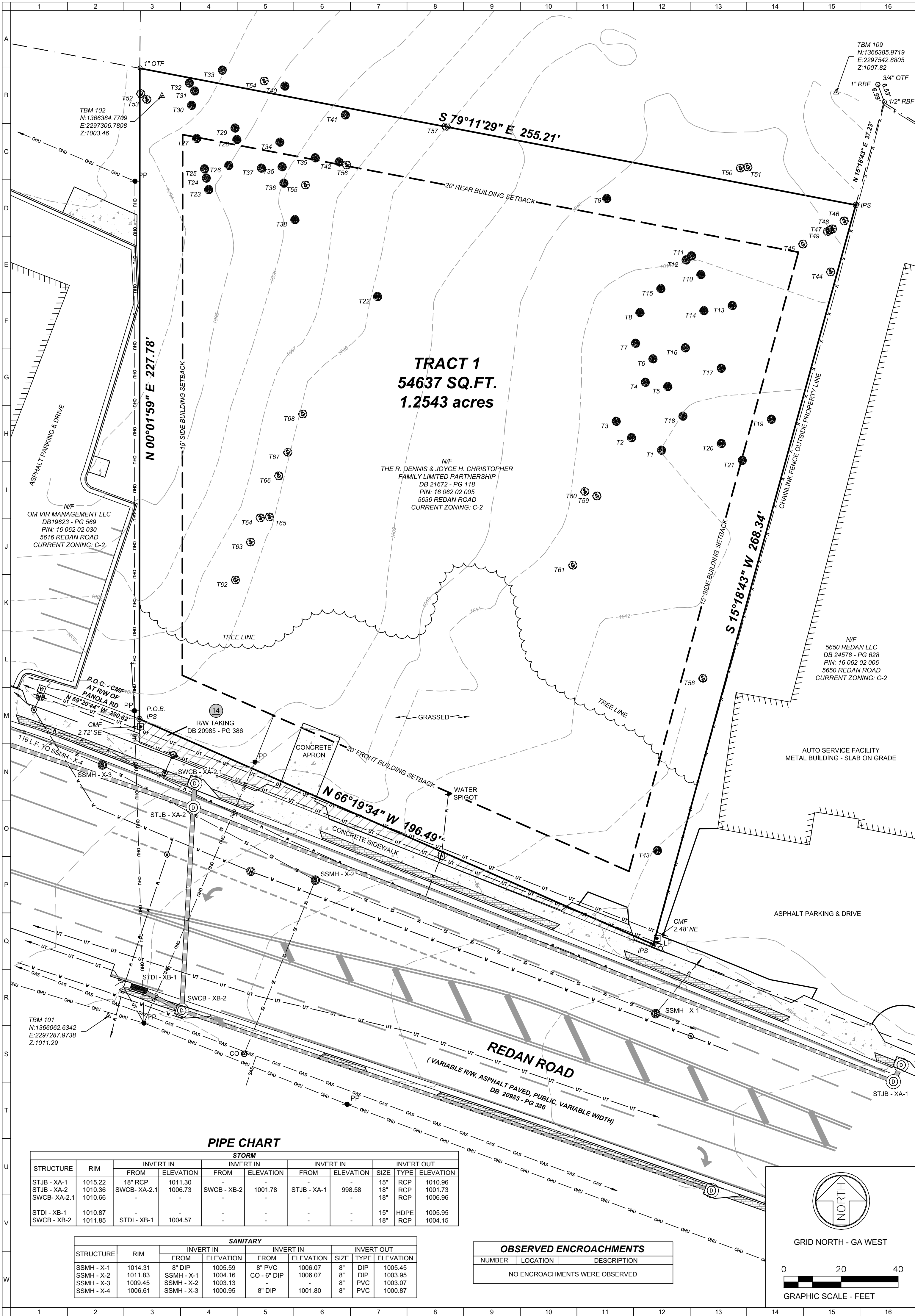




SURVEY NOTES:

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 42,184' AND AN ANGULAR ERROR OF 00°00'01.3" PER ANGLE POINT AND WAS ADJUSTED USING THE CARLSON SURVNET LEAST SQUARES METHOD.
- THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE TAKEN WITH A TOPCON PS 103A ROBOTIC TOTAL STATION. FIELD WORK WAS COMPLETED ON 11/14/2016.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 253,852'.
- THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NAVD88.
- THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS PROVIDED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 010995.070086, EFFECTIVE DATE: AUGUST 20, 2016 AT 8:30 A.M.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON FIELD RUN DATA. ELEVATIONS SHOWN ARE BASED ON NAVD88 (COMPUTED USING GEOID12A).
- NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS WAS NOTED ON THE SUBJECT SITE.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL WAS NOTED ON THE SUBJECT SITE.
- NO VISIBLE EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS WAS OBSERVED ON SITE.
- THE SURVEYOR IS UN-AWARE OF ANY IMPENDING ROW CHANGES IN CONNECTION WITH THE SUBJECT PROPERTY.

VESTING DEEDS & SURVEY REFERENCES:

- DEED BOOK 21672 - PAGE 118
- SURVEY PREPARED FOR R. DENNIS CHRISTOPHER BY J.M. MASSEY & COMPANY, CERTIFIED BY JOHN R. MASSEY, JR., GEORGIA RLS NO. 2490, DATED AUGUST 10, 2007

TAX PARCEL NUMBER & ADDRESS:

TAX PARCEL ID: 16 062 02 005
ADDRESS: 5636 REDAN RD
STONE MOUNTAIN, GA 30088

FLOOD NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP NO.: 13089C0093J, DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

WETLANDS NOTE:

ACCORDING TO THE US FISH AND WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY, NO WETLANDS WERE IDENTIFIED ON THE SUBJECT PROPERTY. IN ADDITION NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED.

UTILITY NOTES & INFORMATION:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND MARKINGS PROVIDED BY ONEVISION UTILITY SERVICES, LLC. SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THAT THAT MAY NOT BE SHOWN. BELOW IS A LIST OF UTILITY PROVIDERS WITH FACILITIES IN THE VICINITY OF THE SURVEY AREA. THE ENGINEER, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

ZONING NOTES:

SOURCES OF ZONING INFORMATION:

CODE OF DEKALB COUNTY AS REVISED, 1988
GENERAL ORDINANCES OF THE COUNTY
CHAPTER 27 - ZONING
ARTICLE II
DIVISION 27 - C-2 (GENERAL COMMERCIAL) DISTRICT

THE CURRENT ZONING CLASSIFICATION: C-2 - GENERAL COMMERCIAL DISTRICT

SUMMARY OF DIMENSIONAL STANDARDS:

- BUILDING HEIGHT: MAX HEIGHT 35 FEET
- FRONT SETBACK: 20 FEET
- SIDE SETBACK: 15 FEET
- REAR SETBACK: 20 FEET
- MINIMUM LOT AREA: 30,000 SQ.FT.
- MINIMUM LOT FRONTAGE: 100 FEET
- REQUIRED OFF STREET PARKING: 1 SPACE PER 500 SQ.FT.

TREE TABLE

TREE	DBH	SPECIES	COMMON NAME
T1	8"	PINUS TAEDA	LOBLOLLY PINE
T2	8"	PINUS TAEDA	LOBLOLLY PINE
T3	7"	PINUS TAEDA	LOBLOLLY PINE
T4	8"	PINUS TAEDA	LOBLOLLY PINE
T5	8"	PINUS TAEDA	LOBLOLLY PINE
T6	8"	PINUS TAEDA	LOBLOLLY PINE
T7	8"	PINUS TAEDA	LOBLOLLY PINE
T8	8"	PINUS TAEDA	LOBLOLLY PINE
T9	10"	PINUS TAEDA	LOBLOLLY PINE
T10	6"	PINUS TAEDA	LOBLOLLY PINE
T11	8"	PINUS TAEDA	LOBLOLLY PINE
T12	8"	PINUS TAEDA	LOBLOLLY PINE
T13	10"	PINUS TAEDA	LOBLOLLY PINE
T14	9"	PINUS TAEDA	LOBLOLLY PINE
T15	8"	PINUS TAEDA	LOBLOLLY PINE
T16	6"	PINUS TAEDA	LOBLOLLY PINE
T17	9"	PINUS TAEDA	LOBLOLLY PINE
T18	9"	PINUS TAEDA	LOBLOLLY PINE
T19	9"	PINUS TAEDA	LOBLOLLY PINE
T20	9"	PINUS TAEDA	LOBLOLLY PINE
T21	7"	PINUS TAEDA	LOBLOLLY PINE
T22	10"	PINUS TAEDA	LOBLOLLY PINE
T23	12"	PINUS TAEDA	LOBLOLLY PINE
T24	17"	PINUS TAEDA	LOBLOLLY PINE
T25	8"	PINUS TAEDA	LOBLOLLY PINE
T26	15"	PINUS TAEDA	LOBLOLLY PINE
T27	17"	PINUS TAEDA	LOBLOLLY PINE
T28	12"	PINUS TAEDA	LOBLOLLY PINE
T29	9"	PINUS TAEDA	LOBLOLLY PINE
T30	15"	PINUS TAEDA	LOBLOLLY PINE
T31	7"	PINUS TAEDA	LOBLOLLY PINE
T32	13"	PINUS TAEDA	LOBLOLLY PINE
T33	8"	PINUS TAEDA	LOBLOLLY PINE
T34	9"	PINUS TAEDA	LOBLOLLY PINE
T35	9"	PINUS TAEDA	LOBLOLLY PINE
T36	22"	PINUS TAEDA	LOBLOLLY PINE
T37	8"	PINUS TAEDA	LOBLOLLY PINE
T38	9"	PINUS TAEDA	LOBLOLLY PINE
T39	10"	PINUS TAEDA	LOBLOLLY PINE
T40	13"	PINUS TAEDA	LOBLOLLY PINE
T41	18"	PINUS TAEDA	LOBLOLLY PINE
T42	11"	PINUS TAEDA	LOBLOLLY PINE
T43	32"	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
T44	9"	PRUNUS SEROTINA	BLACK CHERRY
T45	11"	CARYA ILLINOENSIS	PECAN
T46	12"	CELTIS OCCIDENTALIS	HACKBERRY
T47	9"	CARYA ILLINOENSIS	PECAN
T48	9"	CARYA ILLINOENSIS	PECAN
T49	12"	CARYA ILLINOENSIS	PECAN
T50	10"	QUERCUS NIGRA	WATER OAK
T51	15"	QUERCUS NIGRA	WATER OAK
T52	16"	QUERCUS NIGRA	WATER OAK
T53	8"	NYSSA SYLVATICA	BLACK GUM
T54	7"	LIQUIDAMBAR STYRACIFLUA	SWEET GUM
T55	9"	LIQUIDAMBAR STYRACIFLUA	SWEET GUM
T56	8"	LIQUIDAMBAR STYRACIFLUA	SWEET GUM
T57	11"	CARYA ILLINOENSIS	PECAN
T58	29"	CARYA ILLINOENSIS	PECAN
T59	9"	CARYA ILLINOENSIS	PECAN
T60	7"	CARYA ILLINOENSIS	PECAN
T61	12"	QUERCUS NIGRA	WATER OAK
T62	18"	CARYA ILLINOENSIS	PECAN
T63	8"	CARYA ILLINOENSIS	PECAN
T64	12"	CARYA ILLINOENSIS	PECAN
T65	12"	CARYA ILLINOENSIS	PECAN
T66	13"	CARYA ILLINOENSIS	PECAN
T67	15"	CARYA ILLINOENSIS	PECAN
T68	15"	CARYA ILLINOENSIS	PECAN

USE AND PURPOSE:

THE PURPOSE OF THIS PLAT IS AN ALTA/NSPS SURVEY, ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL 16 062 02 005, DEKALB COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DEED BOOK 21672 - PAGE 118, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS THE R. DENNIS & JOYCE H. CHRISTOPHER FAMILY LIMITED PARTNERSHIP. THE PROPERTY ADDRESS IS 5636 REDAN ROAD, STONE MOUNTAIN, GA 30088.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 010995.070086
EFFECTIVE DATE: AUGUST 20, 2016 AT 8:30 A.M.

SCHEDULE B - SECTION 2 - SPECIAL EXCEPTIONS (SURVEY RELATED ITEMS)

- EASEMENT TO GEORGIA POWER COMPANY DATED APRIL 26, 1955 AND RECORDED IN DEED BOOK 1108, PAGE 444, DEKALB COUNTY, GEORGIA RECORDS.
ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER IS BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.
- RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION DATED OCTOBER 8, 1992 AND RECORDED IN DEED BOOK 7426, PAGE 510, AFORESAID RECORDS.
ITEM AFFECTS THE SUBJECT PROPERTY, AND ESTABLISHED THE PREVIOUS RIGHT OF WAY LINE OF REDAN ROAD, HOWEVER ADDITIONAL RIGHT OF WAY HAS BEEN CONVEYED TO DEKALB COUNTY BY THE NOTICE OF FILING OF DECLARATION OF TAKING BY DEKALB COUNTY RECORDED IN DEED BOOK 20985, PAGE 386.
- NOTICE OF FILING OF DECLARATION OF TAKING BY DEKALB COUNTY, GEORGIA DATED MAY 21, 2008 AND RECORDED IN DEED BOOK 20985, PAGE 386, AFORESAID RECORDS.
ITEM AFFECTS AS SHOWN HEREON.
- EASEMENT AGREEMENT BY AND BETWEEN THE R. DENNIS & JOYCE H. CHRISTOPHER FAMILY LIMITED PARTNERSHIP AND GPI-STONE MOUNTAIN REDAN, LLC DATED 2016 AND RECORDED IN DEED BOOK 20985, PAGE 386, AFORESAID RECORDS. (INSTRUMENT TO BE FINALIZED AND EXECUTED AT CLOSING AND RECORDED SIMULTANEOUSLY WITH THE DEED OF CONVEYANCE.)
- ALL MATTERS AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR GARRARD DEVELOPMENT SERVICES, LLC, GPI-STONE MOUNTAIN REDAN, LLC, & CHICAGO TITLE INSURANCE COMPANY BY GEORGIA CIVIL, INC., G. BRIAN SLATE GIRLS NO. 2629, DATED NOVEMBER 18, 2016, LAST REVISED 2016.

SURVEYOR'S CERTIFICATE

TO: GARRARD DEVELOPMENT SERVICES, LLC, GPI-STONE MOUNTAIN REDAN, LLC, & CHICAGO 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 1-5, 6A, 6B, 7A, 7B, 8, 9, 10A, 11B, 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/30/2015.

DATE OF PLAT OR MAP: 11/18/2016

G. BRIAN SLATE, GA RLS: 2629

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: 010995.070086, EFFECTIVE DATE: AUGUST 20, 2016 AT 8:30 A.M.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

AS SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62, 16TH LAND DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEASTERN CORNER OF THE MITERED INTERSECTION OF PANOLA ROAD (VARIABLE RIGHT OF WAY) AND REDAN ROAD (VARIABLE RIGHT OF WAY) THENCE N 69°29'44" W A DISTANCE OF 250.62' TO A 1/2" REBAR SET ALONG THE NORTHERN RIGHT OF WAY OF REDAN ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING THE RIGHT OF WAY OF REDAN ROAD N 00°01'59" E A DISTANCE OF 227.78' TO A 1" OPEN TOP PIPE FOUND; THENCE S 79°11'29" E A DISTANCE OF 255.21' TO A 1/2" REBAR SET; THENCE S 15°18'43" W A DISTANCE OF 288.34' TO A 1/2" REBAR SET ALONG THE NORTHERN RIGHT OF WAY LINE OF REDAN ROAD; THENCE N 66°19'34" W A DISTANCE OF 196.49' ALONG THE NORTHERN RIGHT OF WAY LINE OF REDAN ROAD TO A 1/2" REBAR SET WHICH IS THE POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 54,637 SQUARE FEET, OR 1.2543 ACRES AND IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: 010995.070086, EFFECTIVE DATE: AUGUST 20, 2016 AT 8:30 A.M.

SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT
- SITE BENCHMARK
- SIGN
- TREE EVERGREEN
- TREE HARDWOOD
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- UNDERGROUND WATER MARKER
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- WATER LINE
- FENCE
- UNDERGROUND COMM
- GAS LINE
- OVERHEAD UTILITY
- SANITARY SEWER

ABBREVIATION LEGEND

- RFB = REBAR FOUND
- CMF = CONCRETE MONUMENT
- IPS = IRON PIN SET (1/2" REBAR)
- R/W = RIGHT OF WAY
 BL = BUILDING LINE |- NF = NOW OR FORMERLY
- DB = DEED BOOK
- PB = PLAT BOOK
- PG = PAGE
- D.E. = DRAINAGE EASEMENT
- N.T.S. = NOT TO SCALE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- GDOT = GA DEPT. OF TRANSPORTATION
- A = ARC LENGTH
- R = RADIUS
- C = CHORD BEARING
- C = CHORD LENGTH
- TBM = BENCHMARK
- FFE = FINISH FLOOR ELEVATION
- PP = UTILITY POLE
- LP = LIGHT POLE
- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- DI = DRAIN INLET
- YI = YARD INLET
- HW = HEADWALL
- RCP = REINFORCED CONC. PIPE
- CMP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- IE = INVERT ELEVATION
- SSMH = SANITARY SEWER MANHOLE
- CO = CLEANOUT
- D.I.P. = DUCTILE IRON PIPE



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SURVEYOR OF RECORD:
G. BRIAN SLATE - 706-201-0996
bslate@georgiacivil.com - GA RLS: 2629

CONTACT:
KEVIN R. SETTLES, LSIT
678-209-3921 - kevin@georgiacivil.com

ALTA/NSPS LAND TITLE SURVEY FOR:
GARRARD DEVELOPMENT SERVICES, LLC,
GPI-STONE MOUNTAIN REDAN, LLC
&
CHICAGO TITLE INSURANCE COMPANY
Located in Land Lot 62, 16th Land District, Dekalb County, Georgia

REVISIONS	
DATE	DESCRIPTION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-6 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-18, 43-15-22.

PROJECT NO.: 16DGD006
FIELD: KRS SPK - 11/14/2016
DRAWN BY: KRS
CHECKED BY: GBS
SCALE: 1" = 20'
ISSUE DATE: 11/18/2016

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SHEET
1 OF 1