

GENERAL NOTES

- 1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 130630019F AND 130630077F, DATED 07/2017 FOR CLAYTON COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE. THE SITE IS LOCATED IN ZONE "X1" AS DEFINED BY F.E.M.A.
- 2) CURRENT ZONING ACCORDING TO THE CITY OF FOREST PARK IS LISTED AS GZ, GILLEM ZONING DISTRICT. THE CITY OF FOREST PARK ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
- 3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)
- 4) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.
- 5) CONTOUR INTERVALS IF SHOWN ARE TWO FEET.
- 6) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 231W TOTAL STATION WITH AN ANGULAR ERROR OF 2 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.248 FEET. FOR THE ADJUSTED ACCURACY OF THIS PLAT SEE MAP CLOSURE SHEET 15 OF 15.

SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

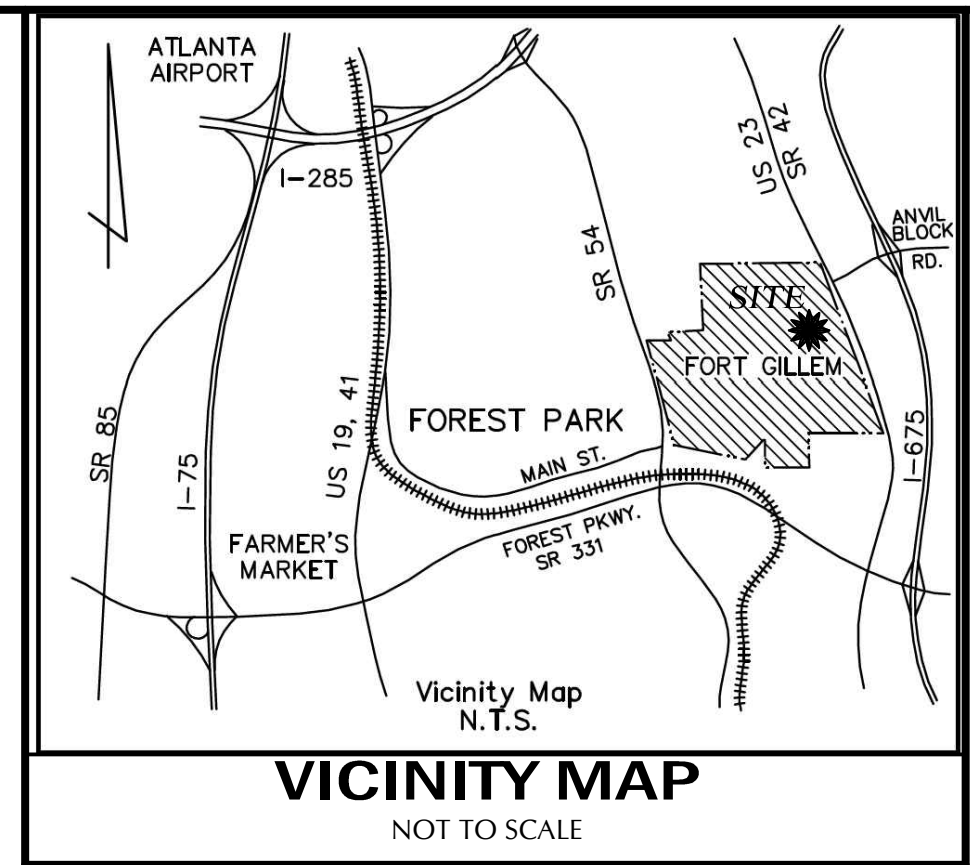
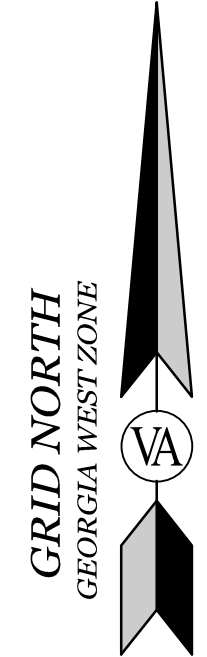
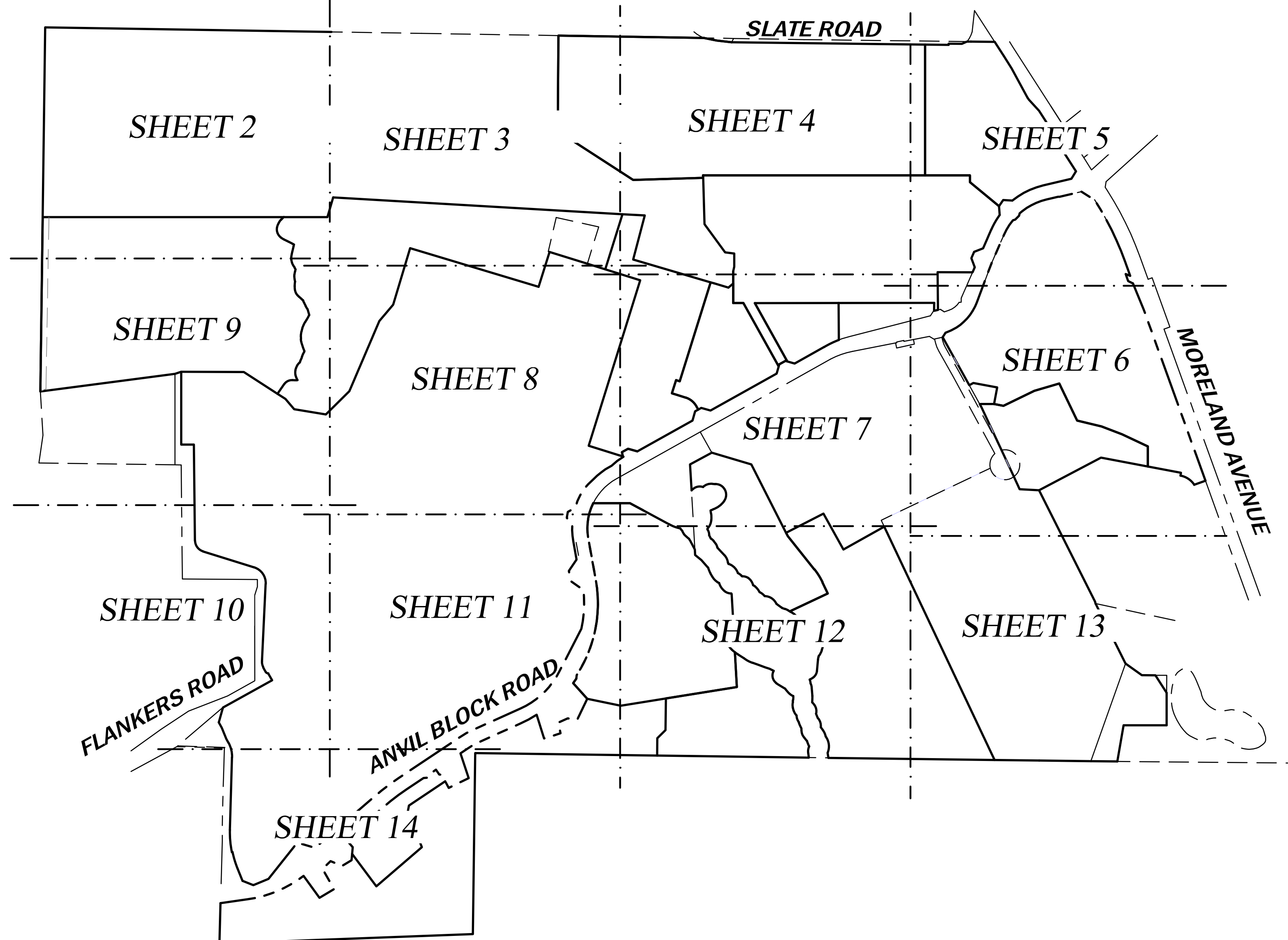
PLAT REFERENCES

- 1) "A PLAT OF FORT GILLEM (ATLANTA ARMY DEPOT)" PREPARED BY LOWE ENGINEERS, DATED 7/31/2012, LAST REVISED 7/31/2014.

RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
- X- FENCE LINE
- = GUARDRAIL
- G- UNDERGROUND GAS LINE
- E- OVERHEAD ELECTRIC LINE
- T- OVERHEAD TELEPHONE LINE
- S- SANITARY SEWER LINE
- FM- SANITARY SEWER FORCEMAIN LINE
- LE- UNDERGROUND ELECTRIC LINE
- UT- UNDERGROUND TELEPHONE LINE
- UNK- UNKNOWN UNDERGROUND UTILITY LINE
- W- WATER LINE
- WET- WETLANDS AREA
- ▲ CATCH BASIN SINGLE WING
- ▲▲ CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- ▲ FIRE HYDRANT
- △ FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
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- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
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- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE LINE MARKER
- BOLLARD
- CMF CONCRETE MONUMENT FOUND
- CTF CRIMPED TOP PIPE FOUND
- E-PAN ELECTRIC PANEL
- FFE FINISHED FLOOR ELEVATION
- IRB IRRIGATION BOX
- IPF IRON PIN FOUND
- IPS 1/2" IRON PIN SET
- MB MAIL BOX
- OTF OPEN TOP PIPE FOUND
- PKF PK NAIL FOUND
- PMS PK NAIL SET
- RBF REBAR FOUND
- RMF RIGHT-OF-WAY MONUMENT FOUND
- RRSB RAILROAD SIGNAL BOX
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- BSL BUILDING SETBACK LINE
- CG CURB & GUTTER
- CP CONCRETE PAD
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- CMP CORRUGATED METAL PIPE
- DB PG DEED BOOK & PAGE
- DIP DUCTILE IRON PIPE
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- INV INVERT ELEVATION
- OCS OUTLET CONTROL STRUCTURE
- PB PG PLAT BOOK & PAGE
- PVC PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK



VICINITY MAP
N.T.S.
NOT TO SCALE

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF FOREST PARK FROM ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS. THE CITY OF FOREST PARK MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING, AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM.

SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR A COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF FOREST PARK, NOR AN ABRIGATION OF THE CITY OF FOREST PARK'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNERS OF THE PROPERTY OR THE LANDS THAT GENERATED THE CONDITIONS.

SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF PLANNING, BUILDING & ZONING FOR THE CITY OF FOREST PARK, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FOREST PARK ZONING ORDINANCE AND THE CITY OF FOREST PARK SUBDIVISION REGULATIONS AS AMENDED.

FOR THE DIRECTOR OF PLANNING, BUILDING & ZONING _____ DATE _____

- STATEMENT OF SLOPE EASEMENT
 - THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED TO THE CITY OF FOREST PARK ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
 - 0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
 - 5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE

b. APPROVAL OF DEPARTMENT OF HEALTH _____

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA
CLAYTON COUNTY
CITY OF FOREST PARK

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

OWNER _____ DATE _____

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL IS CORRECTLY SHOWN.

Glenn A. Valentino
GLENN A. VALENTINO GA.RLS.#2528

APPROVAL OF THE CITY COUNCIL OF FOREST PARK, GA.

THIS PLAT HAVING BEEN APPROVED BY THE PLANNING COMMISSION AND SUBSEQUENT THERETO SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF FOREST PARK, GEORGIA, THE SAME IS HEREBY APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN THEREON. BY APPROVING THIS PLAT THE CITY DOES NOT ACCEPT FOR MAINTENANCE ANY STREET UNTIL SAME HAS BEEN CONSTRUCTED IN ACCORDANCE WITH EXISTING RULES, REGULATIONS AND SPECIFICATIONS AND A WARRANTY DEED DELIVERED AND ACCEPTED BY THE CITY NOR DOES THE CITY ACCEPT FOR MAINTENANCE PURPOSES ANY DRAINAGE EASEMENT NOT WITHIN THE RIGHT-OF-WAY OF A STREET DEEDED TO THE CITY.

DATED THIS _____ DAY OF _____, 20__.

BY _____, CITY MANAGER

APPROVAL OF THE FOREST PARK PLANNING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE FOREST PARK PLANNING COMMISSION AND IS APPROVED BY SUCH COMMISSION SUBJECT TO THE APPROVAL OF THE CITY COUNCIL.

DATED THIS _____ DAY OF _____, 20__.

THE FOREST PARK PLANNING COMMISSION

BY _____, CHAIR

BY _____, SECRETARY

STATE OF GEORGIA PLAT ACT CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

Glenn A. Valentino
GLENN A. VALENTINO GA.RLS.#2528
DATE OF EXPIRATION: 12/31/2022

SUBDIVISION PLAT OF:
FT. GILLEM DEVELOPMENT
 FOR
THE CITY OF FOREST PARK

VA
VALENTINO & ASSOCIATES, INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
 FAX: (770) 435-6050
 WEB: VALENTINOSURVEY.COM
 STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

REVISIONS

1/13/23:	ADDRESS COMMENTS.
10/04/23:	ADDED CERTIFICATIONS.
10/12/23:	ADDRESS COMMENTS.



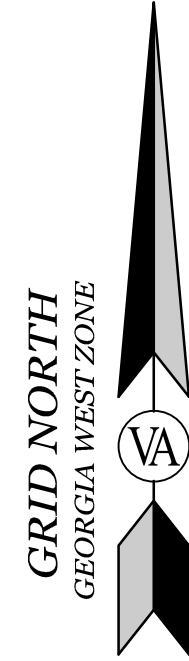
SCALE:	1" = 100'
DATE:	10/20/2022
JOB NUMBER:	15-074
FILE NUMBER:	15-074-5D
PLOTTED:	10/12/2023

FINAL SUBDIVISION PLAT
 SHEET
1 OF 15



UTILITY WARNING

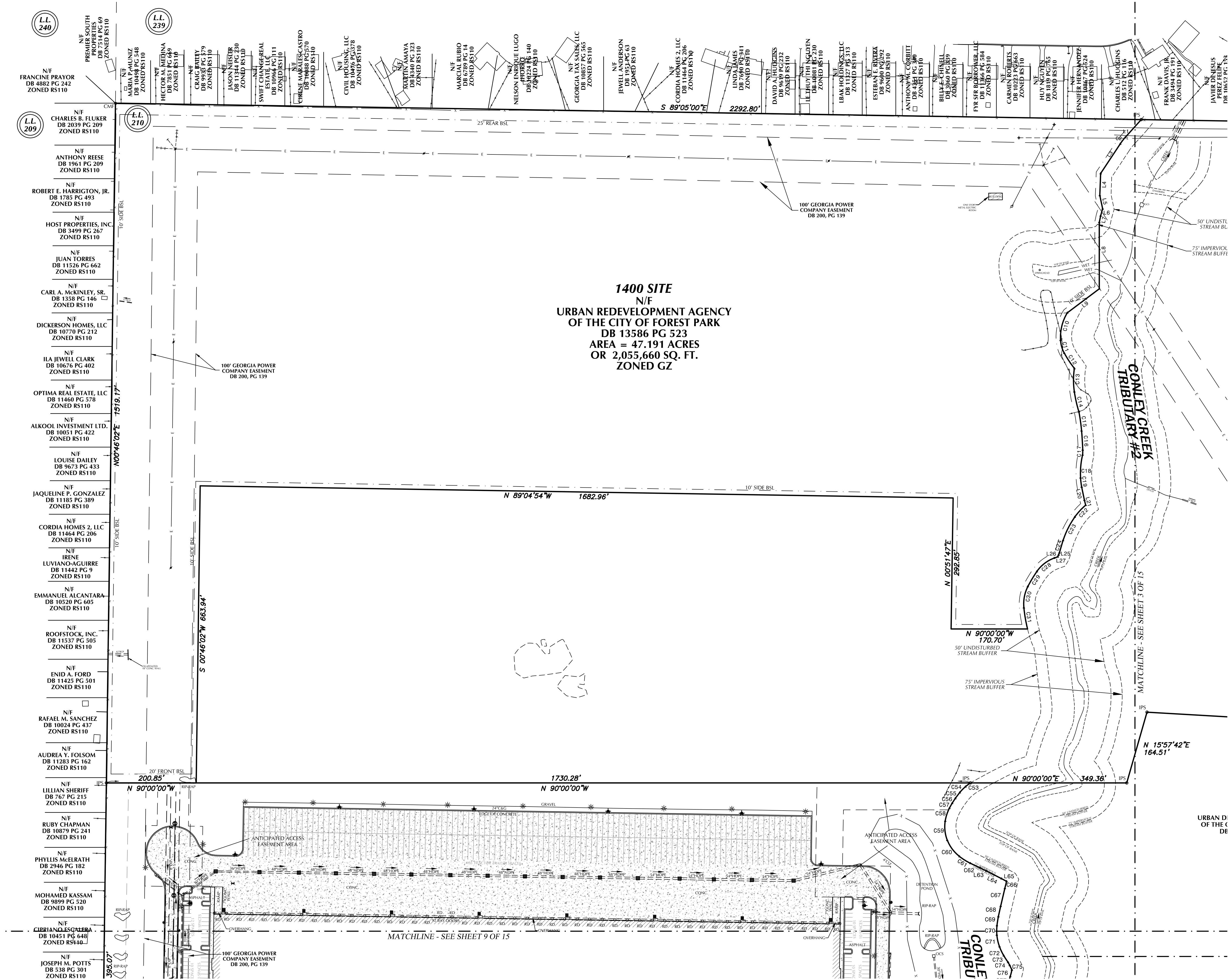
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



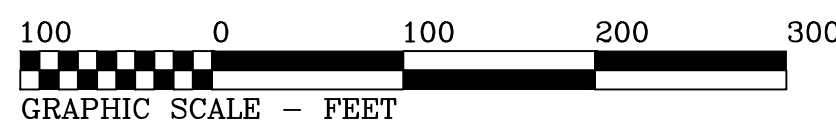
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- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK



1400 SITE
 N/F
 URBAN REDEVELOPMENT AGENCY
 OF THE CITY OF FOREST PARK
 DB 13586 PG 523
 AREA = 47,191 ACRES
 OR 2,055,660 SQ. FT.
 ZONED GZ



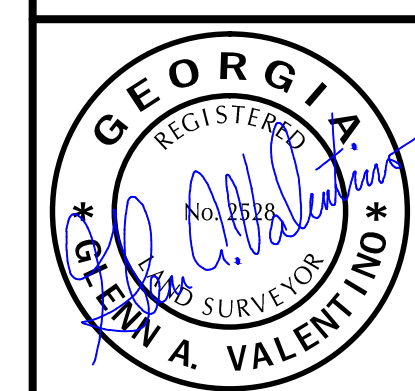
FOR ALL NOTES SEE SHEET 1

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REVISIONS

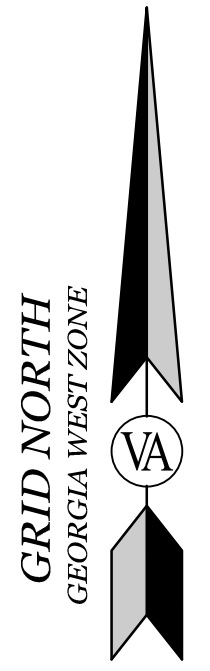
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SCALE: 1" = 100'
DATE: 10/20/2022
JOB NUMBER: 15-074
FILE NUMBER: 15-074-SD
PLOTTED: 10/12/2023

FINAL SUBDIVISION PLAT
 SHEET
2 OF 15

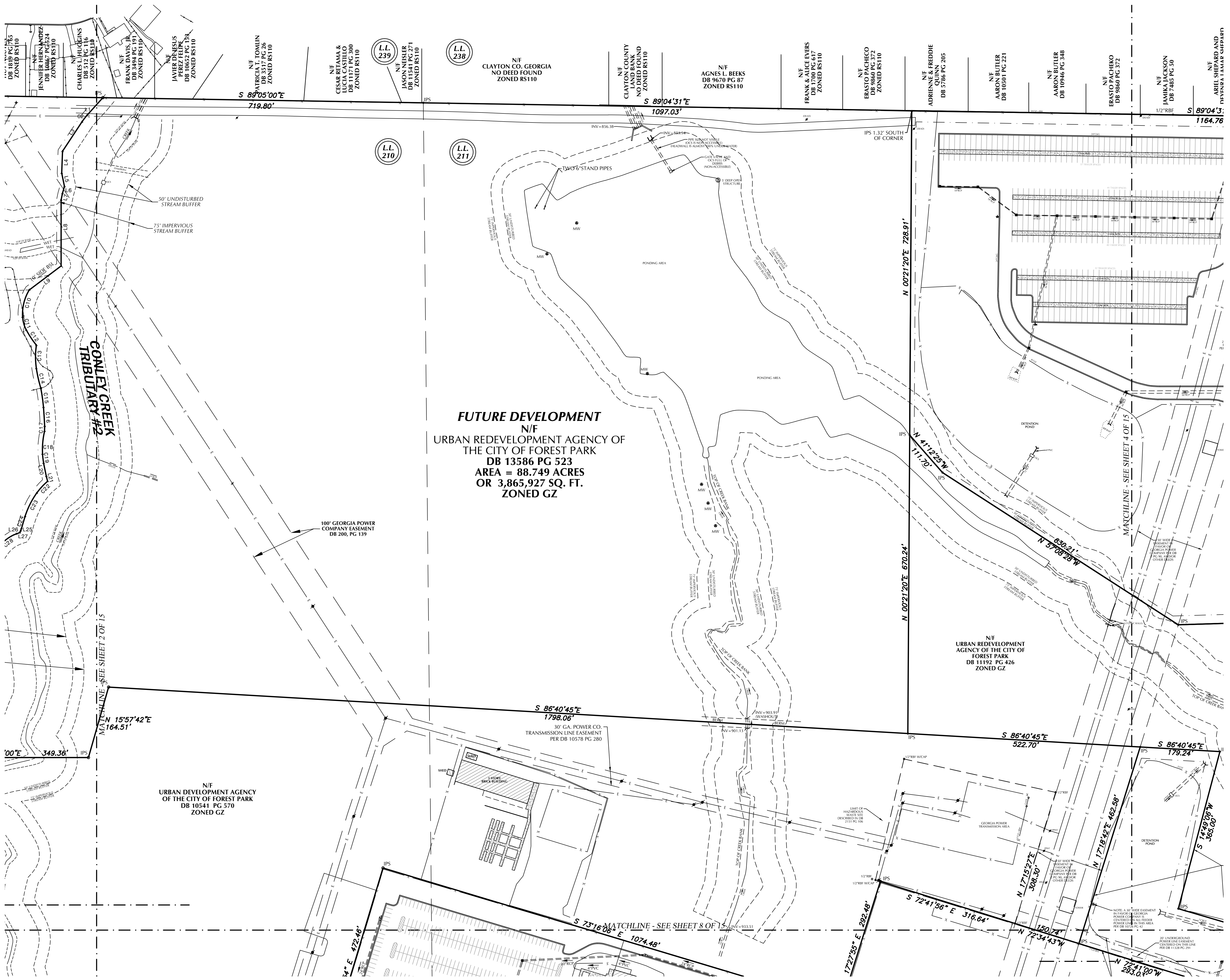
LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA



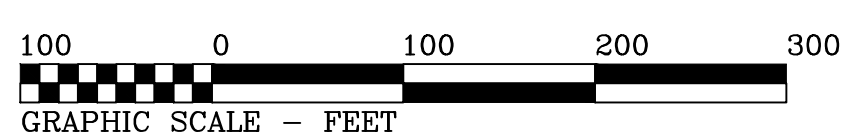
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- - - SANITARY SEWER LINE
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- - - UNDERGROUND ELECTRIC LINE
- - - UNDERGROUND TELEPHONE LINE
- - - UNKNOWN UNDERGROUND UTILITY LINE
- - - WATER LINE
- - - WETLANDS AREA
- - - CATCH BASIN SINGLE WING
- - - CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEAN-OUT
- COMMUNICATION BOX
- ELECTRIC BOX
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- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
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- FIBER OPTIC LINE MARKER
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
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- GROUND LIGHT
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- GUY WIRE
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FUTURE DEVELOPMENT
 N/F
 URBAN REDEVELOPMENT AGENCY OF
 THE CITY OF FOREST PARK
 DB 13586 PG 523
 AREA = 88.749 ACRES
 OR 3,865,927 SQ. FT.
 ZONED GZ



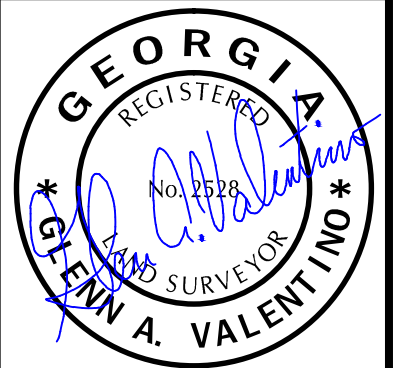
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REVISIONS

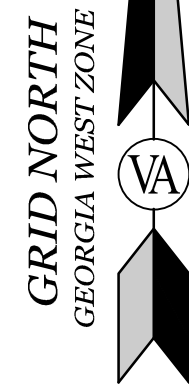
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FINAL SUBDIVISION PLAT
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3 OF 15

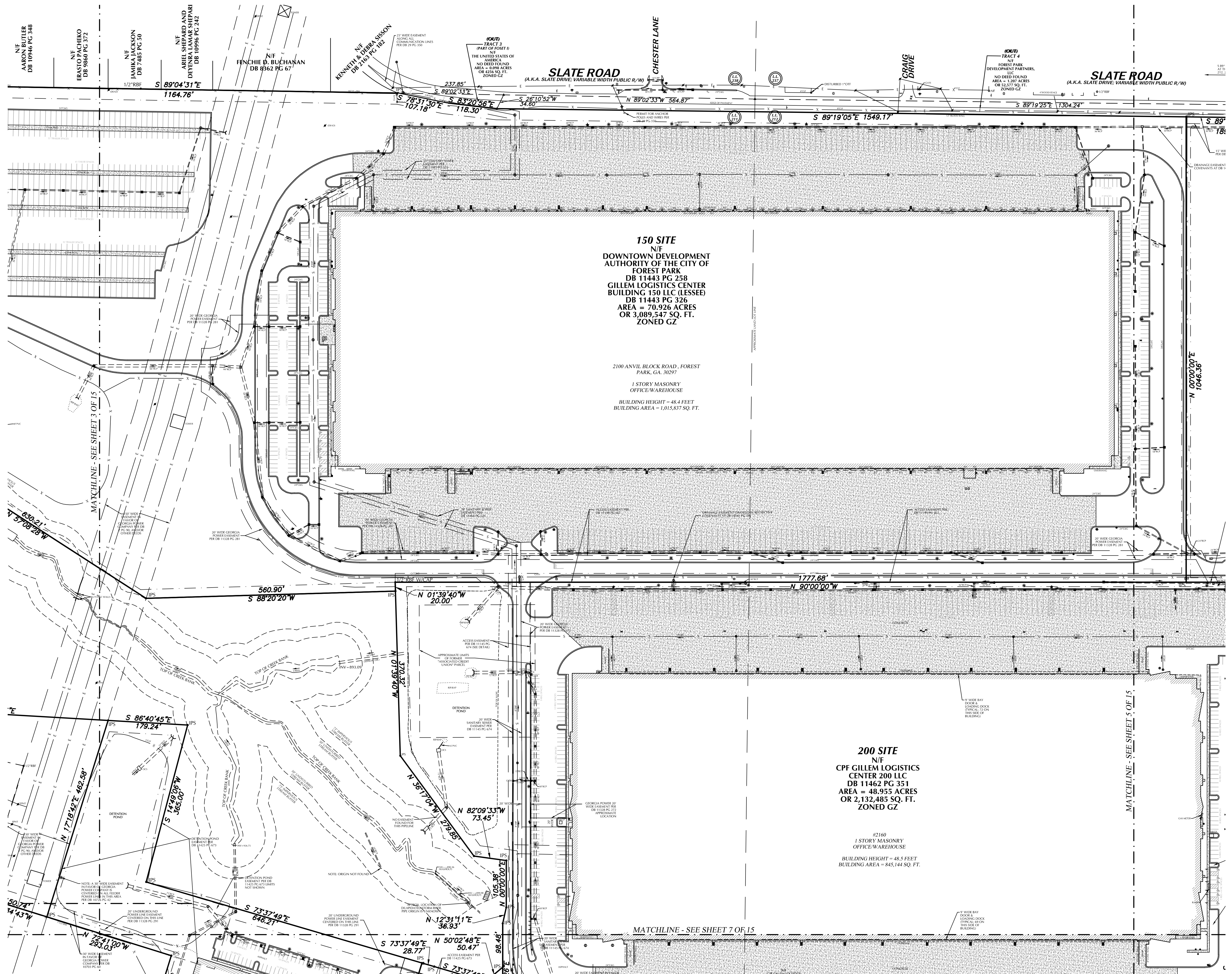
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- PKF PK NAIL FOUND
- PMS PK NAIL SET
- RBF REBAR FOUND
- RMF RIGHT-OF-WAY MONUMENT FOUND
- RRSB RAILROAD SIGNAL BOX
- SO STUB OUT
- BSL BUILDING SETBACK LINE
- C&G CURB & GUTTER
- CP CONCRETE PAD
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- DB PG DEED BOOK & PAGE
- DIP DUCTILE IRON PIPE
- HC HEADER CURB
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INV INVERT ELEVATION
- OCS OUTLET CONTROL STRUCTURE
- PB PG PLAT BOOK & PAGE
- PVC PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK



150 SITE
 N/F
 DOWNTOWN DEVELOPMENT
 AUTHORITY OF THE CITY OF
 FOREST PARK
 DB 11443 PG 258
 GILLEM LOGISTICS CENTER
 BUILDING 150 LLC (LESSEE)
 DB 11443 PG 326
 AREA = 70.926 ACRES
 OR 3,089,547 SQ. FT.
 ZONED GZ

2100 ANVIL BLOCK ROAD, FOREST
 PARK, GA. 30297

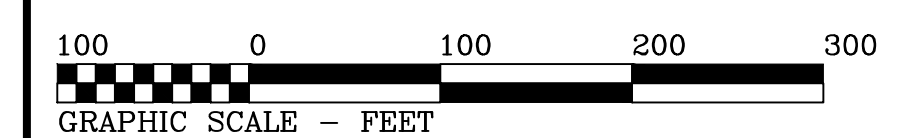
1 STORY MASONRY
 OFFICE/WAREHOUSE

BUILDING HEIGHT = 48.4 FEET
 BUILDING AREA = 1,015,837 SQ. FT.

200 SITE
 N/F
 CPF GILLEM LOGISTICS
 CENTER 200 LLC
 DB 11462 PG 351
 AREA = 48.955 ACRES
 OR 2,132,485 SQ. FT.
 ZONED GZ

92160
 1 STORY MASONRY
 OFFICE/WAREHOUSE

BUILDING HEIGHT = 48.5 FEET
 BUILDING AREA = 845,144 SQ. FT.



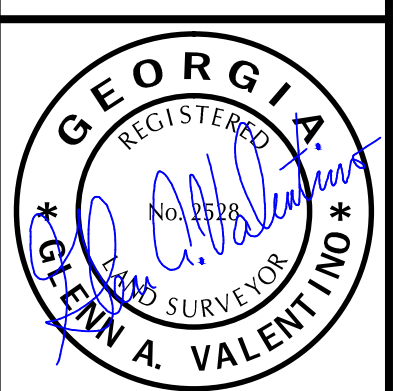
FOR ALL NOTES SEE SHEET 1

SUBDIVISION PLAT OF:
FT. GILLEM DEVELOPMENT
 FOR
THE CITY OF FOREST PARK

VA
 VALENTINO &
 ASSOCIATES, INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
 FAX: (770) 435-6050
 WEB: VALENTINOSURVEY.COM
 STATE OF GEORGIA LAND
 SURVEYING FIRM LICENSE
 NO. LSF000794

REVISIONS

1/13/23:	ADDRESS COMMENTS.
10/04/23:	ADDED CERTIFICATIONS.
10/12/23:	ADDRESS COMMENTS.

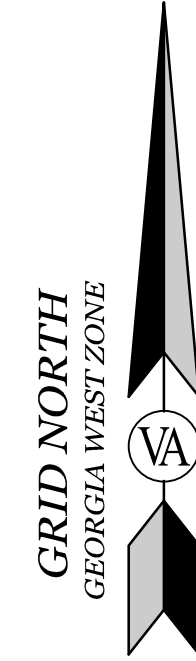


SCALE:	1" = 100'
DATE:	10/20/2022
JOB NUMBER:	15-074
FILE NUMBER:	15-074-SD
PLOTTED:	10/12/2023

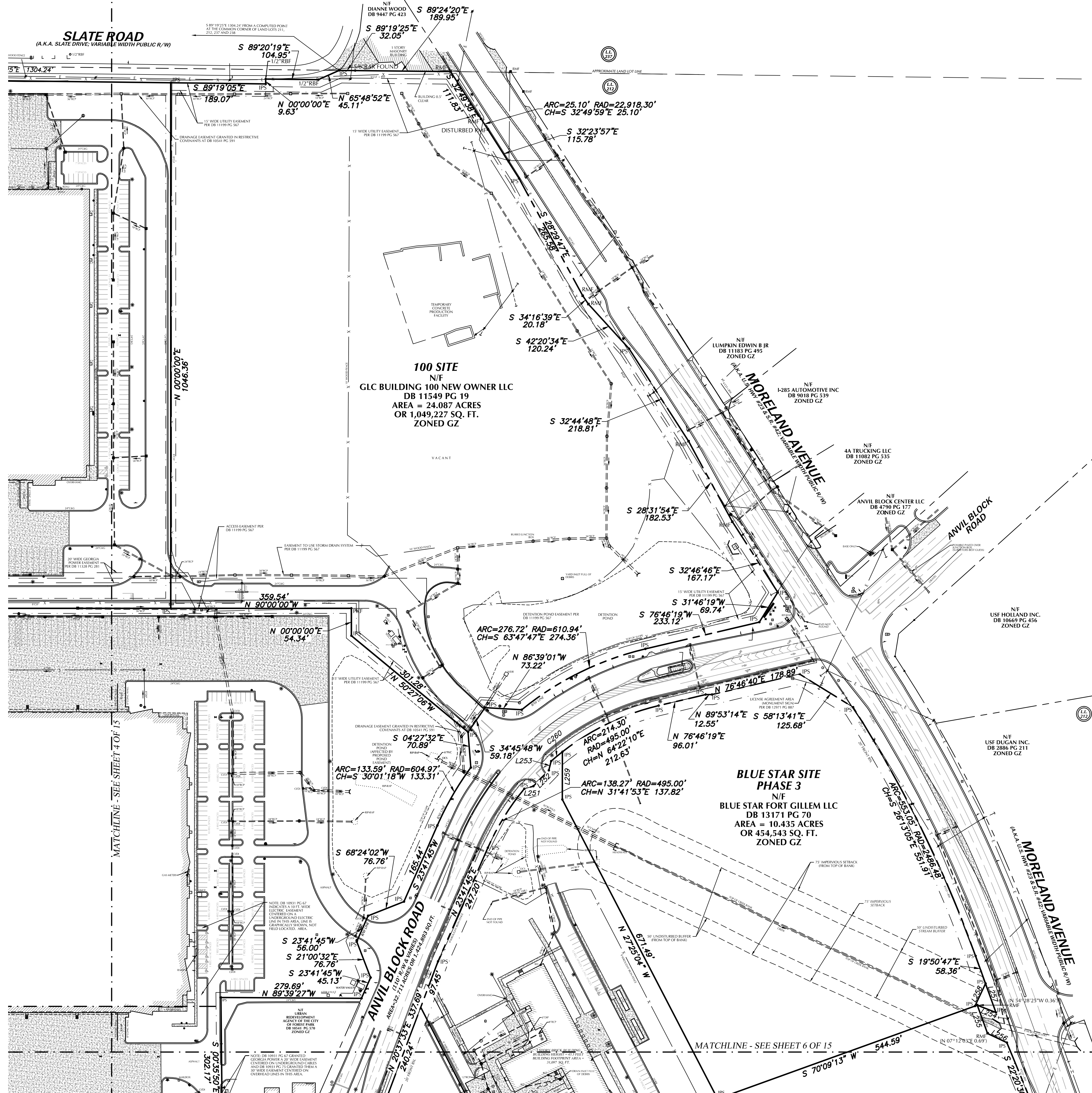
**FINAL
 SUBDIVISION
 PLAT**

SHEET
4 OF 14

LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA



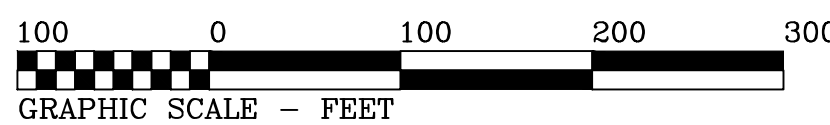
SLATE ROAD
(A.K.A. SLATE DRIVE; VARIABLE WIDTH PUBLIC R/W)



RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
- - - FENCE LINE
- - - GUARDRAIL
- - - UNDERGROUND GAS LINE
- - - OVERHEAD ELECTRIC LINE
- - - OVERHEAD TELEPHONE LINE
- - - SANITARY SEWER LINE
- - - FM SANITARY SEWER FORCEMAIN LINE
- - - UNDERGROUND ELECTRIC LINE
- - - UNDERGROUND TELEPHONE LINE
- - - UNKNOWN UNDERGROUND UTILITY LINE
- - - WATER LINE
- - - WETLANDS AREA
- ▲ CATCH BASIN SINGLE WING
- ▲ CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
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- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/VALVE MARKER
- BOLLARD
- CMF CONCRETE MONUMENT FOUND
- CTF CRIMPED TOP PIPE FOUND
- E-PAN ELECTRIC PANEL
- FFE FINISHED FLOOR ELEVATION
- IRB IRRIGATION BOX
- IPF IRON PIN FOUND
- IPS 1/2" IRON PIN SET
- MB MAIL BOX
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- PKF PK NAIL FOUND
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- RBF REBAR FOUND
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- TBM TEMPORARY BENCHMARK

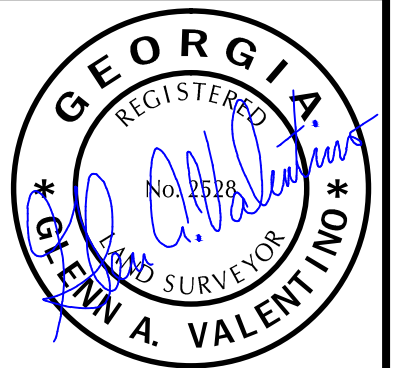


SUBDIVISION PLAT OF:
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FOR
THE CITY OF FOREST PARK

VA
VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LS9000794

REVISIONS

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10/12/23:	ADDRESS COMMENTS.

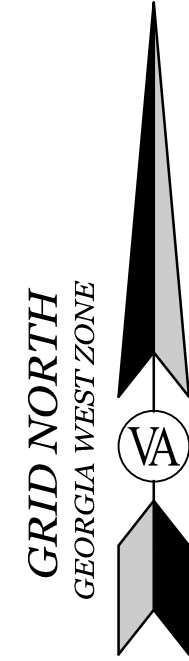


SCALE: 1" = 100'
DATE: 10/20/2022
JOB NUMBER: 15-074
FILE NUMBER: 15-074-SD
PLOTTED: 10/12/2023

FINAL SUBDIVISION PLAT
SHEET
5 OF 14

FOR ALL NOTES SEE SHEET 1

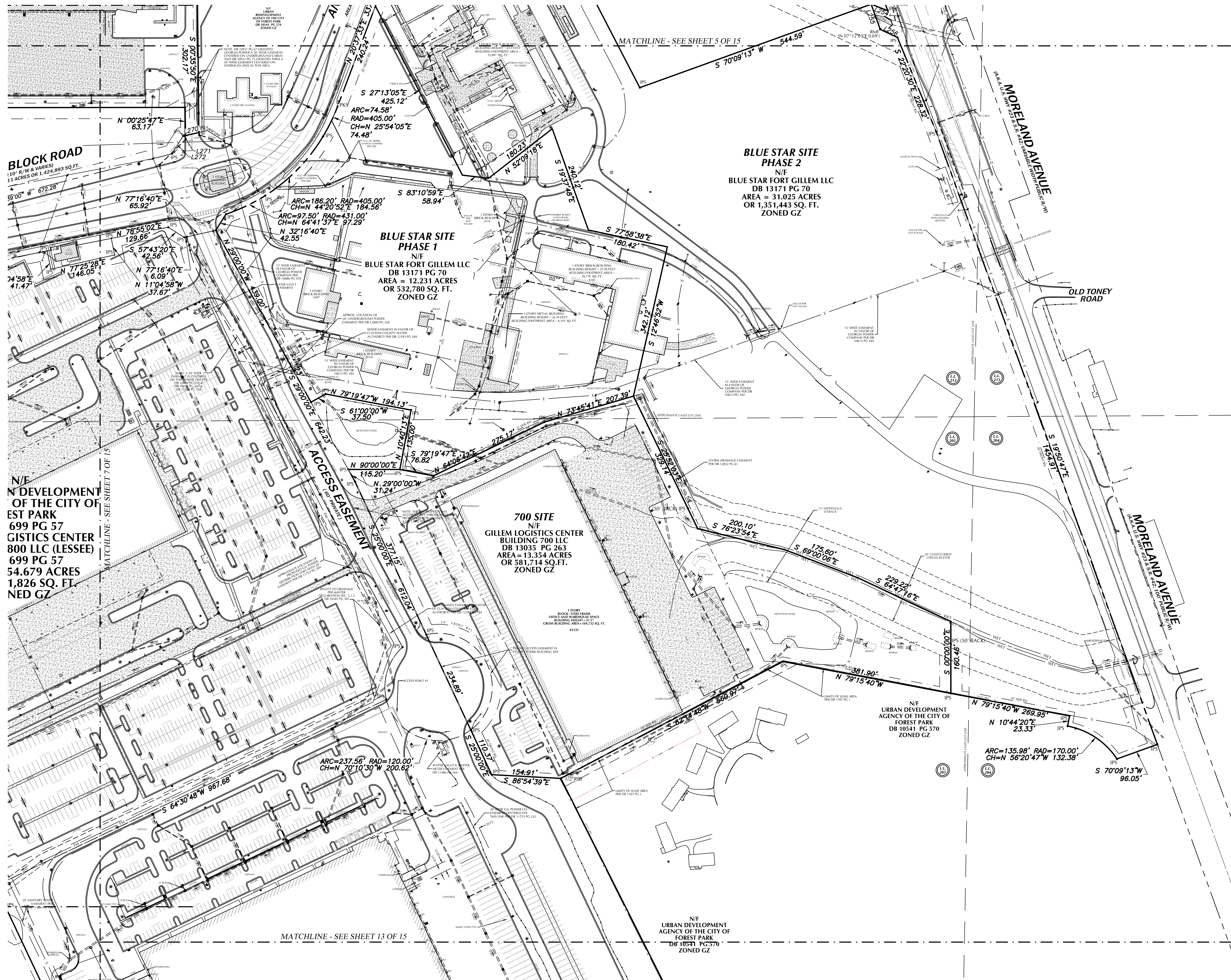
LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA



RESERVED FOR CLERK OF COURT

LEGEND

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- WET WETLANDS AREA
- ▲ CATCH BASIN SINGLE WING
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- BORING HOLE
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- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
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- FIBER OPTIC LINE MARKER
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
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- PB PG PLAT BOOK & PAGE
- PVC PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK



BLOCK ROAD
 110' R/W & VARIES
 11 ACRES OR 1,424,893 SQ. FT.

N/E DEVELOPMENT OF THE CITY OF FOREST PARK
 699 PG 57
GISTICS CENTER
 800 LLC (LESSEE)
 699 PG 57
 54.679 ACRES
 1,826 SQ. FT.
 NED GZ

BLUE STAR SITE PHASE 1
 N/F
BLUE STAR FORT GILLEM LLC
 DB 13171 PG 70
 AREA = 12.231 ACRES
 OR 532,780 SQ. FT.
 ZONED GZ

700 SITE
 N/F
GILLEM LOGISTICS CENTER
 BUILDING 700 LLC
 DB 13035 PG 263
 AREA = 13.354 ACRES
 OR 581,714 SQ. FT.
 ZONED GZ

BLUE STAR SITE PHASE 2
 N/F
BLUE STAR FORT GILLEM LLC
 DB 13171 PG 70
 AREA = 31.025 ACRES
 OR 1,351,443 SQ. FT.
 ZONED GZ

N/F URBAN DEVELOPMENT AGENCY OF THE CITY OF FOREST PARK
 DB 10541 PG 570
 ZONED GZ

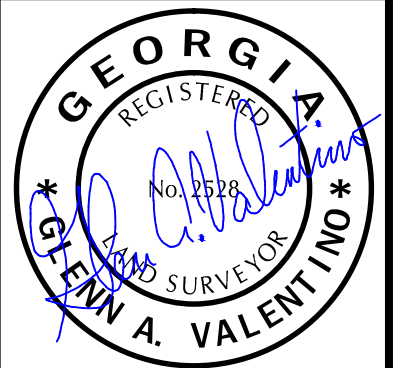
N/F URBAN DEVELOPMENT AGENCY OF THE CITY OF FOREST PARK
 DB 10541 PG 570
 ZONED GZ

SUBDIVISION PLAT OF:
FT. GILLEM DEVELOPMENT
 FOR
THE CITY OF FOREST PARK

VA
VALENTINO & ASSOCIATES, INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
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 WEB: VALENTINOSURVEY.COM
 STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

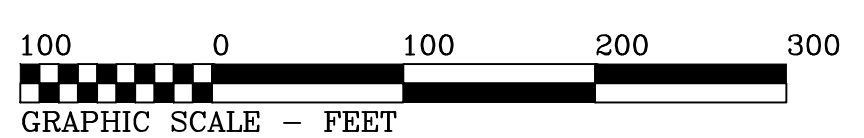
REVISIONS

1/13/23:	ADDRESS COMMENTS
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10/12/23:	ADDRESS COMMENTS



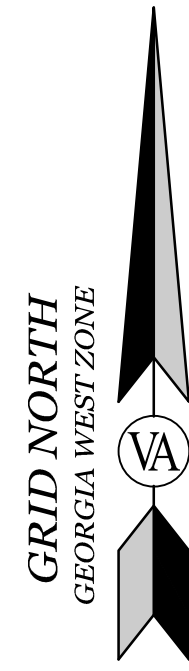
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FINAL SUBDIVISION PLAT
 SHEET
6 OF 14



FOR ALL NOTES SEE SHEET 1

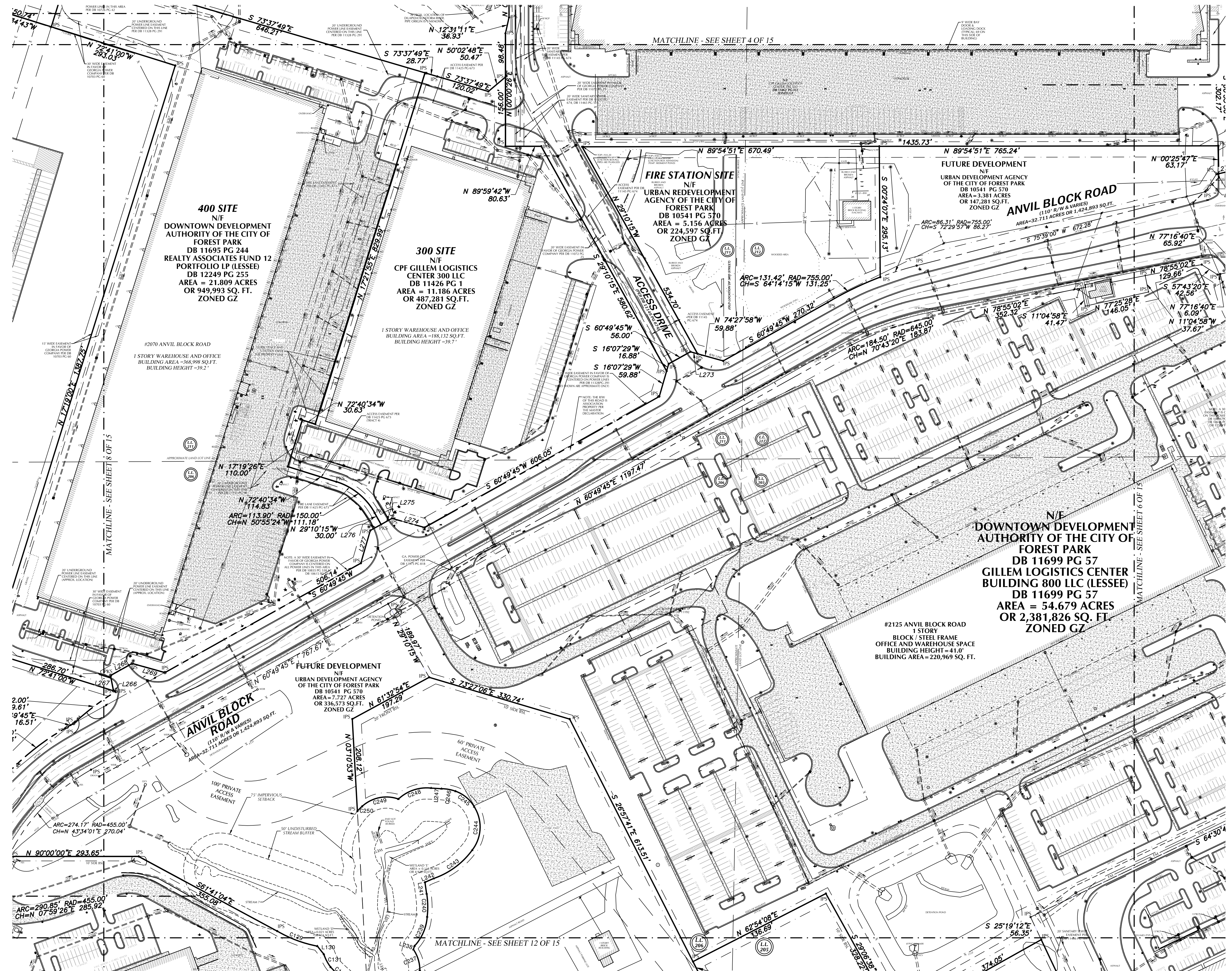
LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA



RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
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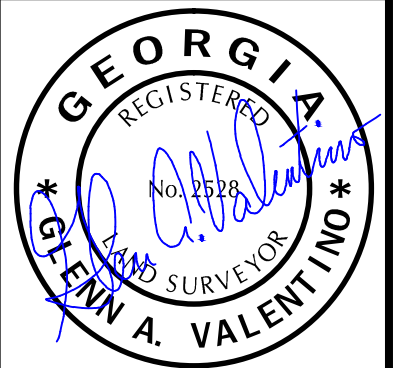


SUBDIVISION PLAT OF:
FT. GILLEM DEVELOPMENT
 FOR
THE CITY OF FOREST PARK

VA
 VALENTINO & ASSOCIATES, INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
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 WEB: VALENTINOSURVEY.COM
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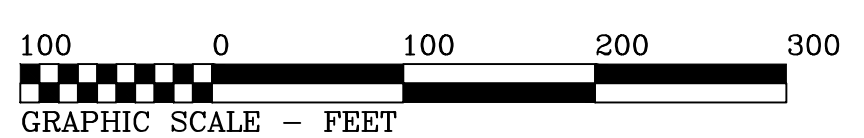
REVISIONS

1/13/23:	ADDRESS COMMENTS
10/04/23:	ADDED CERTIFICATIONS.
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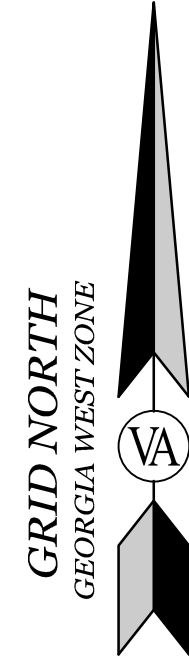


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FINAL SUBDIVISION PLAT
 SHEET
 7 OF 14



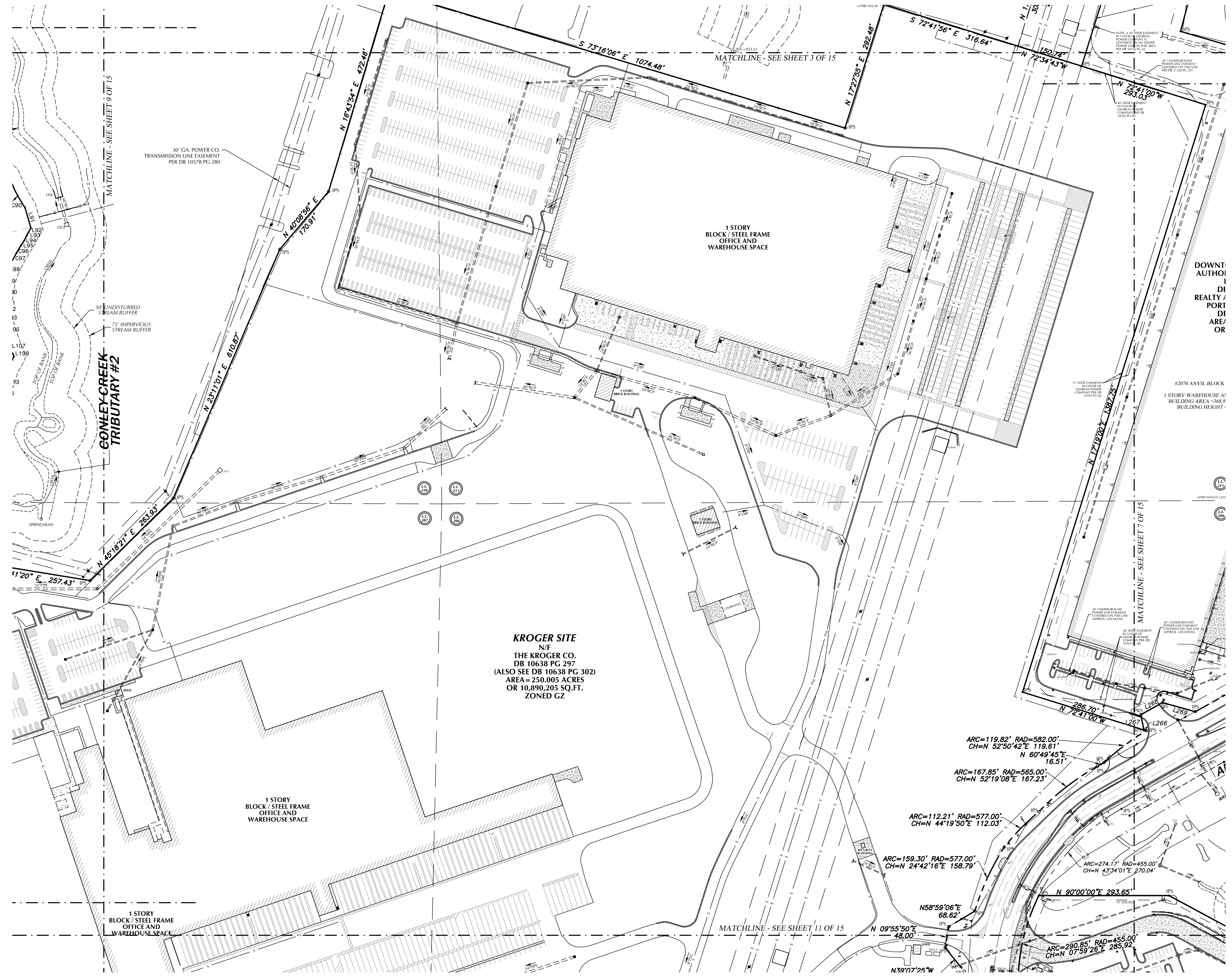
FOR ALL NOTES SEE SHEET 1



RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
- - - FENCE LINE
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- - - W WATER LINE
- - - WET WETLANDS AREA
- ▲ CATCH BASIN SINGLE WING
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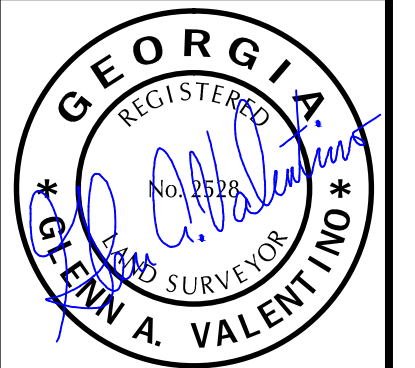
KROGER SITE
 N/F
 THE KROGER CO.
 DB 10638 PG 297
 (ALSO SEE DB 10638 PG 302)
 AREA=250.005 ACRES
 OR 10,890,205 SQ.FT.
 ZONED GZ

SUBDIVISION PLAT OF:
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 FOR
THE CITY OF FOREST PARK

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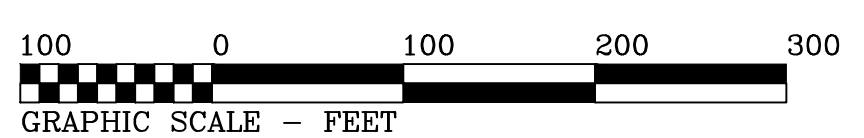
REVISIONS

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FINAL SUBDIVISION PLAT



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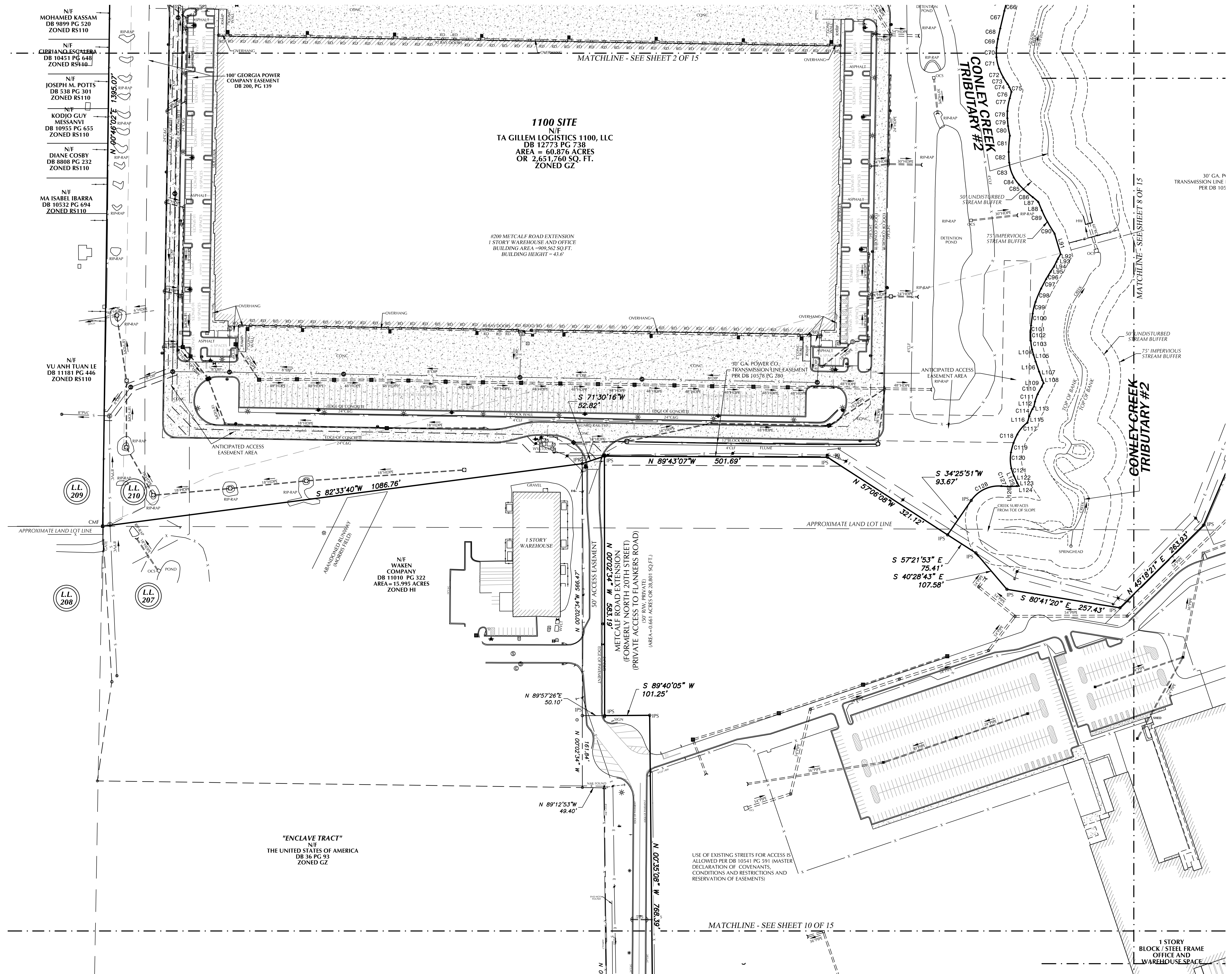
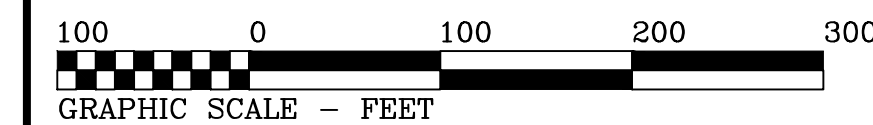
LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE

RESERVED FOR CLERK OF COURT

LEGEND

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- G- GUARDRAIL
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- UNK- UNKNOWN UNDERGROUND UTILITY LINE
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- WET- WETLANDS AREA
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- ▽ CATCH BASIN DOUBLE WING
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- CLEANOUT
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- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/VALVE MARKER
- BOLLARD
- CONCRETE MONUMENT FOUND
- CRIMPED TOP PIPE FOUND
- CT
- E-PAN
- FIF
- IRB
- IPF
- IPS
- MB
- ODF
- PKF
- PMS
- RBF
- RMF
- RRSB
- SO
- BSL
- C&G
- CP
- CLF
- CMP
- DB PG
- DIP
- HC
- HDPE
- INV
- OCS
- PB PG
- PVC
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- TBM



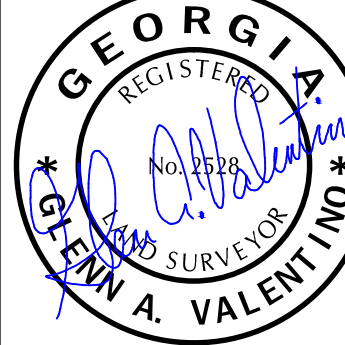
SUBDIVISION PLAT OF:
FT. GILLEM DEVELOPMENT
FOR
THE CITY OF FOREST PARK

VA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

REVISIONS

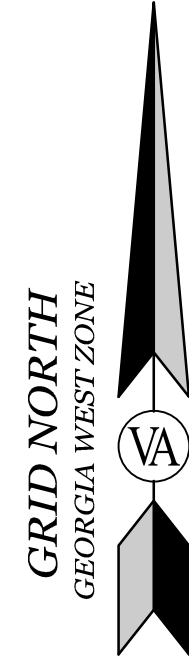
1/13/23:	ADDRESS COMMENTS
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LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA

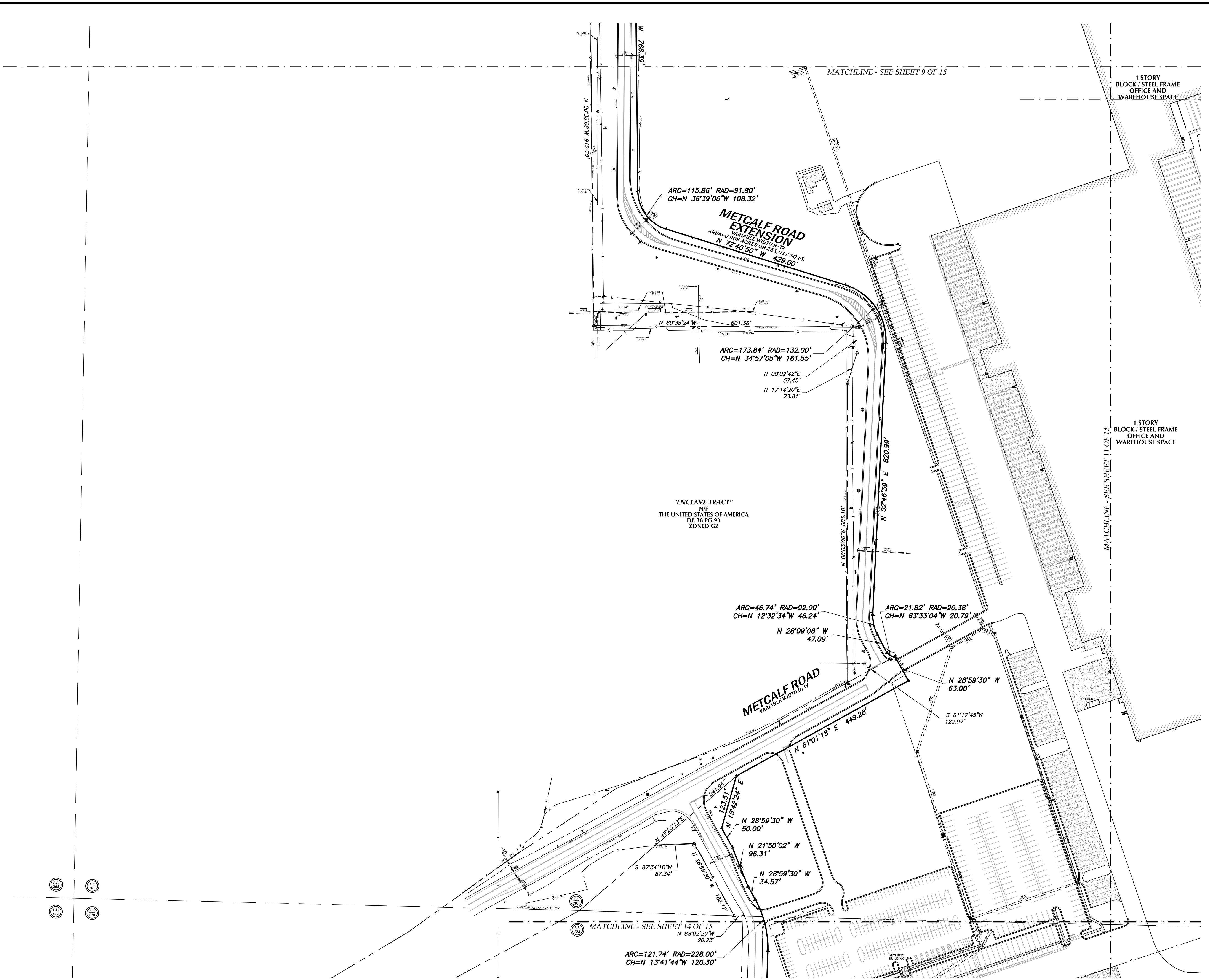
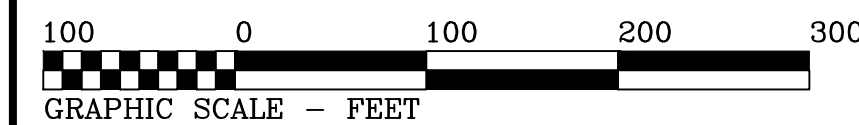
FOR ALL NOTES SEE SHEET 1



RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
- X- FENCE LINE
- G- GUARDRAIL
- G- UNDERGROUND GAS LINE
- E- OVERHEAD ELECTRIC LINE
- T- OVERHEAD TELEPHONE LINE
- S- SANITARY SEWER LINE
- FM- SANITARY SEWER FORCEMAIN LINE
- UE- UNDERGROUND ELECTRIC LINE
- UT- UNDERGROUND TELEPHONE LINE
- UNK- UNKNOWN UNDERGROUND UTILITY LINE
- W- WATER LINE
- WET- WETLANDS AREA
- ▲ CATCH BASIN SINGLE WING
- ▲ CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE HYDRANT
- △ FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
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- STORM WATER JUNCTION BOX
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- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- BOLLARD
- CONCRETE MONUMENT FOUND
- CRIMPED TOP PIPE FOUND
- E-PAN ELECTRIC PANEL
- + FFE FINISHED FLOOR ELEVATION
- IRB IRRIGATION BOX
- IPF IRON PIN FOUND
- IPS 1/2" IRON PIN SET
- MB MAIL BOX
- OTF OPEN TOP PIPE FOUND
- PKF PK NAIL FOUND
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- RBF REBAR FOUND
- RMF RIGHT-OF-WAY MONUMENT FOUND
- RRSB RAILROAD SIGNAL BOX
- SO STUB OUT
- BSL BUILDING SETBACK LINE
- C&G CURB & GUTTER
- CP CONCRETE PAD
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- DB PG DEED BOOK & PAGE
- DIP DUCTILE IRON PIPE
- HC HEADER CURB
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INV INVERT ELEVATION
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- PB PG PLAT BOOK & PAGE
- PVC PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK

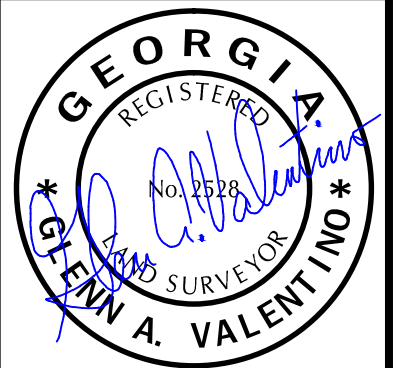


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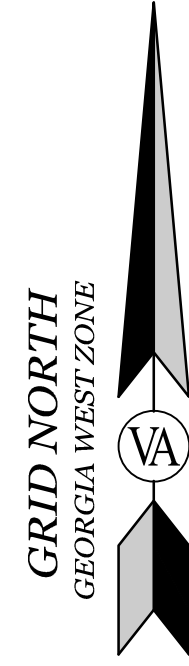


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FINAL SUBDIVISION PLAT
 SHEET
10 OF 14

FOR ALL NOTES SEE SHEET 1

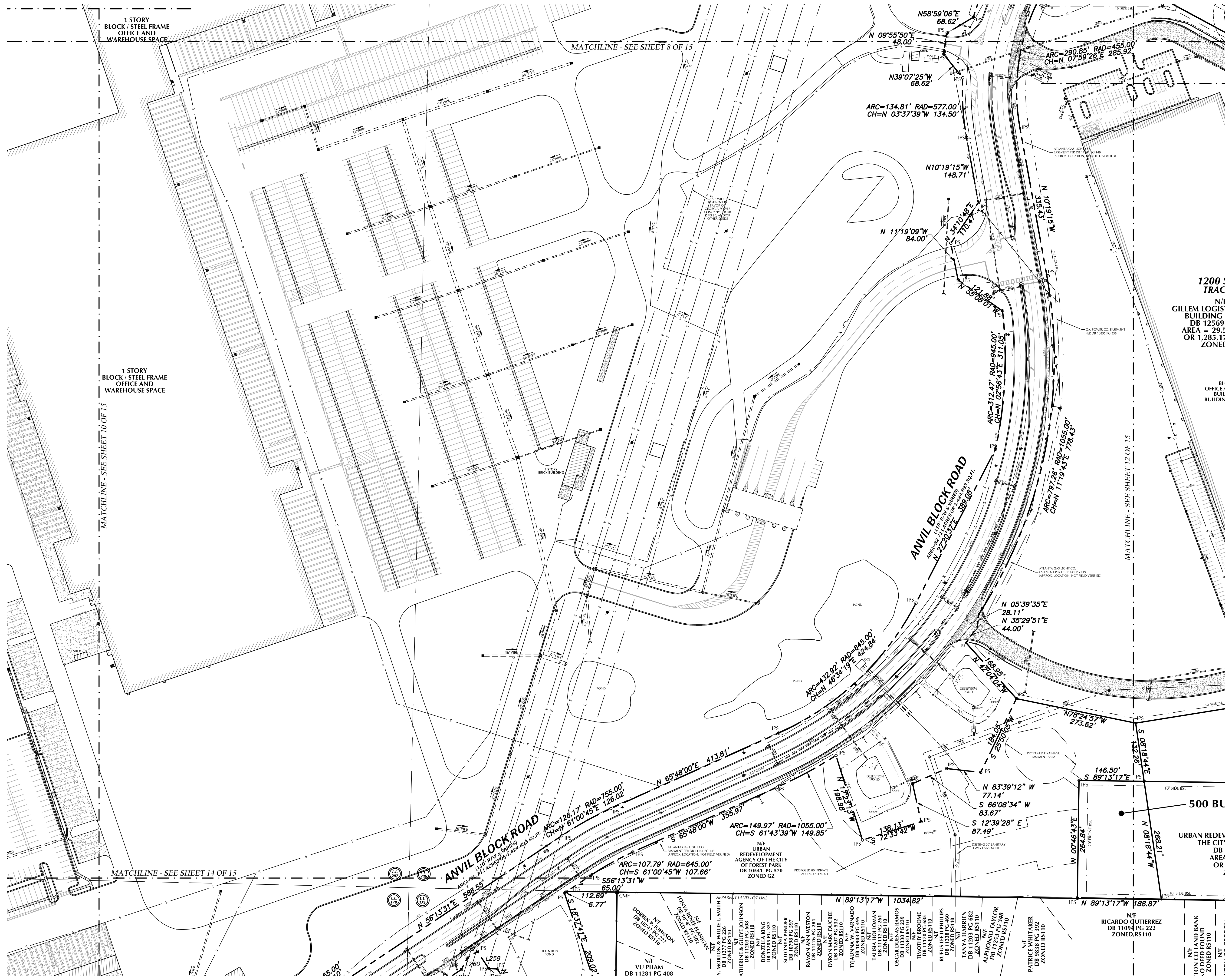
LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA



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- - - WATER LINE
- - - WETLANDS AREA
- - - CATCH BASIN SINGLE WING
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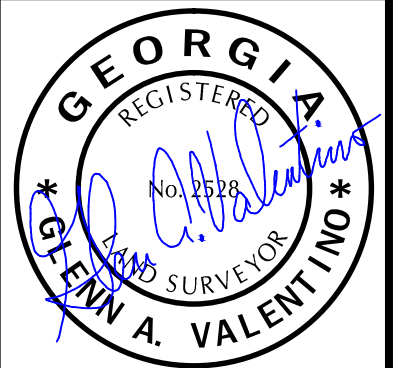


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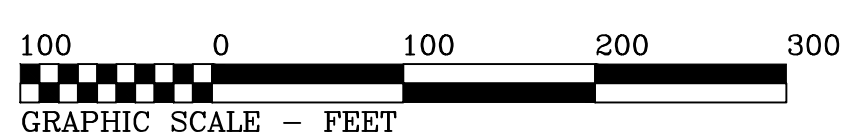
REVISIONS

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10/12/23	ADDRESS COMMENTS

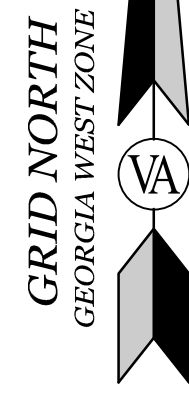


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FINAL SUBDIVISION PLAT
 SHEET 11 OF 14



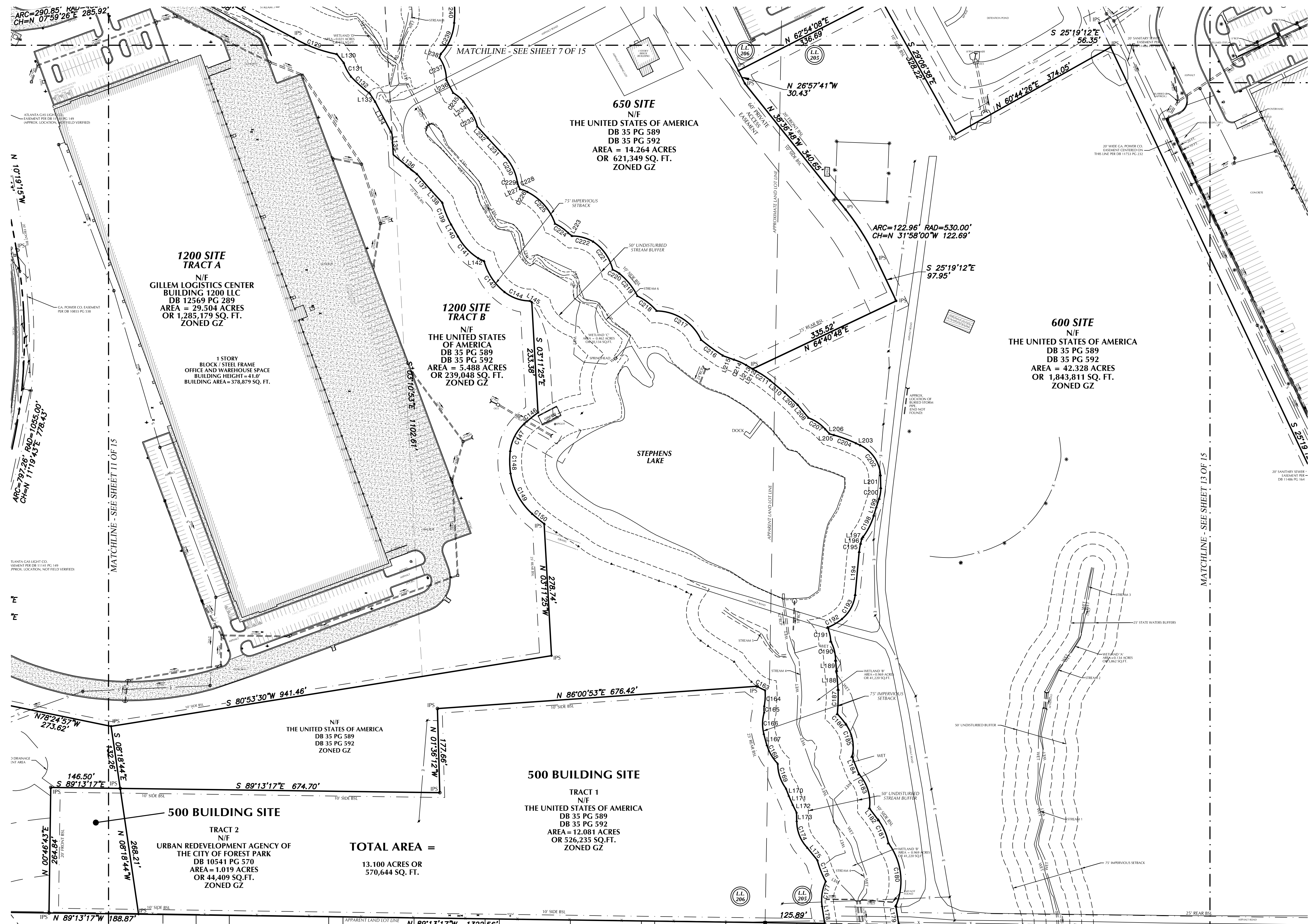
FOR ALL NOTES SEE SHEET 1



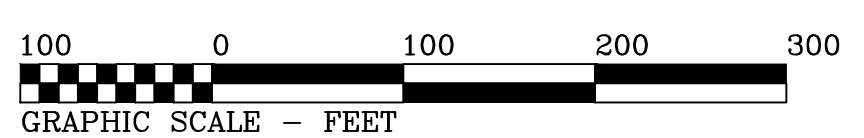
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RICARDO GUTIERREZ DB 11094 PG 222 ZONED RS110	CLAYTON CO LAND BANK NO DEED FOUND ZONED RS110	CLAYTON CO GEORGIA NO DEED FOUND ZONED RS110	LEGNA GROUP LLC DB 12708 PG 39 ZONED RS110	1ST STREET	GWENDOLYN MARIE TAYLOR DB 12427 PG 507 ZONED RS110	CARLE ELLIENHOWER DB 14526 PG 640 ZONED RS110	2ND STREET	THANH PHONG N. TRAN & NGUYEN THI LE NGUYEN ZONED RS110	DIORBA L. BALES DB 1045 PG 427 ZONED RS110	3RD STREET	GWENDOLYN W. ELLISON DB 12427 PG 507 ZONED RS110	CLARENCE JACKSON DB 4395 PG 335 ZONED RS110	4TH STREET	SHY HOMES 4 LLC DB 12995 PG 570 ZONED RS110	ANN MARINA WILLIAMS DB 12669 PG 157 ZONED RS110	N/F JOHN BARNETT DB 4822 PG 75 ZONED RS110	LA-VAUGHN GRAHAM DB 4772 PG 25 ZONED RS110	LA-VAUGHN GRAHAM DB 4772 PG 25 ZONED RS110	MICHAEL S. MARTIN DB 3932 PG 17 ZONED RS110
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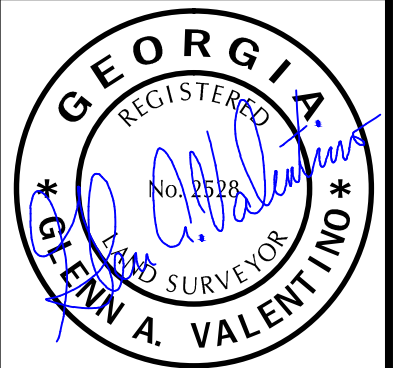
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REVISIONS

1/13/23: ADDRESS COMMENTS
10/04/23: ADDED CERTIFICATIONS.
10/12/23: ADDRESS COMMENTS



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FINAL SUBDIVISION PLAT
SHEET 12 OF 14

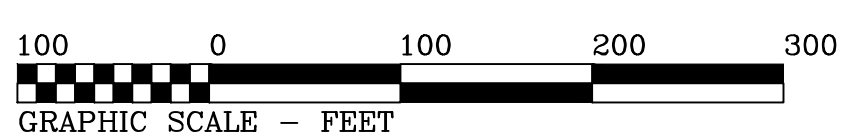
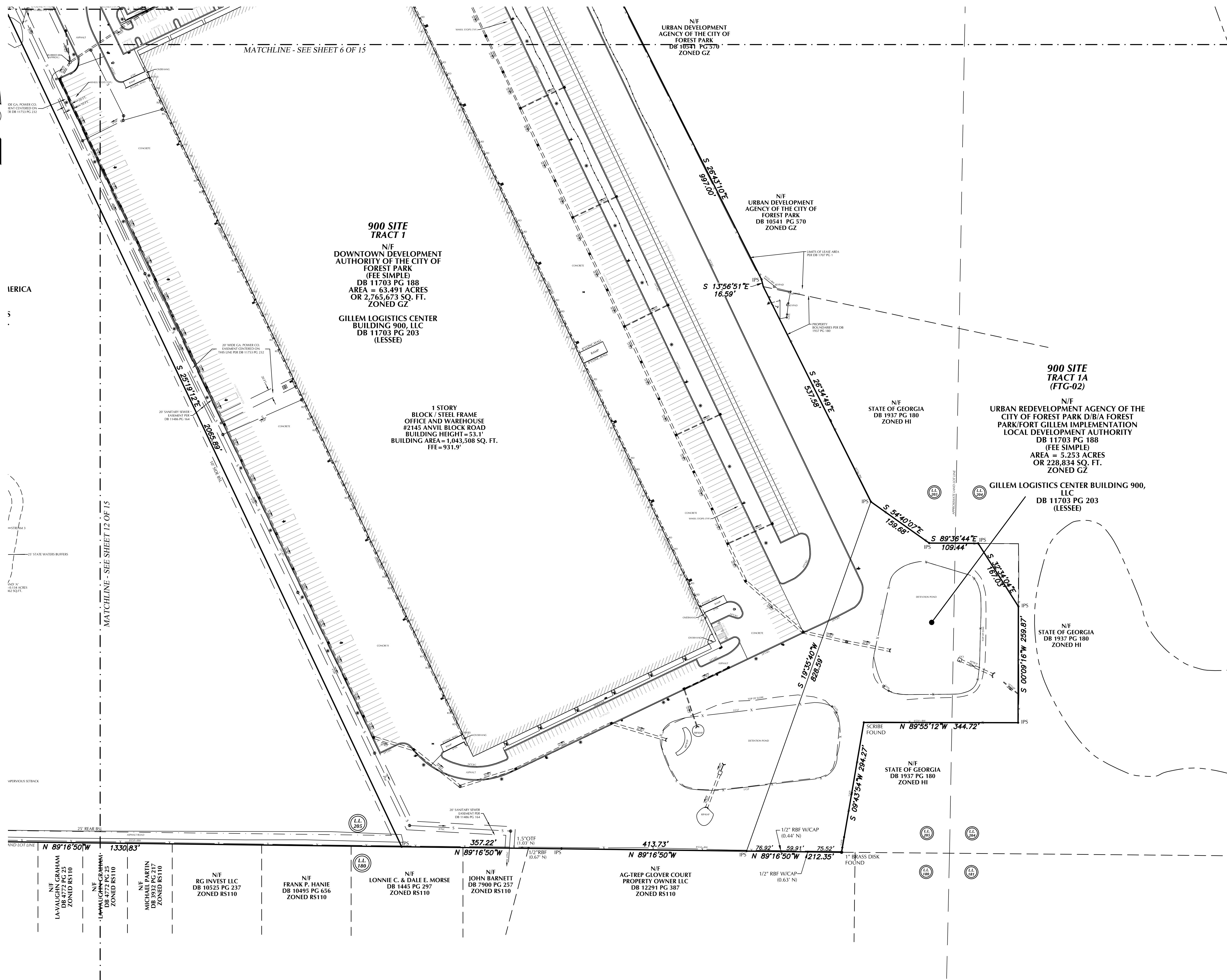
LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA



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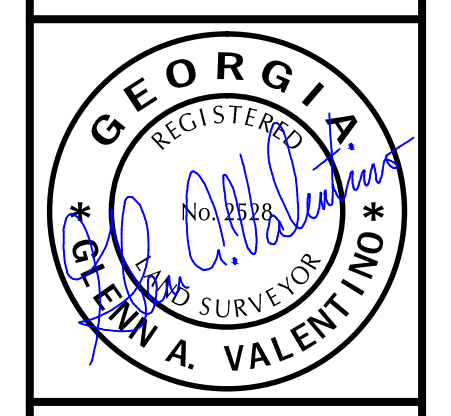


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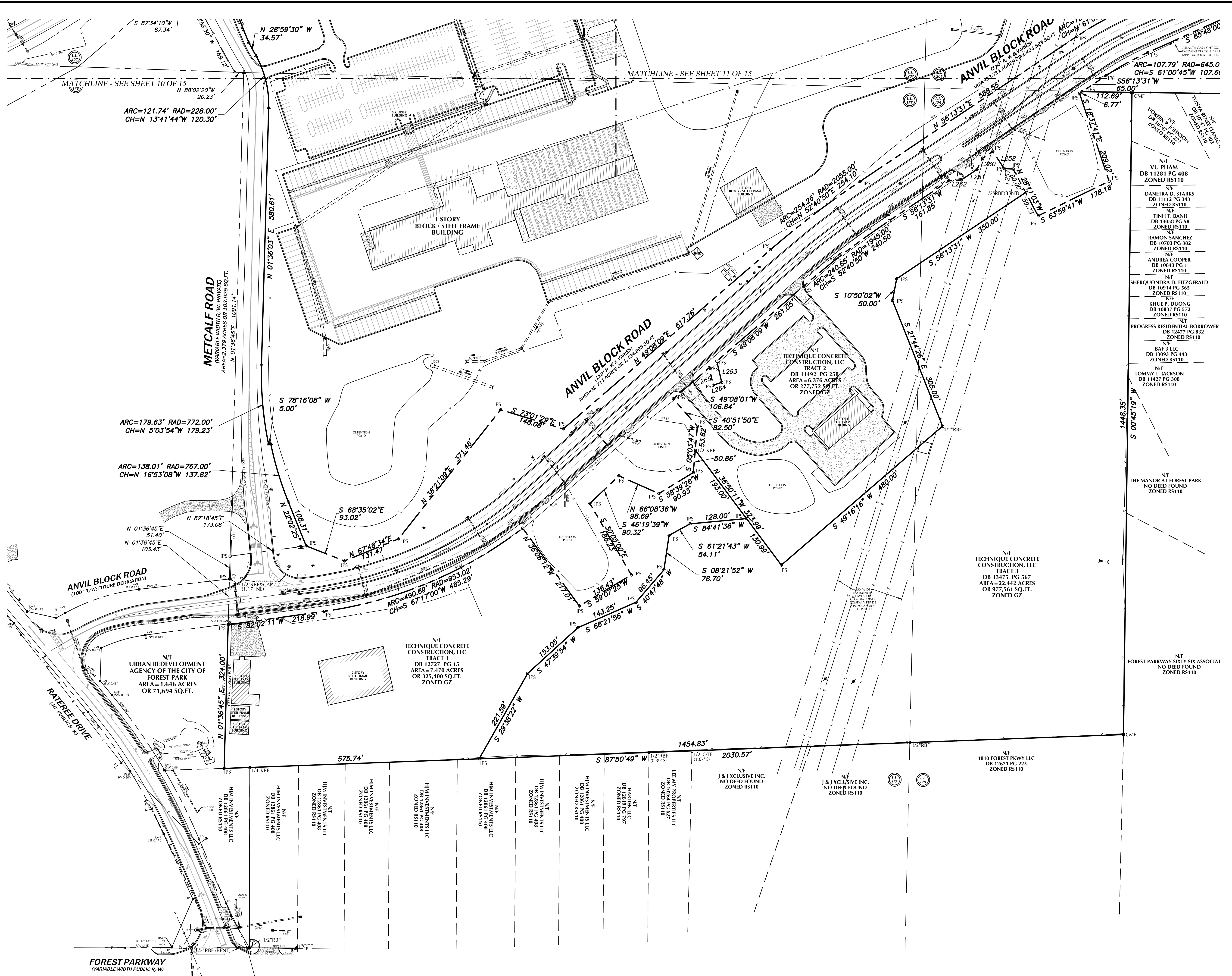
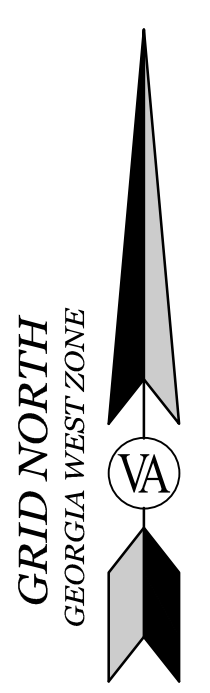
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FINAL SUBDIVISION PLAT
SHEET
13 OF 14

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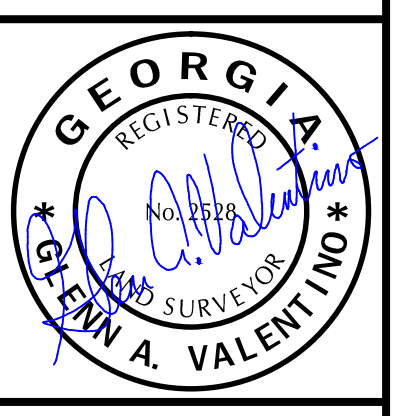


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THE CITY OF FOREST PARK

VA
VALENTINO & ASSOCIATES, INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
 FAX: (770) 435-6050
 WEB: VALENTINOSURVEY.COM
 STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LS9000794

REVISIONS

1/13/23:	ADDRESS COMMENTS
10/04/23:	ADDED CERTIFICATIONS.
10/12/23:	ADDRESS COMMENTS



SCALE: 1" = 100'
 DATE: 10/20/2022
 JOB NUMBER: 15-074
 FILE NUMBER: 15-074-SD
 PLOTTED: 10/12/2023

FINAL SUBDIVISION PLAT
 SHEET
14 OF 14

FOR ALL NOTES SEE SHEET 1

LAND LOTS 178,179,204,205,206,207,210,211 & 212 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA

