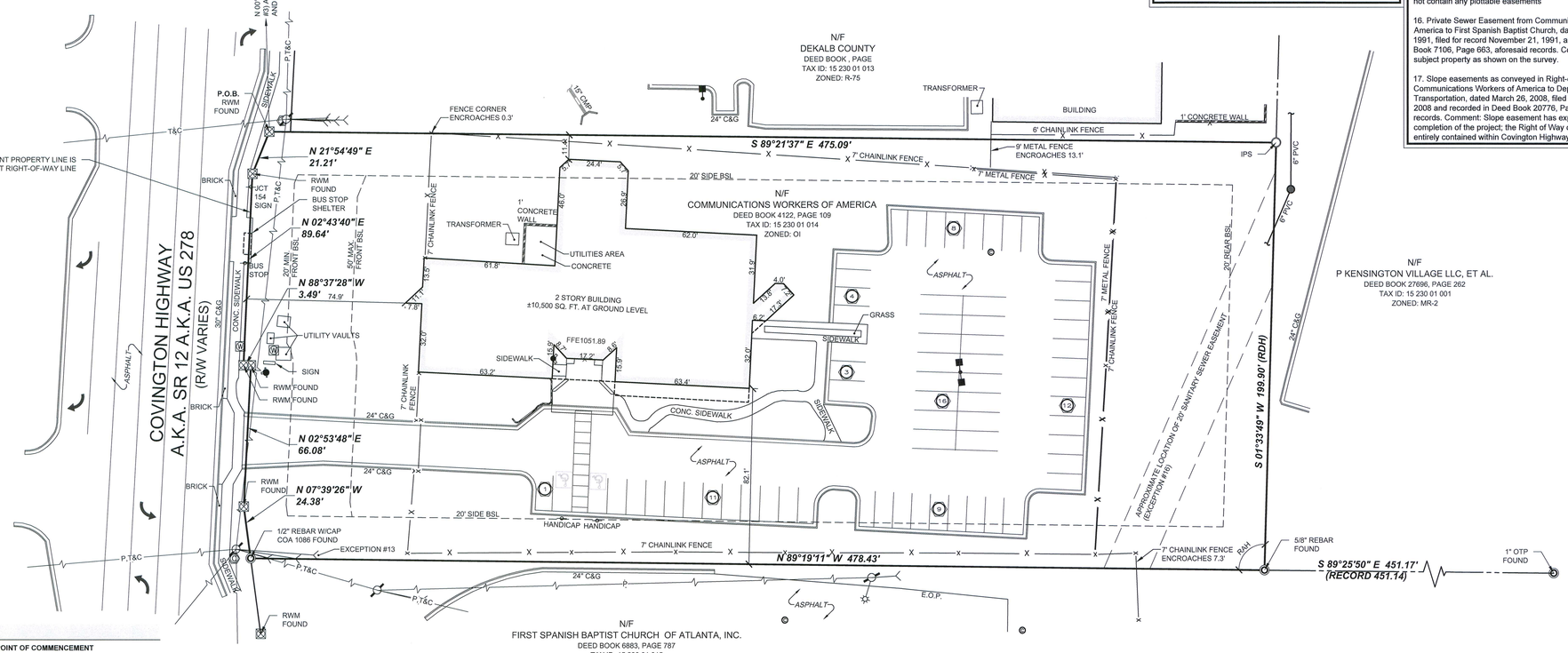
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 230 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

COMMENCING at a right-of-way monument found at the intersection of the eastern right of way line of Covington Highway (variable right of way width) and the southeastern right of way line of Memorial Drive (variable right of way width); THENCE South 00 degrees 55 minutes 44 seconds East a distance of 590.51 feet to a right-of-way monument found on the eastern right of way line of Covington Highway, said point being the TRUE POINT OF BEGINNING.

THENCE leaving Covington Highway from said TRUE POINT OF BEGINNING South 89 degrees 21 minutes 37 seconds East a distance of 475.09 feet to an iron pin set; THENCE South 01 degrees 33 minutes 49 seconds West a distance of 199.90 feet to a 5/8 inch rebar found; THENCE North 89 degrees 19 minutes 11 seconds West a distance of 478.43 feet to a 1/2 inch rebar found on the eastern right of way line of Covington Highway; THENCE proceeding along said right of way line of Covington Highway the following courses and distances: North 07 degrees 39 minutes 26 seconds West a distance of 24.38 feet to a right-of-way monument found, North 02 degrees 53 minutes 48 seconds East a distance of 66.08 feet to a right-of-way monument found, North 88 degrees 37 minutes 28 seconds West a distance of 3.49 feet to a right-of-way monument found, North 02 degrees 43 minutes 40 seconds East a distance of 89.64 feet to a right-of-way monument found, North 21 degrees 54 minutes 49 seconds East a distance of 21.21 feet to a right-of-way monument found, said point being the TRUE POINT OF BEGINNING.

TITLE EXCEPTIONS:

This survey relied upon information contained within a title commitment number NCS-1038146-ATL prepared by First American Title Insurance Company, with an effective date of October 30, 2020, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".

12. Matters as shown on that certain plat recorded in Plat Book 13, Page 114, Dekalb County, Georgia records. Comment: Affects subject property but does not contain any plottable easements.

13. Guy Wires established by that certain easement from Mrs. L. M. Davis Sr. to Georgia Power Company, dated February 18, 1964, filed for record March 17, 1964, and recorded in Deed Book 1859, Page 401, aforesaid records. Comment: Affects subject property as shown on the survey.

14. Drainage Easement as contained in Right of Way Deed from William T. Hipple, A. Kenneth Fergusen , James W. Webb, Florine C. Koole, Gloria C. Sheppardson, as building committee and as Trustees of Communications Workers of America to Dekalb County, a political subdivision of the State of Georgia, dated May 26, 1981, filed for record June 4, 1981, and recorded in Deed Book 4478, Page 596, aforesaid records. Comment: Drainage Easement found in said instrument affects the Subject Property; the Right of Way conveyance itself is entirely contained within Covington Highway.

15. Easement from Communications Workers of America to Georgia Power Company, dated August 17, 1981, filed for record December 10, 1981, and recorded in Deed Book 4571, Page 82, aforesaid records. Comment: Affects subject property but does not contain any plottable easements

16. Private Sewer Easement from Communications Workers of America to First Spanish Baptist Church, dated November 19, 1991, filed for record November 21, 1991, and recorded in Deed Book 7106, Page 663, aforesaid records. Comment: Affects subject property as shown on the survey.

17. Slope easements as conveyed in Right-of-Way Deed from Communications Workers of America to Department of Transportation, dated March 26, 2008, filed for record April 24, 2008 and recorded in Deed Book 20776, Page 199, aforesaid records. Comment: Slope easement has expired with the completion of the project; the Right of Way conveyance itself is entirely contained within Covington Highway.

LOCATION MAP

NOT TO SCALE

SITE ADDRESS:

3516 Covington Highway
Decatur, GA 30032

SITE AREA:

2.210 acres or 96,251 square feet

ZONING: OI OFFICE INSTITUTIONAL

Front Yard: 20'/50' (Arterial Road Frontage and RC Land Use)
Side Yard: 20'
Rear Yard: 20'
Height: 5 Stories/70 Feet

This information is reported from public information obtained from DeKalb County records on November 23, 2020. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

PARKING SUMMARY:

Regular Parking Spaces:	64
Handicap Parking Spaces:	2
Total Parking Spaces:	66

REFERENCE PLATS:

1. Subdivison of Part of Majestic Acres, prepared by C.R. Roberts, dated July 1945, recorded in Plat Book 13, Page 114.
2. ALTA/ACSM Land Title Survey for Kensington Apartments (GFI), LLC, et al., prepared by Pearson & Associates, Inc., dated May 7, 1985, last revised December 12, 1994.
3. Right of Way of Proposed Covington Highway Sidewalk Improvements Phase 1, prepared by The LPA Group, dated October 2, 2006. GDOT Project# STP-0002-00(406)

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	HANDICAP PARKING
	SIGN
C&G	CURB AND GUTTER
	IRON PIN FOUND (AS NOTED)
	1/2" REBAR SET W/CAP
	RIGHT OF WAY MONUMENT
N/F	NOW OR FORMERLY
FFE	FINISHED FLOOR ELEVATION
	POWER POLE W/LIGHT
	GUY WIRE
	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	HEADWALL
	CABLE TV BOX
	TELEPHONE BOX
	WATER METER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
— X —	FENCE LINE
— S —	SANITARY SEWER LINE
	STORM SEWER LINE
— P —	OVERHEAD POWER
– P,T&C –	OVERHEAD POWER, TELEPHONE & CABLE
— T&C —	OVERHEAD TELEPHONE & CABLE

NOTES:

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
4. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas map number 13089C0069J effective date 5/16/2013.
5. The surveyed property is the same property described in the title commitment.
6. The property has actual, direct access to the public right-of-way.

UTILITY STATEMENT:

1. There may be underground utilities not shown on this survey.

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These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of 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, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF 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 Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 125,950 feet.

To Threshold Community Program, Tandem Bank, Communications Workers of America and First American 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 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, 6(a), 6(b), 7(a), 7(b), 8, 9, 11, 13, 14 and 20 ($5,000,000) of Table A thereof. The fieldwork was completed on December 1, 2020.

TRAVIS N. PRUITT, JR.
Georgia Reg. Land Surveyor No. 2809
For the Firm Travis Pruitt & Associates, Inc.

2/2/21
Date

NO	DATE	DESCRIPTION	BY
1	2/2/21	ADDRESS COMMENTS	MBR
2			
3			
4			
5			
6			
7			
8			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
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Fax: (770) 416-5759
www.travispruitt.com

Certificate of Authorization Number 613

Travis Pruitt & Associates, Inc.
SURVEYORS ENVIRONMENTAL SCIENTISTS LANDSCAPE ARCHITECTS

ALTA/NSPS LAND TITLE SURVEY

THRESHOLD COMMUNITY PROGRAM

AUTHORIZED BY: THRESHOLD COMMUNITY PROGRAM
LAND LOT 230 • 15TH DISTRICT • DEKALB COUNTY • GEORGIA
GRAPHIC SCALE - IN FEET
15 0 30 60 90 120

GEORGIA PROFESSIONAL No. 2809 SURVEYOR TRAVIS N. PRUITT

2/2/21
For The Firm
Travis Pruitt & Associates, Inc.

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. 15-6-67.

PLAT DATE: 12/7/2020
FIELD DATE: 12/1/2020
SCALE: 1" = 30'
JN: 1-20-0340.600
FN: 167-D-040
SHEET NO: 1 of 1

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