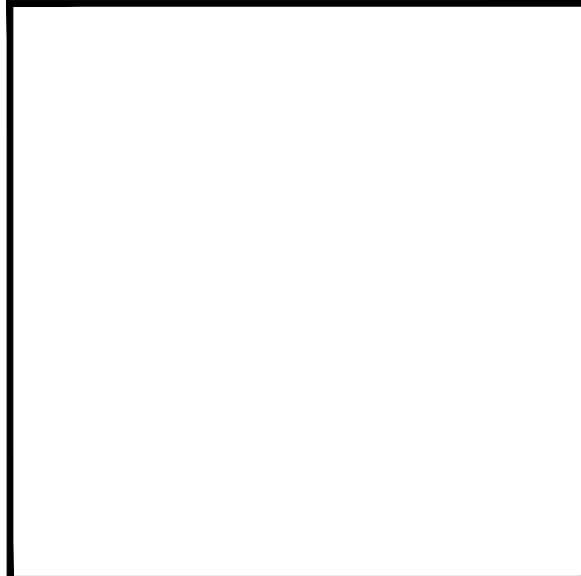




THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT

ZONING INFORMATION

NO ZONING INFORMATION PROVIDED TO SURVEYOR AT TIME OF SURVEY.



LOCATION MAP
NOT TO SCALE

MISCELLANEOUS NOTES

- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO:
DEED BOOK 6441, PAGE 581;
- ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN DEKALB COUNTY, GEORGIA.
2. BASIS OF BEARINGS NOTE:
HORIZONTAL DATUM SHOWN HEREON IS GEORGIA GRID COORDINATES (WEST ZONE) ESTABLISHED USING GPS OBSERVATIONS WITH CORRECTIONS DERIVED FROM TRIMBLE VRS NOW NETWORK, NAD 83 (2011).
- VERTICAL DATUM BASED UPON NAVD88 MEAN SEA LEVEL VIA CONTINUALLY OPERATING REFERENCE STATION CORRECTIONS. CONTOUR INTERVALS EQUAL ONE FOOT. NO LOCAL VERTICAL DATUM BENCHMARK NETWORK EXISTS.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. THE LAST DAY OF FIELD WORK WAS MAY 30, 2021.
5. ALL BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ALL SQUARE FOOTAGE SHOWN IS BASED ON GROUND LEVEL FLOOR ONLY.
6. NO ATTEMPT WAS MADE TO SHOW STREAM BUFFERS.
7. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 165,227 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 61,866 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ENCRDACHING ON THE PROPERTY.
10. IRON PINS SET ARE #4 REBAR WITH YELLOW PLASTIC CAPS STAMPED RLS 3105.
11. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK ON GOING WITHIN RECENT MONTHS.
12. PARKING SPACE COUNTS ARE AS FOLLOWS:
37 REGULAR SPACES, 2 HANDICAP SPACES, FOR A TOTAL OF 39 SPACES.
13. ADDRESS SHOWN HEREON WAS FIELD OBSERVED AS 4540 E. PONCE DE LEON AVE.
14. ACCESS TO THIS SITE IS THROUGH THE PUBLIC RIGHT-OF-WAY OF E. PONCE DE LEON AVE.
15. NO WETLANDS WERE DELINEATED ON THIS SITE AT THE TIME OF THE FIELD SURVEY.
16. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, OR SANITARY LANDFILL ON THIS SITE.
17. THERE WERE NO OBSERVABLE CHANGES IN THE EXISTING STREET RIGHT OF WAY FOR ANY OF THE STREETS THAT THE SUBJECT PROPERTY ADJOINS.
18. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
19. GPS INFORMATION WAS OBTAINED THROUGH THE TRIMBLE VRS NOW NETWORK WITH THE USE OF TRIMBLE GNSS RECEIVERS.

LEGEND OF SYMBOLS & ABBREVIATIONS

BC - BACK OF CURB BFP - BACK FLOW PREVENTER BL - BUILDING LINE BH - BUILDING HEIGHT BOL - BOLLARD BWF - BARBED WIRE FENCE C - CABLE TELEVISION LINE C&G - CURB AND GUTTER CBK - CABLE TV BOX CCW - CONCRETE MAIL CI - CURB INLET CL - CENTERLINE CLF - CHAIN LINK FENCE CMF - CONCRETE MONUMENT FOUND CMP - CORRUGATED METAL PIPE CNG - CURB NO GUTTER CO - CLEAN OUT CONC - CONCRETE CP - CALCULATED POINT CTP - CRIMP TOP PIPE FOUND DB - DEED BOOK DE - DRAINAGE EASEMENT DI - DROP INLET DP - DUMPSTER PAD DWCB - DOUBLE WING CATCH BASIN DYL - DOUBLE YELLOW LINE EA - EDGE OF ASPHALT EP - EDGE OF PAVING FDC - FIRE DEPARTMENT CONNECTION FES - FLARED END SECTION FH - FIRE HYDRANT FIRM - FLOOD INSURANCE RATE MAP G - GAS LINE GI - GRATE INLET GM - GAS METER GMD - GEORGIA MILITIA DISTRICT GTMH - GREASE TRAP MANHOLE GP - GUY POLE GTP - GUY POLE & TELEPHONE POLE GV - GAS VALVE GW - GUY WIRE	HC - HANDICAP HDE - HIGH DENSITY POLYETHYLENE HW - HEADWALL HWF - HOG WIRE FENCE IV - IRRIGATION VALVE INV - INVERT IPF - IRON PIN FOUND IPS - IRON PIN SET (1/2"RB W/ YELLOW PLASTIC CAP) J - JUNCTION BOX LAT - SEWER LATERAL LL - LAND LOT LLL - LAND LOT LINE LP - LIGHT POLE M - MEASURED MAG - MAGNETIC NAIL MC - MOTORCYCLE PARKING MH - MANHOLE MON - MONUMENT MW - MONITORING WELL NIF - NOW OR FORMERLY NS - NAIL SET NTS - NOT TO SCALE OCS - OUTLET CONTROL STRUCTURE O.S.D. - OUTSIDE DIMENSION OT - OPEN TOP PIPE PB - PLAT BOOK PBK - POWER BOX PG - PAGE PIV - POST INDICATOR VALVE PKNS - PK NAIL SET PL - PROPERTY LINE PM - POWER METER POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT POE - POINT OF ENTRY P - POWER LINE	PP - POWER POLE PSO - PARKING SPACE COUNT PSO - POWER STUB OUT PT - POWER & TELEPHONE LINE PTLP - POWER, TELEPHONE & LIGHT POLE PTP - POWER & TELEPHONE POLE PVC - POLYVINYL CHLORIDE PIPE R - RECORD RB - REINFORCING BAR RCP - REINFORCED CONCRETE PIPE RM - RECORD DEED MEASURE RW - RIGHT OF WAY SD - STORM DRAIN S.F. - SQUARE FEET SP - SERVICE POLE SRF - SOLID ROD FOUND SSE - SANITARY SEWER EASEMENT SS - SANITARY SEWER SWCB - SINGLE WING CATCH BASIN SYL - SINGLE YELLOW LINE T - TELEPHONE LINE TBM - TEMPORARY BENCH MARK TBK - TELEPHONE REDESTAL BOX TC - TOP OF CURB TMH - TELEPHONE MANHOLE TP - TELEPHONE POLE TPOB - TRUE POINT OF BEGINNING TPN - TAX PARCEL NUMBER TSB - TRAFFIC SIGNAL BOX TSP - TRAFFIC SIGNAL POLE UP - UNDERGROUND POWER UT - UNDERGROUND TELEPHONE V - VENT PIPE W - WATER LINE WV - WATER VALVE WL - WHITE LINE WM - WATER METER WVT - WATER VAULT TC - TOP CURB FL - FLOW LINE
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TOPOGRAPHIC CONTOUR 700
TOPOGRAPHIC CONTOUR 702

SIGNIFICANT OBSERVATIONS

THERE WERE NO ENCROACHMENTS AT THE TIME OF THE SURVEY.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map, Community Panel No. 13089C0073K, which bears a map revised date of 8/15/2019 and is not in a Special Flood Hazard Area.

SURVEYOR'S CERTIFICATE

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 SUBDIVIDE BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE A NEW 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.

GARY S. HARVIN, JR., REGISTERED GEORGIA LAND SURVEYOR #3105 DATE _____
7747 HIGHWAY 172, COMER, GA. 30629
PHONE: (678) 640-5500

RECORD DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 120 of the 18th District of DeKalb County, Georgia, and being more particularly described as follow:

BEGINNING at an iron pin located at the corner formed by the intersection of the northerly right-of-way line of East Ponce de Leon Avenue (a 100 foot right-of-way) with the easterly right-of-way line of Brockett Lane (a 100 foot right-of-way); thence North 00 degrees 49 minutes 05 seconds west, along the easterly right-of-way line of Brockett Lane, 164.60 feet to an iron pin; thence North 83 degrees 18 minutes 22 seconds east, 170.68 feet to an iron pin; thence South 00 degrees 32 minutes 50 seconds east, 165.0 feet to an iron pin located on the northerly right-of-way line of East Ponce de Leon Avenue; thence westerly, along the northerly right-of-way line of East Ponce de Leon Avenue, an arc distance of 170.11 feet to an iron pin and THE POINT OF BEGINNING, said arc being subtended by chord bearing and distance of South 63 degrees 24 minutes 50 seconds west, 169.86 feet, said tract containing 0.6303 acres of land as shown and delineated on that certain plat of survey prepared for K.F.C. National Management Co. by Sunbelt Engineering & Surveying, Inc., dated March 28, 1989.

LESS AND EXCEPT:

All that tract of land lying and being in Land Lot 120 the 18th Land District of DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at a point 71.32 feet right of and opposite Station 20+60.95 on the construction centerline of Brockett Lane on Georgia Highway Project STP -9223 (3); running thence in a southwesterly direction along a curving line having an arc distance of 29.516 feet to a point; thence N 04.31103° W a distance of 164.976 feet to a point; thence N 79°15'16" S a distance of 26.075 feet to a point; thence S 48°32'53" W a distance of 30.880 feet to a point; thence S 05°05'29" E a distance of 120.00 feet to a point; thence S 52°40'15" E a distance of 35.659 feet back to the point of BEGINNING.

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification

4540 E. PONCE DE LEON AVE.

BEING TAX PARCEL # 18 142 01 089

LAND LOT 120 - 18TH DISTRICT

DEKALB COUNTY, GEORGIA

based upon Title Commitment No.
of Title Insurance Company
bearing an effective date of

To:

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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 15, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on May 30, 2021.

Gary S. Harvin, Jr.
Land Surveyor Number: 3105
In state of Georgia
Date of Plat or Map: June 01, 2021
Date of last revision:

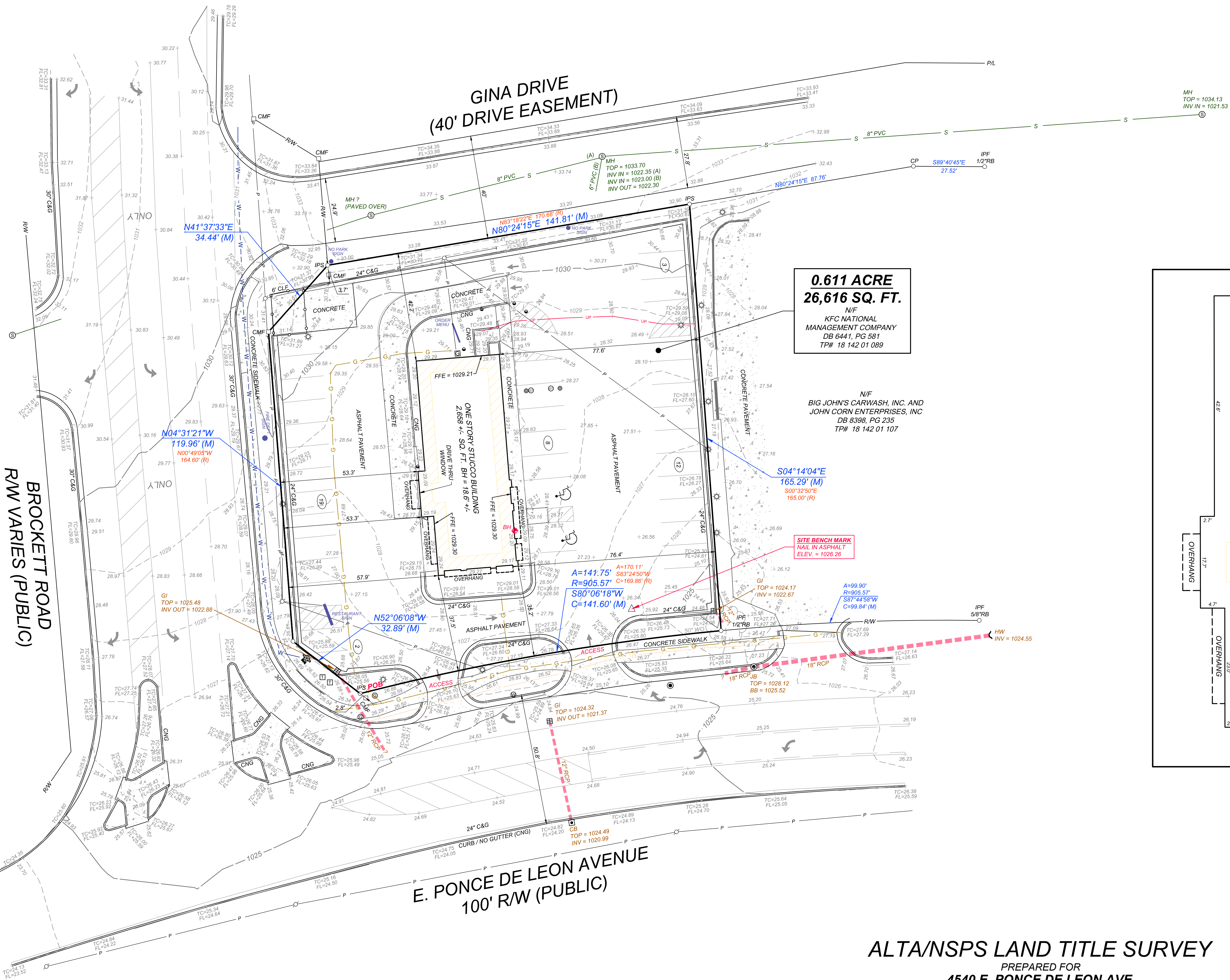
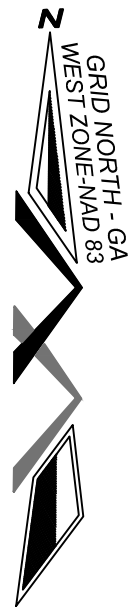


SURVEY PREPARED BY:

EarthPro
LAND SURVEYING

7747 HIGHWAY 172
COMER, GA. 30629
OFFICE: 678-640-5500
FAX: 706-510-2620
EMAIL: gsh@earthprolandsurvey.com
GEORGIA RLS #3105
GEORGIA COA LSP #000994

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
4540 E. PONCE DE LEON AVE.

BEING TAX PARCEL # 18 142 01 089
LAND LOT 120 - 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SURVEY PREPARED BY:

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