LOCATION MAP
NOT TO SCALE

THIS SURVEY

Eastview Pkwy NE
Eastview Pkwy NE
E Park Dr NE
E Park
E Park Dr NE

BLOCK RESERVED FOR CLERK OF
SUPERIOR COURT

GRID NORTH
NAD83/GA WEST

REFERENCE MATERIALS INCLUDE:

PB 43, PG 182
PB T, PG 200
DB 3932, PG 160
DB 6074, PG 228
DB 1204, PG 129
DB 7231, PG 271
DB 1773, PG 171
DB 1619, PG 21
DB 6672, PG 141
ROCKDALE COUNTY RECORDS

LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING UNIT
B/L = BUILDING SETBACK LINE
C&G = CURB & GUTTER
C/L = CENTERLINE
CALC = CALCULATED POINT
CHB = CHORD BEARING
CHH = COMMUNICATIONS HANDHOLE
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CPED = COMMUNICATIONS PEDESTAL
D = DELTA ANGLE
DB = DEED BOOK
DMH = DRAINAGE MANHOLE
EHH = ELECTRIC HANDHOLE
FES = FLARED END SECTION
FH = FIRE HYDRANT
GEN = GENERATOR
GM = GAS METER
GMP = GAS MARKER POST
HW = HEADWALL
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
LP = LIGHT POLE
LT BOL = LIGHT BOLLARD
N/F = NOW OR FORMERLY
OCS = OUTLET CONTROL STRUCTURE
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/C = PROPERTY CORNER
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
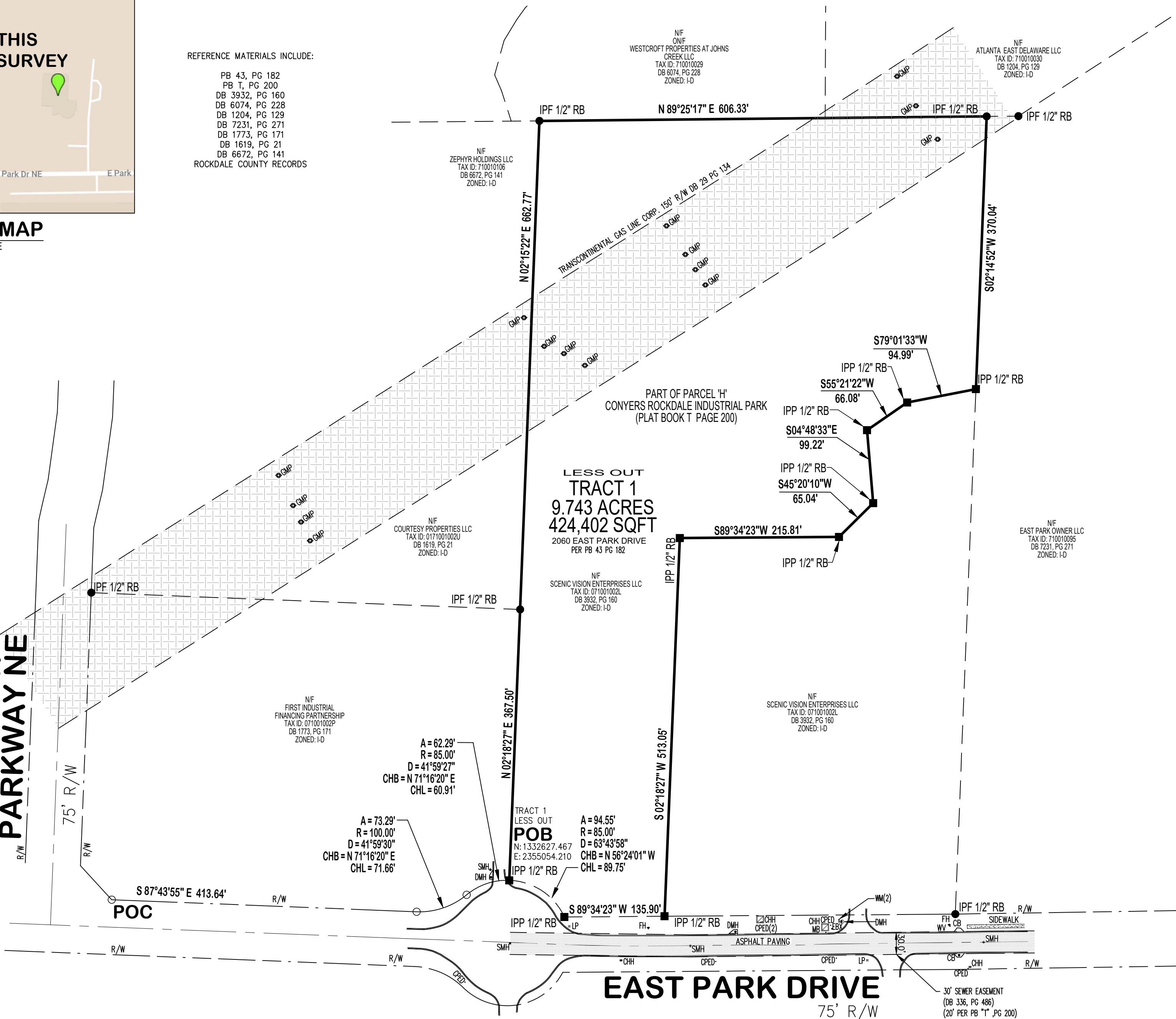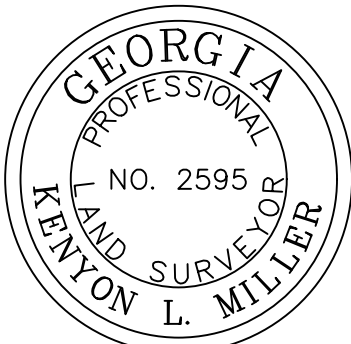TRAN = ELECTRIC TRANSFORMER
WV = WATER VALVE

SYMBOL LEGEND

CONCRETE
ASPHALT PAVEMENT
BUILDING OUTLINE
IRON PIN FOUND
IRON PIN PLACED (1/2" REBAR)
BOUNDARY POINT
IPF CONCRETE MONUMENT
OHW = OVERHEAD WIRE
POWER POLE
LIGHT POLE
ELECTRIC TRANSFORMER
ELECTRIC HANDHOLE
DRAINAGE MANHOLE
SEWER MANHOLE
GAS MARKER POST

N/F
ON/F
WESTCROFT PROPERTIES AT JOHNS
CREEK LLC
TAX ID: 710010029
DB 6074, PG 228
ZONED: I-D

N/F
ATLANTA EAST DELAWARE LLC
TAX ID: 710010030
DB 1204, PG 129
ZONED: I-D

N/F
ZEPHYR HOLDINGS LLC
TAX ID: 710010106
DB 6672, PG 141
ZONED: I-D

IPF 1/2" RB   N 89°25'17" E 606.33'   IPF 1/2" RB   IPF 1/2" RB

N 02°15'22" E 662.77'

TRANSCONTINENTAL GAS LINE CORP. 150' R/W DB 29 PG 134

S02°14'52"W 370.04'

S79°01'33"W 94.99'

IPP 1/2" RB

S55°21'22"W 66.08'

IPP 1/2" RB

IPP 1/2" RB

PART OF PARCEL 'H'
CONYERS ROCKDALE INDUSTRIAL PARK
(PLAT BOOK T PAGE 200)

S04°48'33"E 99.22'

IPP 1/2" RB

**LESS OUT
TRACT 1
9.743 ACRES
424,402 SQFT**
2060 EAST PARK DRIVE
PER PB 43 PG 182

S45°20'10"W 65.04'

S89°34'23"W 215.81'

IPP 1/2" RB

N/F
EAST PARK OWNER LLC
TAX ID: 710010095
DB 7231, PG 271
ZONED: I-D

N/F
COURTESY PROPERTIES LLC
TAX ID: 0171001002U
DB 1619, PG 21
ZONED: I-D

IPF 1/2" RB

N/F
SCENIC VISION ENTERPRISES LLC
TAX ID: 071001002L
DB 3932, PG 160
ZONED: I-D

IPF 1/2" RB

N/F
SCENIC VISION ENTERPRISES LLC
TAX ID: 071001002L
DB 3932, PG 160
ZONED: I-D

EAST VIEW PARKWAY NE
75' R/W

N 02°18'27" E 367.50'

S 02°18'27" W 513.05'

A = 62.29'
R = 85.00'
D = 41°59'27"
CHB = N 71°16'20" E
CHL = 60.91'

A = 73.29'
R = 100.00'
D = 41°59'30"
CHB = N 71°16'20" E
CHL = 71.66'

TRACT 1
LESS OUT
POB
N: 1332627.467
E: 2355054.210
IPF 1/2" RB

A = 94.55'
R = 85.00'
D = 63°43'58"
CHB = N 56°24'01" W
CHL = 89.75'

N/F
FIRST INDUSTRIAL
FINANCING PARTNERSHIP
TAX ID: 071001002P
DB 1773, PG 171
ZONED: I-D

S 89°34'23" W 135.90'

IPP 1/2" RB

IPP 1/2" RB

POC

S 87°43'55" E 413.64'

R/W

SMH
DMH

IPP 1/2" RB

WM(2)
IPF 1/2" RB
FH WV CB SIDEWALK

30' SEWER EASEMENT
(DB 336, PG 486)
(20' PER PB 'T' PG 200)

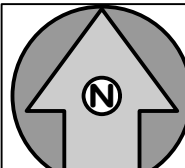## EAST PARK DRIVE
75' R/W

ASPHALT PAVING

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 O.C.G.A. SECTION 15-6-67.

KENYON L. MILLER, P.L.S. #2595

11/06/2024
DATE

GEORGIA PROFESSIONAL LAND SURVEYOR
NO. 2595
KENYON L. MILLER

IronStone SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesuveying.com

BOUNDARY FOR LESS OUT TRACT 1
FOR 2074 NE EAST PARK DR F6, LLC
IN LAND LOT 343, DISTRICT 16, ROCKDALE COUNTY, GEORGIA

1/06/24		
7/15/24		
7/08/24		
7/03/24		
7/02/24		DATE

5	240321	CREATED BOUNDARY FOR LESS OUT TRACT 1
4	240321	CHANGED SCHEDULE B II NOTE 14 TO "INTENTIONALLY DELETED"
3	240321	ADDED NOTES FOR LEGAL DESCRIPTION AND ENCROACHMENTS
2	240321	REVISED PLAT TO SHOW TRACT 2 ONLY
1	240321	REVISED TITLE COMMITMENT
No.	JOB No.	DESCRIPTION OF REVISION

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

| ORIGINAL PLAT DATE: 11/06/2024 | DRAWN BY: RKW | CREW: AS/MW | JOB NUMBER: 240321 | A | ADDRESS: | | SCALE: | 0' | 100' | 200' | 300' |
| ORIGINAL FIELD DATE: 06/14/2024 | CHECKED BY: JPH | FIELD BOOK: FIELD SKETCH | DWG NAME: 240321-BND | 24X18 | **2074 EAST PARK DRIVE** **CONYERS, GEORGIA, 30012** | | 1" = 100' | | | | |

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THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 350,347 FEET.

SHEET NUMBER:
1 of 1