

**STATE OF GEORGIA
CITY OF STONECREST**

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA TO APPROVE PHASE I FINAL PLAT OF CRESTVIEW POINTE SUBDIVISION LOCATED AT 7199 HAYDEN QUARY ROAD FOR 65 OF THE 129 (TOTAL) LOTS; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council (“City Council”) thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, Section 14-121 through Section 14-136 within DIVISION 2 (PLAT APPROVAL PROCEDURE) Chapter 14 (LAND DEVELOPMENT) outlines the procedures to prepare a final plat for approval; and

WHEREAS, Section 14-121 requires owners of the land or authorized agents to submit final plats for approval and certification by City departments following the approval of a preliminary plat; and

WHEREAS, in accordance with Section 14-87 the Director of Planning and Zoning shall review the final plat within 90 days of a complete application and submission of the final plat; and

WHEREAS, the final plat shall not be forwarded to the mayor and council until such time that the Director of Planning and Zoning certifies that final plat complies with all city zoning, environmental, and subdivision ordinances and regulations and all applicable state and federal laws; and

WHEREAS, the City Council shall vote to approve, deny, or defer the final plat based on its compliance with chapter 14 LAND DEVELOPMENT; and

WHEREAS, the Director of Planning and Zoning has properly reviewed analyzed the application and final plat submitted on behalf of Phase I of the Crestview Pointe Subdivision; and

WHEREAS, the preliminary plat for Phase I of the Crestview Pointe Subdivision was approved by the City Council on December 18, 2025 attached herein as Exhibit A; and

WHEREAS, the Director of Planning and Zoning certifies that the final plat complies with all city zoning, environmental, and subdivision ordinances and regulations and all applicable state and federal laws; and

WHEREAS, the Director of Planning and Zoning presents to the City Council the final plat submitted on behalf of Phase I of the Crestview Pointe Subdivision located at 7199 Hayden Quarry Road attached here as EXHIBIT B for approval, denial, or deferment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, HEREBY RESOLVES, that the Mayor, on behalf of the City, hereby approves the final plat submitted on behalf of Phase I of the Crestview Pointe Subdivision located at 7199 Hayden Quarry Road.

BE IT FURTHER RESOLVED, that the final plat and supporting documentation are attached here as EXHIBIT B and shall be considered to be and is hereby incorporated as if fully set out herein.

BE IT FURTHER RESOLVED, that final plat acknowledgement and approval by the Mayor and Council shall constitute that approval.

BE IT FURTHER RESOLVED, the approved final plat shall be recorded with the clerk of the superior court of DeKalb County by the applicant and returned to the Director of Planning and Zoning.

BE IT FURTHER RESOLVED, the filing and recording of the final plat by the Director of Community Development shall, upon completion of the improvements by the applicant and compliance with all procedures of this chapter, be deemed an acceptance of the dedication of the streets and other public land as shown upon said plat as dedicated to the City of Stonecrest, Georgia, on behalf of the public.

BE IT FURTHER RESOLVED, the final plat shall comply with the requirements of chapter 27 and all conditions of zoning for the subject property

BE IT FURTHER RESOLVED, to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

BE IT FURTHER RESOLVED, all City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

BE IT FINALLY RESOLVED, this Resolution shall take effect immediately.

SO RESOLVED AND EFFECTIVE this _____ day of _____, 2026.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM BY:

City Attorney

EXHIBIT A

APPLICANT/AUTHORIZED AGENT

LIA SURVEYING
CONTACT NAME: CHAYCE BELL
ADDRESS: 4525 SOUTH LEE STREET,
BUFORD, GA 30518
PHONE: 770-540-9688

SITE DESIGNER/ENGINEER

LIA ENGINEERING
ALPHARETTA, GA 30009
CONTACT NAME: TYLER MARCHMAN
PHONE: 770-855-2430

SITE SURVEYOR

LIA SURVEYING
BUFORD, GA 30518
CONTACT NAME: CHAYCE BELL
PHONE: 770-540-9688

SITE OWNER

RLS CRESTVIEW LLC
250 VESKY STREET 15TH FLOOR
NEW YORK, NEW YORK 10028

SITE DEVELOPER

BROOKFIELD PROPERTIES
1180 PEACHTREE ST. NE
ATLANTA GA 30309

843-214-3893
DEREK HARRIS

NOTES

- 1. NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.
2. ELECTRICAL SERVICE WILL BE UNDERGROUND.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 130890C178K DATED 12/08/20) 16 # 130890C186J DATED 05/16/2013, ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. THIS DEVELOPMENT SHARES AN INTER-PARCEL ACCESS ON BYRDHOUSE FARM ROAD WITH CRESTWIND TOWNSHIP.
5. ALL OWNERS AND RESIDENTS OF PROPERTY WITHIN THE CRESTVIEW/CRESTWIND MASTER DEVELOPMENT THAT ARE IN GOOD STANDING WITH THE HOMEOWNERS ASSOCIATION SHALL HAVE ACCESS TO THE AMENITIES AND COMMON AREAS.

CONTOUR DATA NOTE

- 1. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON LIDAR DRONE TOPO.

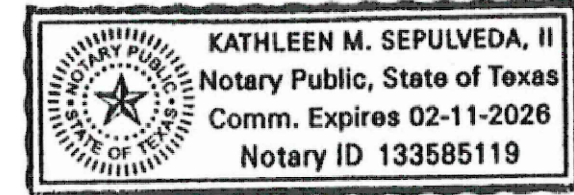
Owner's Acknowledgement

I, RLS CRESTVIEW LLC, the owner of the land shown on this plat and whose name is subscribed hereto, acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets indicated as public streets and rights-of-way, and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless City of Stonecrest from any/all claims, damages or demands arising on account of the design, construction and maintenance of the property shown hereon, on account of the roads, fills, embankments, ditches, cross-drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that City of Stonecrest shall not be liable to him/her, his/hers, successors or assigns for any claims or damages resulting from the construction or maintenance of cross-drain extensions, drives, structures, streets, culverts, curbs or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these present. The owner of record of the land shown on this plat and whose name is subscribed thereto in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and dedicates to City of Stonecrest, as noted below, the complete ownership and use of all improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:

Public Street Right-of-Way 3.46 acres
Drainage Easement 2.13 acres
Public Water/Sewer Easements to DeKalb County 0.12 acres

In witness whereof, I have hereunto set my hand this 19th day of September 2025

(SEAL) Owner: [Signature]
Witness: [Signature]
Notary Public: Kathleen M Sepulveda II



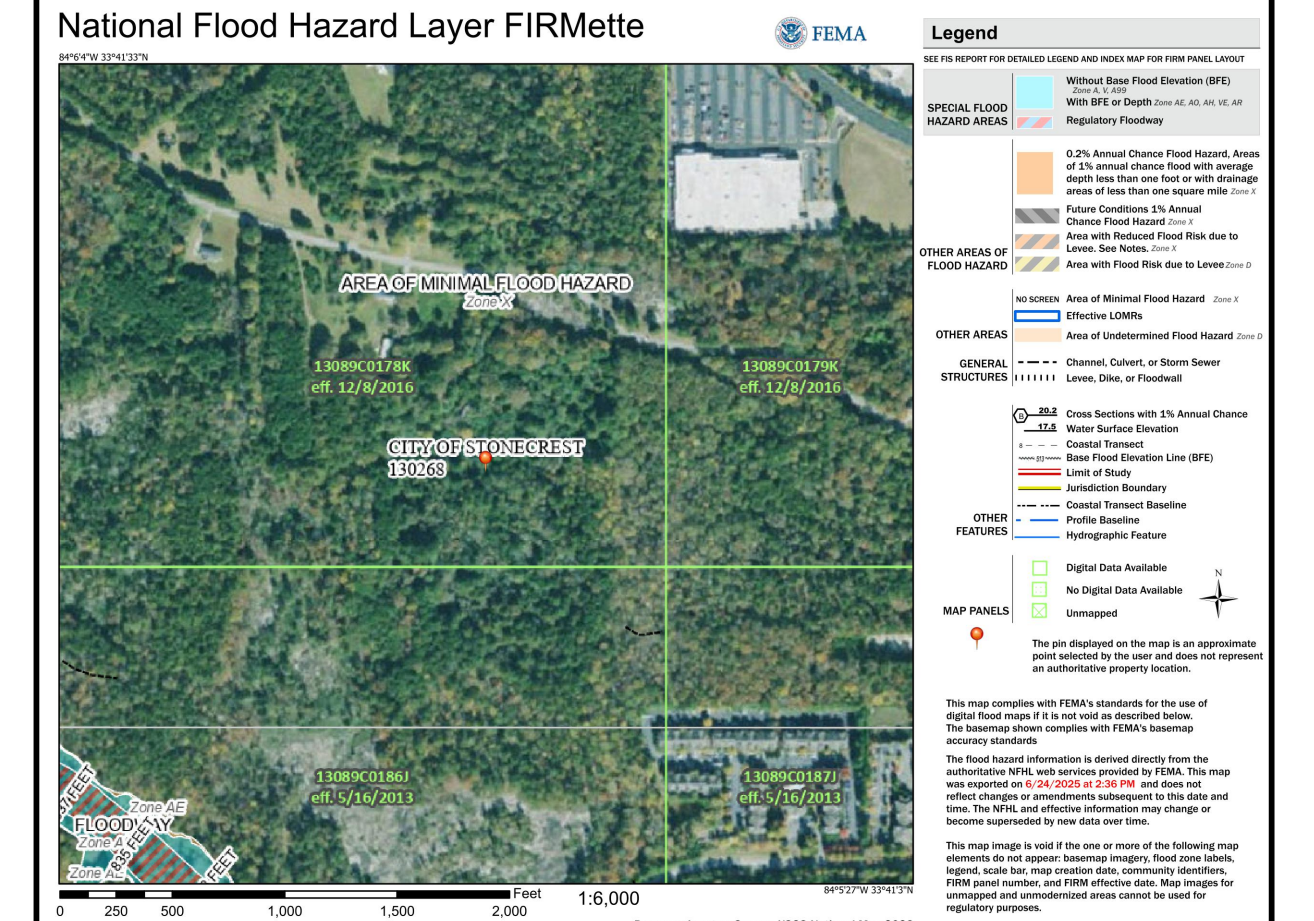
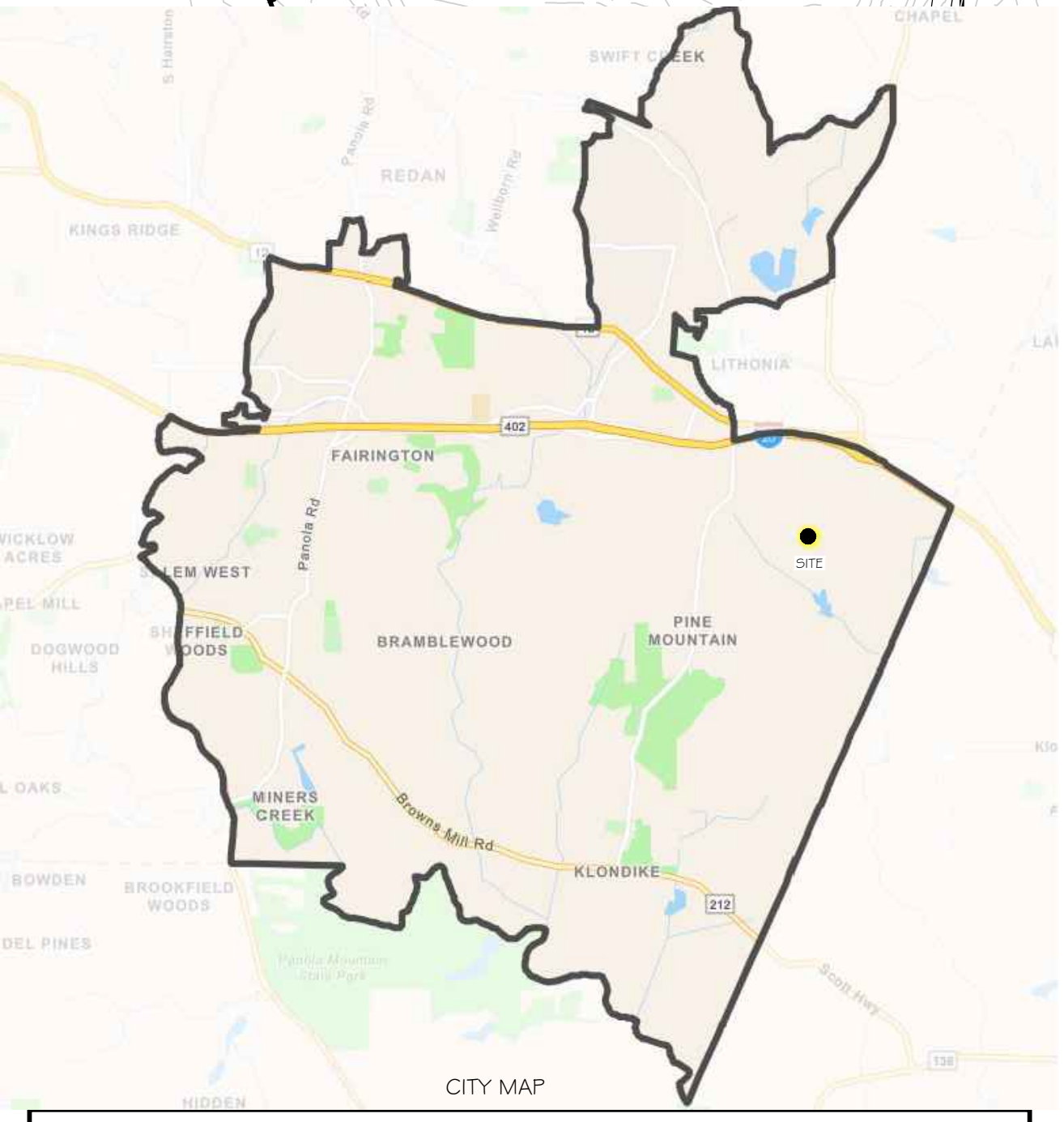
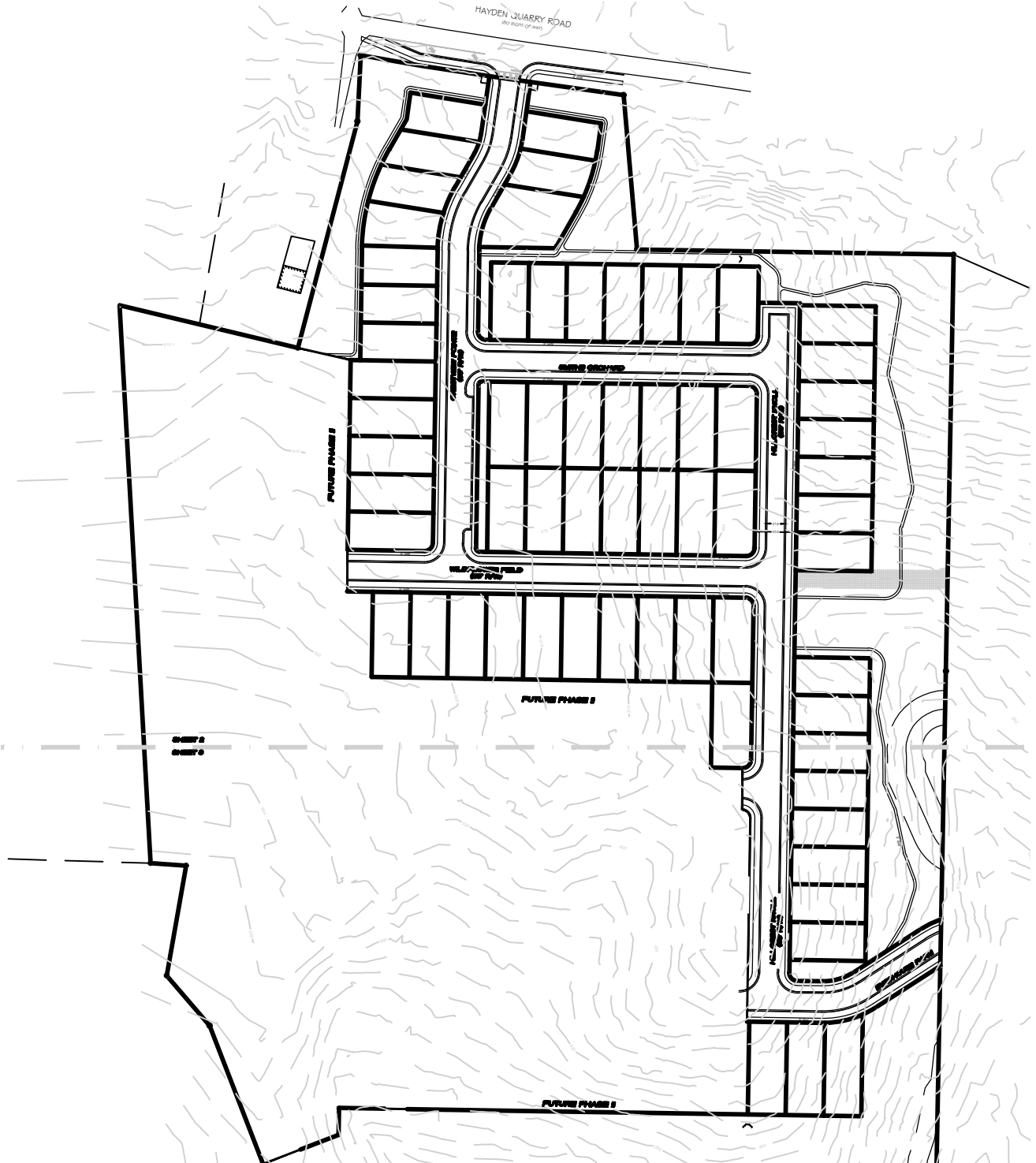
LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for SIGN, FIRE HYDRANT, GRATE INLET, STORM SEWER MANHOLE, SANITARY SEWER MANHOLE, IRON PIN FOUND, COMPUTED POINT, IRON PIN SET, RW MARKER, CRIMP TOP PIPE, OPEN TOP PIPE, CORRUGATED METAL PIPE, DUCTILE IRON PIPE, POLYVINYL CHLORIDE PIPE, REINFORCED CONCRETE PIPE, OUTLET CONTROL STRUCTURE, HEADWALL, RIGHT OF WAY, POINT OF COMMENCEMENT, POINT OF BEGINNING, BACK OF CURB, STORM SEWER LINE, SANITARY SEWER, WATER LINE, PROPERTY LINE, ADJACENT PROPERTY LINE, FENCE, SINGLE WING CATCH BASIN, DOUBLE WING CATCH BASIN, DROP INLET (PEDESTAL), JUNCTION BOX, LAND LOT, SLAB LOT, BASEMENT LOT, SLABBASEMENT LOT, HANDICAP RAMP, WETLANDS (HATCH).

SITE DATA

Table with 2 columns: Field and Value. Fields include: EXISTING ZONING: RSM (STONECREST OVD TIER 3 OVERLAY); SITE AREA: +/- 19.06 ACRES; TOTAL LOTS: 65 HOME SITES; LOT DENSITY: 4.02 HOMES/ACRE; SINGLE FAMILY MIN. LOT WIDTH: 40' MIN.; SINGLE FAMILY MIN. LOT SIZE: 5,000 SF; SFD SETBACKS AND INFO: FRONT YARD: 25 FT.; SIDE SETBACK(SF): 10 FT.; REAR YARD: 10 FT.; BUILDING HEIGHT: 35' MAX; MIN PARKING REQUIRED: 2 SPACES PER UNIT; MIN PARKING PROVIDED: 2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY); OVERFLOW PARKING PROVIDED: 8 SPACES; NOTE: TOPOGRAPHY IS FROM DRONE SURVEY; TYPICAL STREET LAYOUT: PUBLIC / PRIVATE STREETS: PUBLIC STREETS 26' F.C. - F.C., 55' TYPICAL; STREET WIDTH: 26' F.C. - F.C.; RIGHT OF WAY WIDTH: 55' TYPICAL; SIDEWALKS / GRASS STRIP: 5' SIDEWALKS, 4' GRASS STRIP.

PRELIMINARY PLAT FOR: CRESTVIEW POINTE PHASE I 65 LOTS
DEKALB AP #3092055
#7199 HAYDEN QUARRY ROAD
LITHONIA, GA, 30038
PARCEL ID #16 171 02 003

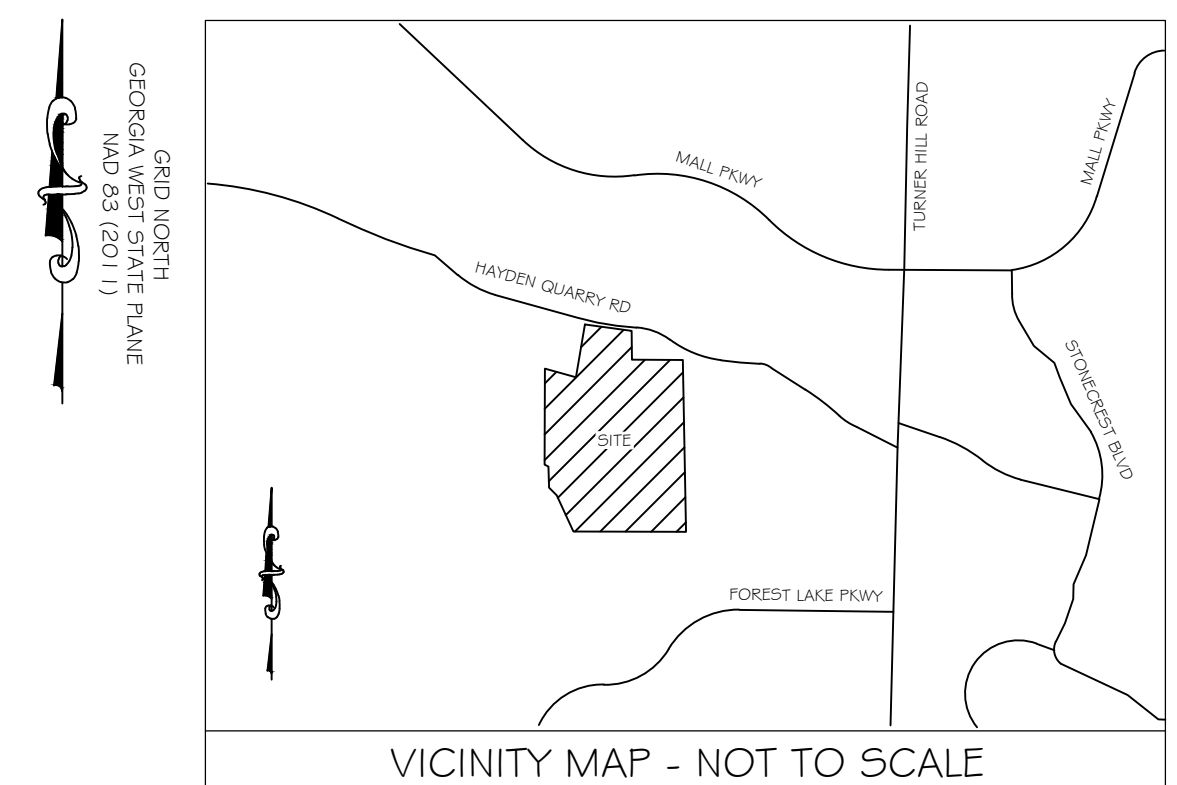


FOUNDATION LOCATION CERTIFICATE

A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO CITY OF STONECREST PRIOR TO FOOTING INSPECTION FOR THE FOLLOWING LOTS. ALL EASEMENTS, BUFFERS, AND FLOOD LIMITS ON THESE LOTS MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF FOOTING INSPECTION. LOTS: ALL LOTS

AS-BUILT ELEVATION CERTIFICATE

AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING ON THE FOLLOWING LOTS. LOTS: -



Department of Watershed Management
I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County. This ___ day of ___, 20__.

City of Stonecrest/City Engineer
I certify that this plat has been approved by all affected departments and complies with all County Zoning, Environmental and Subdivision requirements. this ___ day of ___, 2024

City of Stonecrest/Planning and Zoning Director
This plat has been submitted to and accepted by the City of Stonecrest/Planning and Zoning, Georgia and has been approved as required by state law and county codes as meeting all conditions precedent to recording in the superior court of this circuit. this ___ day of ___, 2024

Mayor's Certification
This plat has been submitted to and accepted by the mayor and council of the City of Stonecrest, Georgia, and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit. Dated this ___ day of ___, ___, ___, ___. By: (Mayor as designee of governing authority)

GENERAL NOTES
1. Provide the closure precision of the survey data shown on the plat as follows: "This plat has been calculated for closure and is found to be accurate within one foot in 269,905 feet."
2. "According to the F.I.R.M. of DeKalb County, panel number 130890C178K, dated December 8, 2015, this property not located in a Special Flood Hazard Area."
PLAT APPROVAL
This plat has been submitted to and accepted by the Community Development Department for the City of Stonecrest, GA and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit. Director, Department of Community Development Date

FLOOD HAZARD
The Special Flood Hazard Areas (SFHA) shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Stonecrest does not, by approving this plat, warrant their accuracy, and does not imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, the City of Stonecrest does not by approving this plat nor accepting the public improvements thereon, assume maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to the City of Stonecrest prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the SFHA within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of Stonecrest is required prior to the issuance of a building permit.
DRAINAGE
The owner of record on behalf of himself (self) and all successors in interest specifically releases the City of Stonecrest from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river, 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 city regulations. The City 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 judgment of staff and Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Stonecrest nor abrogation of the City of Stonecrest's right to seek reimbursement for expenses from the owner(s) of the property (ies) or the lands that generated the conditions. NOTE: Stream buffers are to remain in a natural and undisturbed condition. NOTE: Structures, other than approved storm structures, are not allowed in drainage easements.
City of Stonecrest and DeKalb County personnel and/or agents shall have free and total access to and across all easements.

Surveyor's Acknowledgement
In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law. M. CHAYCE BELL G.A. R.L.S. #3465



NOTE: HORIZONTAL ALIGNMENTS MEET AASHTO DESIGN STANDARDS FOR 25 MPH DESIGN SPEED
NOTE: VERTICAL ALIGNMENTS MEET AASHTO DESIGN STANDARDS FOR 25 MPH DESIGN SPEED

Vertical sidebar containing: LJA SURVEYING INC. logo and contact info; LOCATION IN: LAND LOT 171 16TH DISTRICT CITY OF STONE CREST DEKALB COUNTY, GEORGIA; PRELIMINARY PLAT CRESTVIEW POINTE PHASE I FOR BROOKFIELD PROPERTIES DEVELOPMENT, LLC ATLANTA, GA 30309; TABLE with columns: ISSUE, DATE, DESCRIPTION; DRAFTED BY: MSJ; CHECKED BY: MCB; PROJECT #: GA3293-2402.205; 811 logo and text 'Know what's below. Call before you dig.'; SHEET NO: 1 OF 4.



Department of Planning and Zoning
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
P: (770) 224-0200
E: stonecrestga.gov

April 22, 2024

Battle Law PC on behalf of Parkland Communities, Inc.
7199 Hayden Quarry Road
Stonecrest, GA 30038

RZ 23-002 Applicant is seeking a major modification of the conditions of the subject property to change the conditions for case number Z-05-01.
Zoning: RSM (Small Lot Residential Mix)
Overlay District: Stonecrest Overlay District Tier 3
Parcel Identification(s): 16 171 02 003 and 16 171 02 010
Property Owners: Parkland Communities Inc.
Council District: I. Councilperson Tara Graves

Dear Petitioner,
This letter is to confirm the revised City Council approved conditions for the above referenced request as a result of the public hearing held on July 31, 2023. The conditions are contained from the modification of zoning conditions of CZ-86187 and Z-05-01. Combined the modifications resulted in the attached conditions as RZ-23-002.

**APPROVED ZONING CONDITIONS FOR CZ-05-01 (August 23, 2005)
AS AMENDED Case # RZ 23-002 (July 31, 2023)
7199 Hayden Quarry Road Stonecrest GA 30038**

1. The maximum number of units shall be 129 single family detached units. (RZ 23-002-7.31.23⁶)
2. There shall be a mandatory homeowners association ("HOA") which shall own all of the common area located within the project. (Z-05-01 #2 original condition 8.23.05⁶)
3. All units within the project shall be fee simple units. None of the lots will be marketed to investors as rental property, and the HOA Declaration of Restrictive Covenants shall provide that no more than 15% of the total lots within the subdivision shall be utilized for rental purposes, except for "hardship cases" as provided for in the Declaration. Z-05-01 (#3 original condition 8.23.05⁶)
4. Each unit shall have the following:
 - a. Two car garages (#4b original condition 8.23.05- Amended condition- RZ 23-002 7.31.23⁶)
 - b. Each single-family dwelling must have a patio pad in the backyard; (Z-05-01 #2 original condition 8.23.05. Amended RZ 23-002 7.31.23⁶)
 - c. Sidewalks shall be located on both sides of the streets throughout the project; (Z-05-01 #4d original condition 8.23.05. ⁶)
 - d. The front facades shall vary such that two adjacent homes will not be the same; (Z-05-01 #4e original condition 8.23.05⁶)
 - e. Front facades shall be constructed of brick, stone, or stucco and up to forty percent (40%) Hardi-plank siding; and (Z-05-01 #4f original condition 8.23.05⁶)

Planning and Zoning Department
3120 Stonecrest Blvd. Stonecrest, Georgia 30038 ~ 770.224.0200 ~ www.stonecrestga.gov

- f. The side and rear facades of the units shall be constructed of brick, stone, stucco, or Hardi-plank siding. The use of vinyl siding shall be strictly prohibited. (Z-05-01 4g original condition 8.23.05⁶)
5. The entrance to the project shall be a brick monument sign and shall be landscaped. (Z-05-01 #4h original condition 8.23.05⁶)
6. All detention facilities shall be shielded from view with evergreen trees and a minimum six (6) foot high fence, as provided in the (DeKalb County) City of Stonecrest Development Code. (Z-05-01 4i original condition 8.23.05⁶)
7. Sidewalks shall be placed along property frontage on Hayden Quarry Road (Z-05-01 4j original condition 8.23.05⁶)
8. Underground utilities shall be used throughout the property (Z-05-01 4k original condition 8.23.05⁶)
9. The Applicant has provided Staff with a copy of the as-built survey showing that all gas lines are located within the public right of way, with none being located onsite. The Applicant acknowledges that any work to be conducted within the right of way in connection with the tapping into the existing gas lines or other utilities lines within the public right of way, or with installing any required streetscapes shall be done as required by Georgia Natural Gas during any approved land disturbance activity. (RZ-23-002 added condition 7.31.23⁶)
10. The developer must install a 6ft powdered-coated aluminum fence along the Hayden Quarry right of way and rear of lots 126-128 and 118-121. (RZ-23-002 added condition 7.31.23⁶)
11. A playlot shall be installed between and/or adjacent to lots 119-120 of the proposed development. (RZ-23-002 added condition 7.31.23⁶)
12. There shall be a master HOA agreement between the Crestview Pointe[®] and Crestwind Township[^] communities for use of the following amenities: (RZ-23-002 added condition 7.31.23⁶)
 - a. 4,956 sq. ft. Junior Olympic Swimming no more than 5ft deep.
 - b. A cabana or clubhouse.
 - c. 8,866 sq. ft. pool decking area.
 - d. A Tot Lot adjacent to the pool.
 - e. A soccer field in the location shown as the Playfield on the submitted site plan; and
 - f. A mulched walking trail to be located on the subject property with identifying signage showing the entrance to and distance of the trail.

A copy of this modified letter from (drafted August 2, 2023) shall be uploaded to the [Citizenserve Online Portal](https://www.citizenserve.com) along with your application for a building permit. Information related to this application may be found online using <https://www.citizenserve.com>.

Thank you in advance for your cooperation and please do not hesitate to contact our office with any questions.

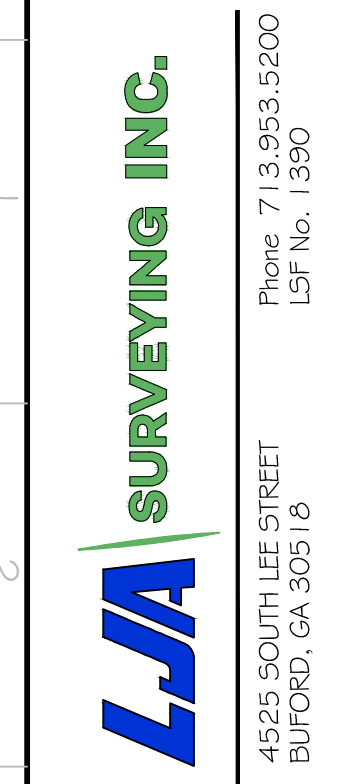
Sincerely,

Tre'Jon Singletary

Tre'Jon Singletary
Senior Planner
(Amended on 4/19/24 by SQ Director Planning and Zoning)

CC: Raymond White Sr. Director 8.2.23

Planning and Zoning Department
3120 Stonecrest Blvd, Stonecrest, Georgia 30038 ~ 770.224.0200 ~ www.stonecrestga.gov



14525 SOUTH LEE STREET
DUNWOODY, GA 30329
Phone: 770.953.5200
Fax: 770.953.5200

LOCATED IN:
LAND LOT 171
16TH DISTRICT
CITY OF STONE CREST
DEKALB COUNTY, GEORGIA

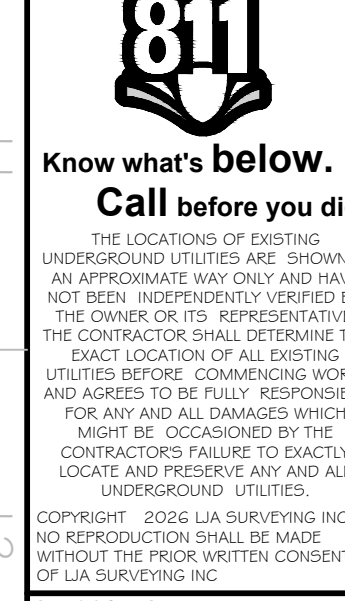
PRELIMINARY PLAT
CRESTVIEW POINTE PHASE I
FOR
BROOKFIELD PROPERTIES DEVELOPMENT, LLC
ATLANTA, GA 30309

ISSUE DATE	DESCRIPTION
INITIAL: []	
REV. 1: []	
REV. 2: []	
REV. 3: []	
REV. 4: []	
REV. 5: []	
REV. 6: []	
REV. 7: []	

DRAFTED BY: MSJ

CHECKED BY: MCB

PROJECT #:
GA3293-2402.205



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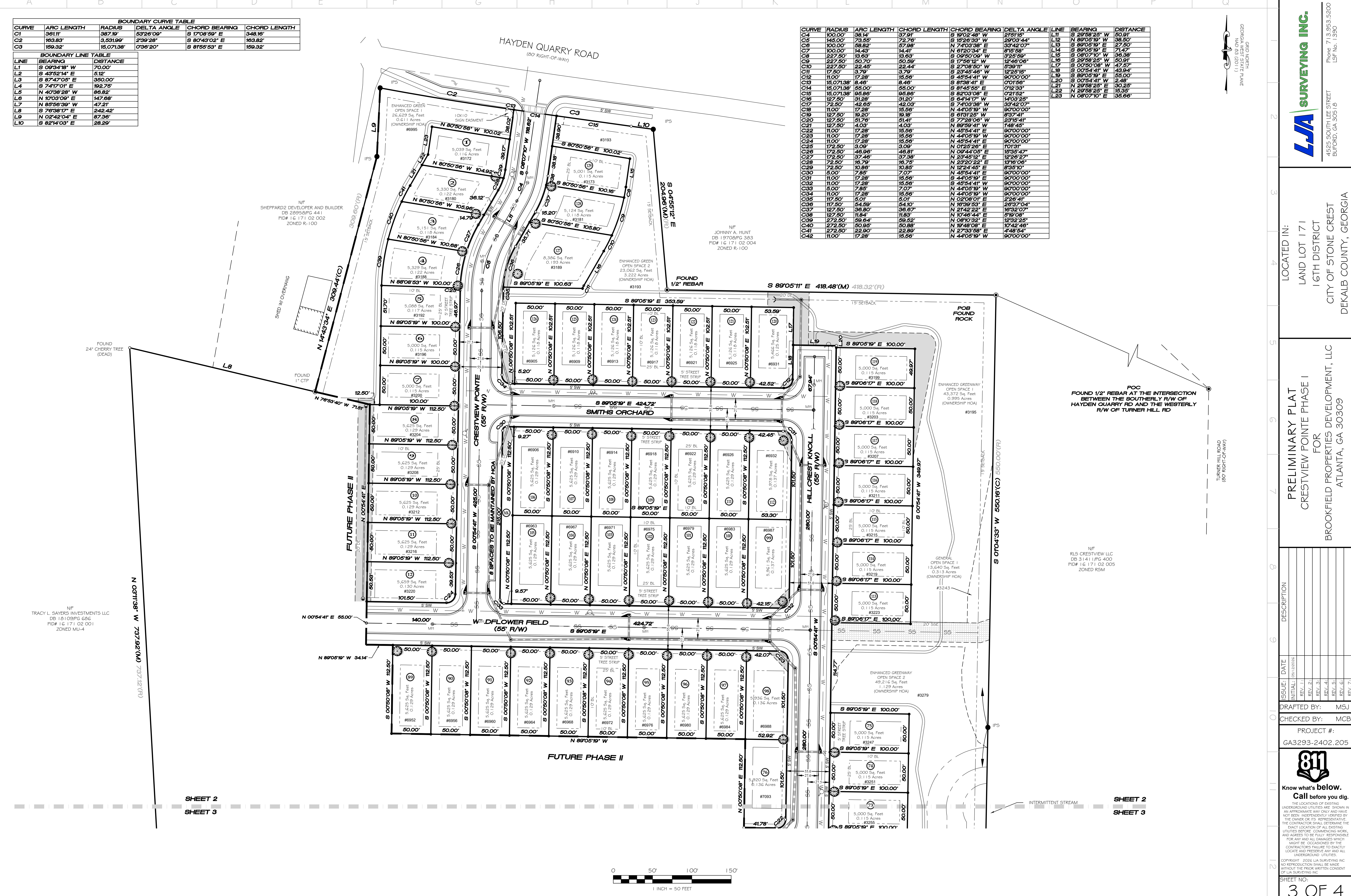
SHEET NO:
2 OF 4

File Location: \\server\projects\ga3293_brookfield_properties_development\crestview_pointe_1_crestwind\06_wmcy_cad\survey\plm\plm_plat_phase1

BOUNDARY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	361.1'	387.19'	53°26'09"	S 17°08'59" E	348.16'
C2	163.83'	3,531.99'	2°39'28"	S 80°43'02" E	163.82'
C3	159.32'	15,071.38'	0°36'20"	S 87°55'53" E	159.32'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°34'18" W	70.00'
L2	S 43°52'14" E	5.12'
L3	S 87°47'05" E	350.00'
L4	S 7°47'01" E	192.75'
L5	N 40°38'28" W	86.82'
L6	N 10°03'09" E	147.68'
L7	N 85°56'39" W	47.21'
L8	S 76°38'17" E	242.42'
L9	N 02°42'04" E	87.36'
L10	S 82°14'03" E	28.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE BEARING	DISTANCE
C04	100.00'	38.14'	37.91'	S 19°02'48" W	21°01'15"	L11 S 29°58'25" W	50.91'
C05	145.00'	73.55'	72.76'	S 15°26'33" W	29°03'44"	L12 N 89°05'19" W	38.50'
C06	100.00'	58.82'	57.98'	N 7°03'38" E	33°42'07"	L13 S 89°05'19" E	27.50'
C07	100.00'	14.43'	14.41'	N 6°20'34" E	8°15'58"	L14 S 89°05'19" E	71.42'
C08	227.50'	13.63'	13.63'	S 05°50'09" W	3°25'59"	L15 S 08°07'10" W	36.38'
C09	227.50'	50.70'	50.59'	S 17°56'12" W	12°48'06"	L16 S 29°58'25" W	50.91'
C10	227.50'	22.45'	22.44'	S 27°08'50" W	5°39'11"	L17 S 00°50'08" W	47.57'
C11	17.50'	3.79'	3.79'	S 23°45'48" W	12°28'16"	L18 S 00°54'41" W	43.94'
C12	11.00'	17.28'	15.56'	S 45°54'41" W	90°00'00"	L19 S 89°05'19" E	55.00'
C13	15,071.38'	8.46'	8.46'	S 87°38'41" E	0°01'56"	L20 S 00°54'41" W	2.48'
C14	15,071.38'	55.00'	55.00'	S 87°45'55" E	0°12'33"	L21 N 29°58'25" E	34.25'
C15	15,071.38'	93.68'	93.68'	S 89°03'04" E	0°21'42"	L22 N 29°58'25" E	15.35'
C16	127.50'	31.28'	31.20'	S 64°14'17" W	14°03'25"	L23 N 08°07'10" E	35.66'
C17	72.50'	42.65'	42.03'	S 74°03'38" W	33°42'07"		
C18	11.00'	17.28'	15.56'	N 44°05'19" W	90°00'00"		
C19	127.50'	19.20'	19.18'	S 67°31'25" W	8°32'41"		
C20	127.50'	51.78'	51.41'	S 77°28'06" W	23°15'41"		
C21	127.50'	4.03'	4.03'	N 89°59'41" W	1°48'45"		
C22	11.00'	17.28'	15.56'	N 45°54'41" E	90°00'00"		
C23	11.00'	17.28'	15.56'	N 44°05'19" W	90°00'00"		
C24	11.00'	17.28'	15.56'	N 45°54'41" E	90°00'00"		
C25	172.50'	3.09'	3.09'	N 07°25'28" E	10°13'31"		
C26	172.50'	46.96'	46.81'	N 05°44'05" E	12°35'47"		
C27	172.50'	37.46'	37.38'	N 23°45'12" E	12°26'27"		
C28	72.50'	16.79'	16.75'	N 23°20'22" E	12°16'06"		
C29	172.50'	10.85'	10.82'	N 12°24'45" E	8°35'10"		
C30	5.00'	7.85'	7.07'	N 45°54'41" E	90°00'00"		
C31	11.00'	17.28'	15.56'	S 44°05'19" E	90°00'00"		
C32	11.00'	17.28'	15.56'	S 45°54'41" W	90°00'00"		
C33	5.00'	7.85'	7.07'	N 44°05'19" W	90°00'00"		
C34	11.00'	17.28'	15.56'	N 44°05'19" W	90°00'00"		
C35	17.50'	5.01'	5.01'	N 02°08'01" E	2°26'41"		
C36	17.50'	54.59'	54.10'	N 16°39'53" E	26°37'04"		
C37	127.50'	36.80'	36.67'	N 27°42'22" E	16°32'07"		
C38	127.50'	11.84'	11.83'	N 10°48'44" E	5°19'08"		
C39	272.50'	59.64'	59.52'	N 08°10'39" E	12°03'25"		
C40	272.50'	50.95'	50.88'	N 15°48'08" E	10°42'46"		
C41	272.50'	22.90'	22.89'	N 27°33'58" E	4°48'54"		
C42	11.00'	17.28'	15.56'	N 44°05'19" W	90°00'00"		



LJA SURVEYING INC.
 4525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.953.5200
 Lic. No. 1390

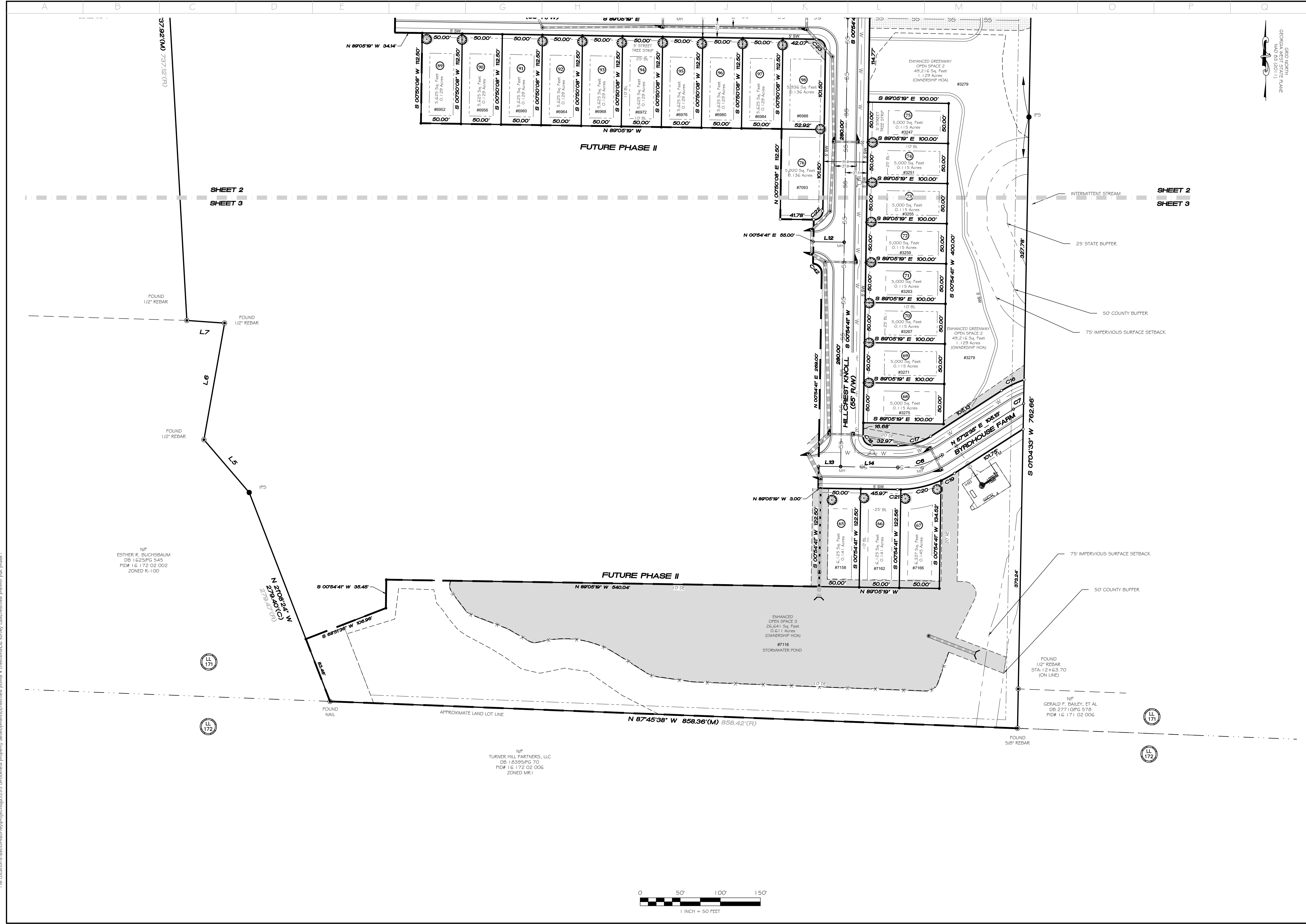
LOCATED IN:
 LAND LOT 171
 16TH DISTRICT
 CITY OF STONE CREST
 DEKALB COUNTY, GEORGIA

PRELIMINARY PLAT
 CRESTVIEW POINTE PHASE I
 FOR
 BROOKFIELD PROPERTIES DEVELOPMENT, LLC
 ATLANTA, GA 30309

ISSUE	DATE	DESCRIPTION
INITIAL	REV. 1/20/20	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: MSJ
 CHECKED BY: MCB
 PROJECT #: GA3293-2402.205

811
 Know what's below.
 Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.
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GRID NORTH
 GEORGIA WEST STATE PLANE
 NAD 83 (2011)

LJA SURVEYING INC.
 4525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.953.5200
 LSI No. 1390

LOCATED IN:
 LAND LOT 171
 16TH DISTRICT
 CITY OF STONE CREST
 DEKALB COUNTY, GEORGIA

PRELIMINARY PLAT
 CRESTVIEW POINTE PHASE I
 FOR
 BROOKFIELD PROPERTIES DEVELOPMENT, LLC
 ATLANTA, GA 30309

ISSUE	DATE	DESCRIPTION
INITIAL	10/12/2016	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: MSJ
 CHECKED BY: MCB
 PROJECT #: GA3293-2402.205

811
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 SHEET NO: 4 OF 4

File Locations: \\server\projects\932833_brookfield_properties_development\crestview_poinsite_16th_district\platt\platt_phase1.dwg

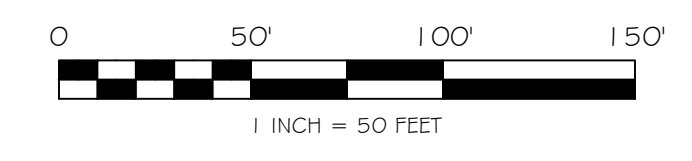


EXHIBIT B

APPLICANT/AUTHORIZED AGENT

LIA SURVEYING
CONTACT NAME: CHAYCE BELL
ADDRESS: 4525 SOUTH LEE STREET,
BUFORD, GA 30518
PHONE: 770-540-9688

SITE DESIGNER/ENGINEER

LIA ENGINEERING
ALPHARETTA, GA 30009
CONTACT NAME: TYLER MARCHMAN
PHONE: 770-855-2430

SITE SURVEYOR

LIA SURVEYING
BUFORD, GA 30518
CONTACT NAME: CHAYCE BELL
PHONE: 770-540-9688

SITE OWNER

RLS CRESTVIEW LLC
250 VESKY STREET 15TH FLOOR
NEW YORK, NEW YORK 10028

SITE DEVELOPER

BROOKFIELD PROPERTIES
1180 PEACHTREE ST. NE
ATLANTA GA 30309

843-214-3893
DEREK HARRIS

NOTES

- 1. NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.
2. ELECTRICAL SERVICE WILL BE UNDERGROUND.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13089C0178K DATED 12/08/2016 # 13089C0186I DATED 05/16/2013), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. THIS DEVELOPMENT SHARES AN INTER-PARCEL ACCESS ON BYRDHOUSE FARM ROAD WITH CRESTWIND TOWNSHIP.
5. ALL OWNERS AND RESIDENTS OF PROPERTY WITHIN THE CRESTVIEW/CRESTWIND MASTER DEVELOPMENT THAT ARE IN GOOD STANDING WITH THE HOMEOWNERS ASSOCIATION SHALL HAVE ACCESS TO THE AMENITIES AND COMMON AREAS.

CONTOUR DATA NOTE

- 1. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON LIDAR DRONE TOPO.

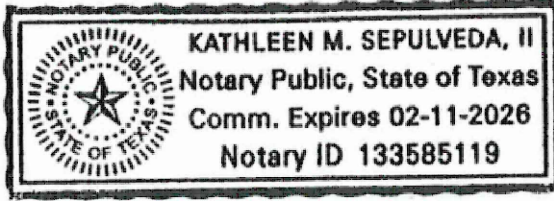
Owner's Acknowledgement

I, RLS CRESTVIEW LLC, the owner of the land shown on this plat and whose name is subscribed hereto, acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets indicated as public streets and rights-of-way, and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless City of Stonecrest from any/all claims, damages or demands arising on account of the design, construction and maintenance of the property shown hereon, on account of the roads, fills, embankments, ditches, cross-drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that City of Stonecrest shall not be liable to him/her, his/hers, successors or assigns for any claims or damages resulting from the construction or maintenance of cross-drain extensions, drives, structures, streets, culverts, curbs or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these present. The owner of record of the land shown on this plat and whose name is subscribed thereto in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and dedicates to City of Stonecrest, as noted below, the complete ownership and use of all improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:

Public Street Right-of-Way 3.46 acres
Drainage Easement 2.13 acres
Public Water/Sewer Easements to DeKalb County 0.12 acres

In witness whereof, I have hereunto set my hand this 19th day of September 2025

(SEAL) Owner: [Signature]
Witness: [Signature]
Notary Public: Kathleen M Sepulveda II



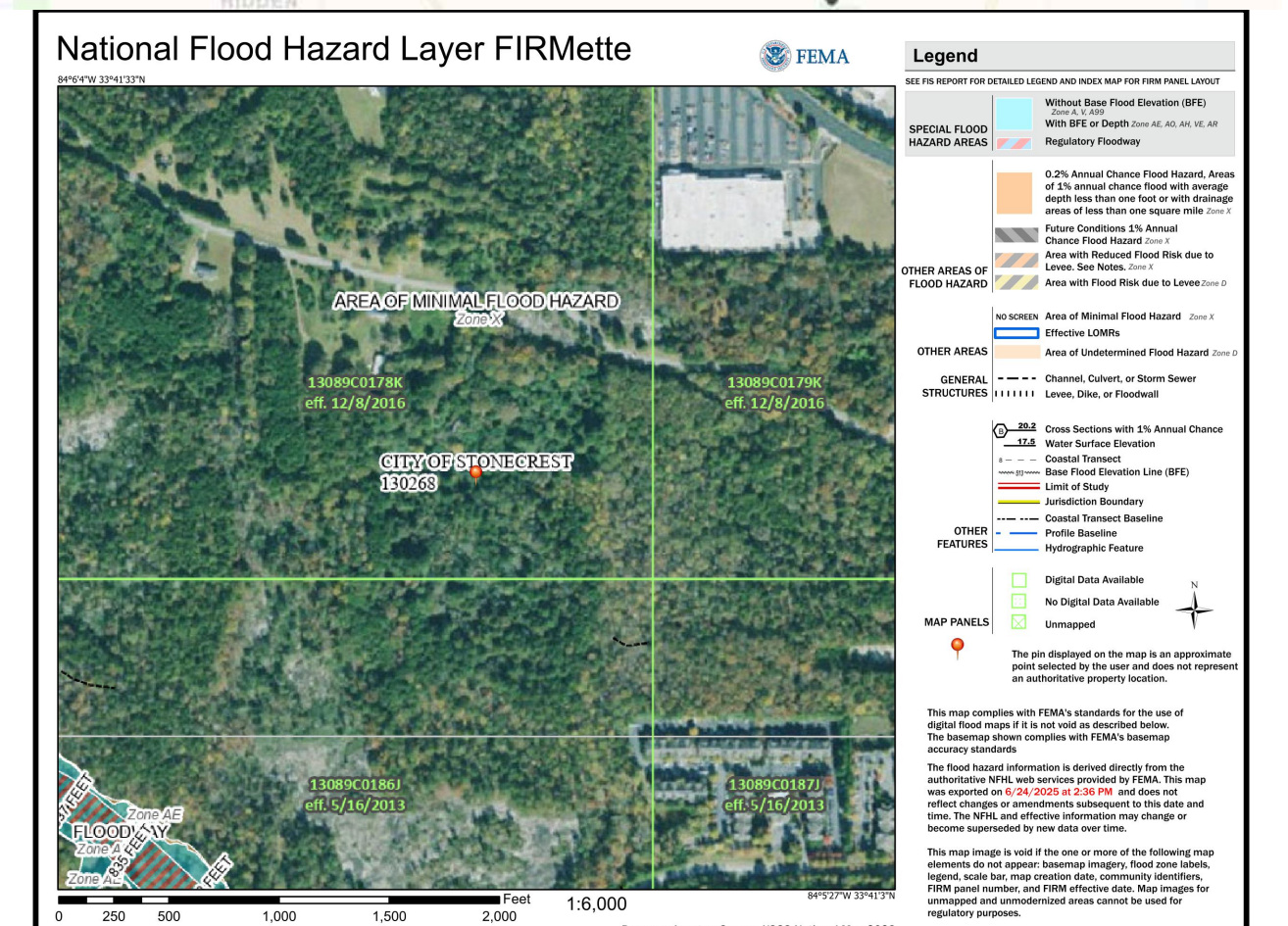
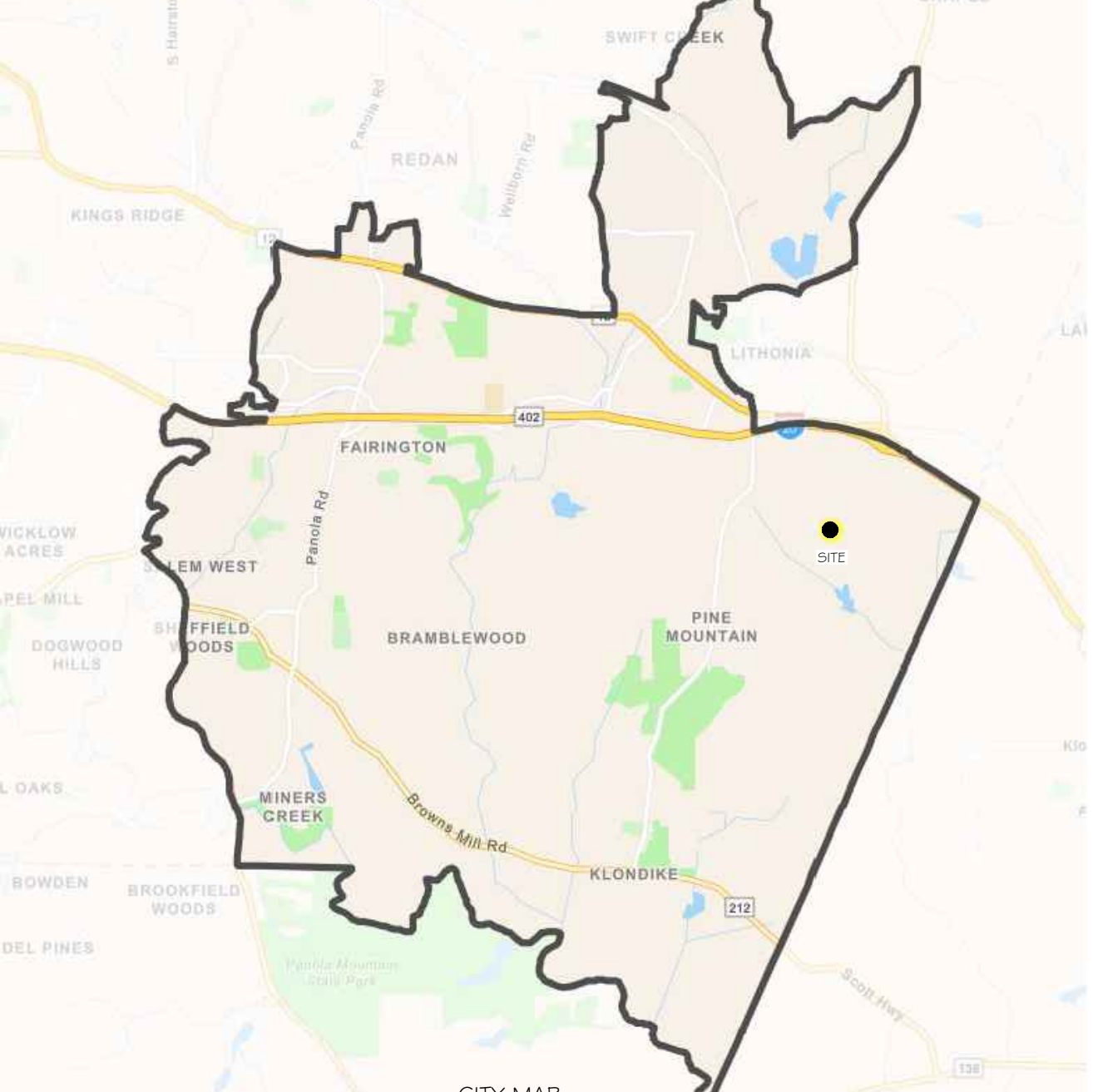
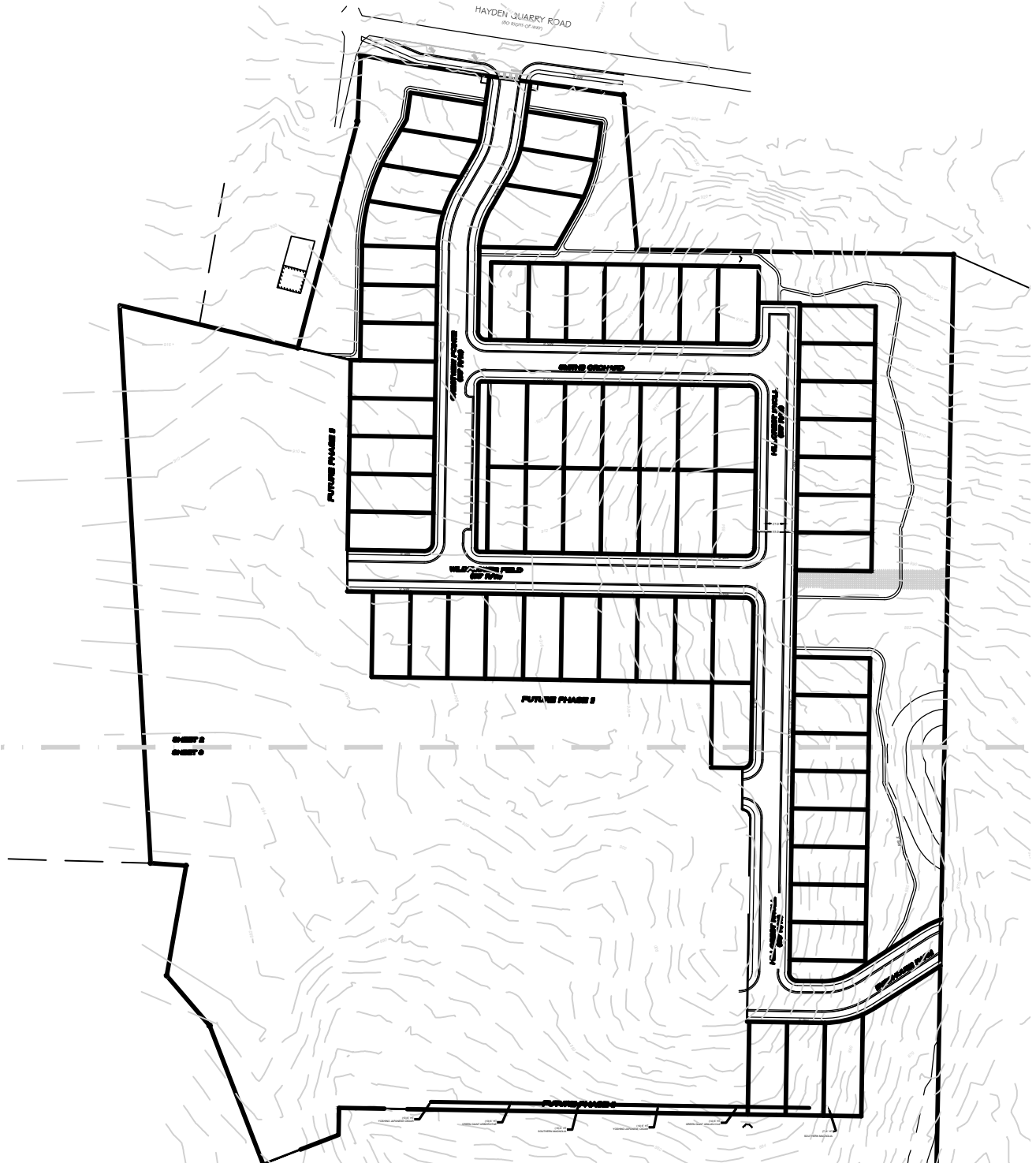
LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for SIGN, FIRE HYDRANT, GRATE INLET, STORM SEWER MANHOLE, SANITARY SEWER MANHOLE, IRON PIN FOUND, COMPUTED POINT, IRON PIN SET, RAW MARKER, CRIMP TOP PIPE, OPEN TOP PIPE, CORRUGATED METAL PIPE, DUCTILE IRON PIPE, POLYVINYL CHLORIDE PIPE, REINFORCED CONCRETE PIPE, OUTLET CONTROL STRUCTURE, HEADWALL, RIGHT OF WAY, POINT OF COMMENCEMENT, POINT OF BEGINNING, BACK OF CURB, STORM SEWER LINE, SANITARY SEWER, WATER LINE, PROPERTY LINE, ADJACENT PROPERTY LINE, FENCE, SINGLE WING CATCH BASIN, DOUBLE WING CATCH BASIN, DROP INLET (PEDESTAL), JUNCTION BOX, LAND LOT, SLAB LOT, BASEMENT LOT, SLABBASEMENT LOT, HANDICAP RAMP, WETLANDS (HATCH)

SITE DATA

Table with 2 columns: Field and Value. Fields include: EXISTING ZONING: RSM (STONECREST OVD TIER 3 OVERLAY); SITE AREA: +/- 19.06 ACRES; TOTAL LOTS: 65 HOME SITES; LOT DENSITY: 4.02 HOMES/ACRE; SINGLE FAMILY MIN. LOT WIDTH: 40' MIN.; SINGLE FAMILY MIN. LOT SIZE: 5,000 SF; SFD SETBACKS AND INFO: FRONT YARD: 25 FT.; SIDE SETBACK(SF): 10 FT.; REAR YARD: 10 FT.; BUILDING HEIGHT: 35' MAX; MIN PARKING REQUIRED: 2 SPACES PER UNIT; MIN PARKING PROVIDED: 2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY); OVERFLOW PARKING PROVIDED: 8 SPACES; NOTE: TOPOGRAPHY IS FROM DRONE SURVEY; TYPICAL STREET LAYOUT: PUBLIC / PRIVATE STREETS: 26' F.C. - F.C.; STREET WIDTH: 55' TYPICAL; RIGHT OF WAY WIDTH: 55' TYPICAL; SIDEWALKS / GRASS STRIP: 5' SIDEWALKS, 4' GRASS STRIP

FINAL PLAT FOR: CRESTVIEW POINTE PHASE I 65 LOTS
DEKALB AP #3092055
#7199 HAYDEN QUARRY ROAD
LITHONIA, GA, 30038
PARCEL ID #16 171 02 003

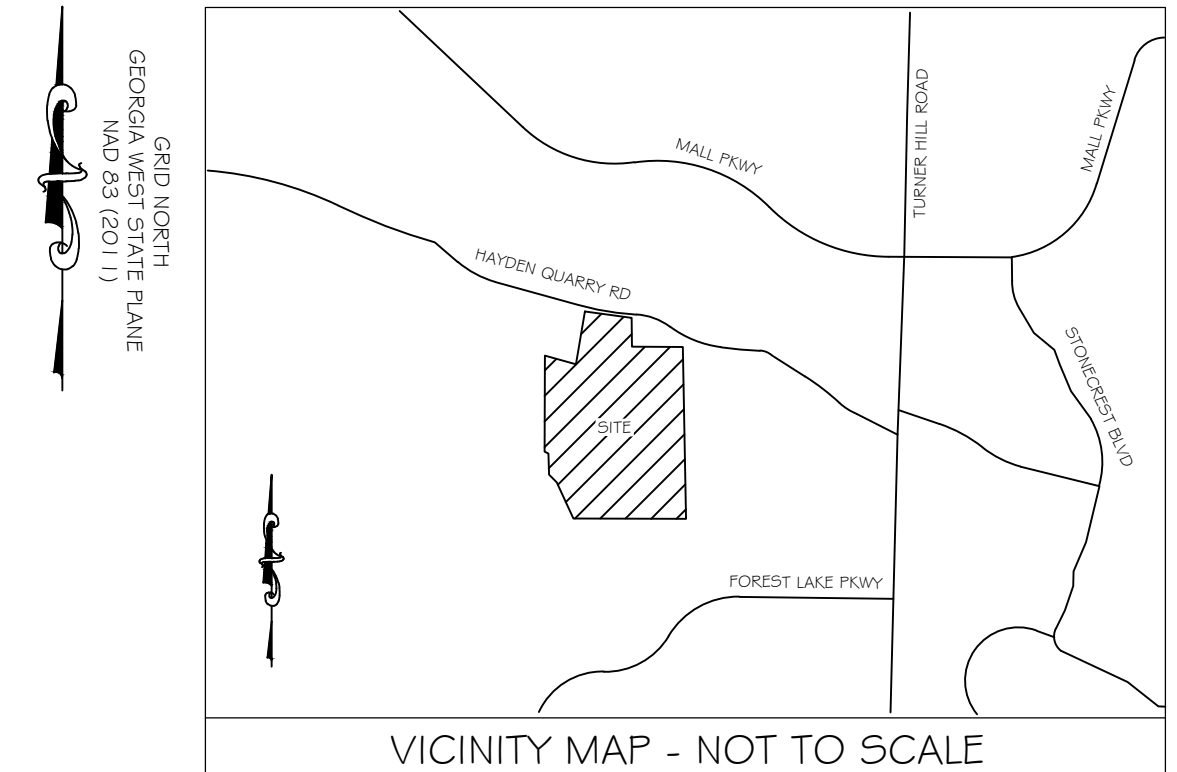


FOUNDATION LOCATION CERTIFICATE

A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO CITY OF STONECREST PRIOR TO FOOTING INSPECTION FOR THE FOLLOWING LOTS. ALL EASEMENTS, BUFFERS, AND FLOOD LIMITS ON THESE LOTS MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF FOOTING INSPECTION. LOTS: ALL LOTS

AS-BUILT ELEVATION CERTIFICATE

AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING ON THE FOLLOWING LOTS. LOTS: -



Department of Watershed Management
I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County. This ___ day of ___, 20__.

City of Stonecrest/City Engineer
I certify that this plat has been approved by all affected departments and complies with all County Zoning, Environmental and Subdivision requirements. this ___ day of ___, 2024

City of Stonecrest/Planning and Zoning Director
This plat has been submitted to and accepted by the City of Stonecrest/Planning and Zoning, Georgia and has been approved as required by state law and county codes as meeting all conditions precedent to recording in the superior court of this circuit. this ___ day of ___, 2024

Mayor's Certification
This plat has been submitted to and accepted by the mayor and council of the City of Stonecrest, Georgia, and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit. Dated this ___ day of ___, ___, ___, ___. By: (Mayor as designee of governing authority)

- GENERAL NOTES
1. Provide the closure precision of the survey data shown on the plat as follows: "This plat has been calculated for closure and is found to be accurate within one foot in 269,905 feet."
2. "According to the F.I.R.M. of DeKalb County, panel number 13089C0178K, dated December 8, 2016, this property not located in a Special Flood Hazard Area."

PLAT APPROVAL
This plat has been submitted to and accepted by the Community Development Department for the City of Stonecrest, GA and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit.

Director, Department of Community Development Date

FLOOD HAZARD
The Special Flood Hazard Areas (SFHA) shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Stonecrest does not, by approving this plat, warrant their accuracy, and does not imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, the City of Stonecrest does not by approving this plat nor accepting the public improvements thereon, assume maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to the City of Stonecrest prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the SFHA within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of Stonecrest is required prior to the issuance of a building permit.

DRAINAGE
The owner of record on behalf of himself (self) and all successors in interest specifically releases the City of Stonecrest from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river, 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 city regulations. The City 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 judgment of staff and Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Stonecrest nor abrogation of the City of Stonecrest's right to seek reimbursement for expenses from the owner(s) of the property (ies) or the lands that generated the conditions. NOTE: Stream buffers are to remain in a natural and undisturbed condition. NOTE: Structures, other than approved storm structures, are not allowed in drainage easements.
City of Stonecrest and DeKalb County personnel and/or agents shall have free and total access to and across all easements.

Surveyor's Acknowledgement
In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law. M. CHAYCE BELL G.A. R.L.S. #3465



NOTE: HORIZONTAL ALIGNMENTS MEET AASHTO DESIGN STANDARDS FOR 25 MPH DESIGN SPEED
NOTE: VERTICAL ALIGNMENTS MEET AASHTO DESIGN STANDARDS FOR 25 MPH DESIGN SPEED

Vertical sidebar containing: LJA SURVEYING INC. logo and contact info; LOCATION IN: LAND LOT 171 16TH DISTRICT CITY OF STONE CREST DEKALB COUNTY, GEORGIA; FINAL PLAT CRESTVIEW POINTE PHASE I FOR BROOKFIELD PROPERTIES DEVELOPMENT, LLC ATLANTA, GA 30309; TABLE with columns: ISSUE, DATE, DESCRIPTION; DRAFTED BY: MSJ; CHECKED BY: MCB; PROJECT #: GA3293-2402.205; 811 logo and text 'Know what's below. Call before you dig.'; SHEET NO: 1 OF 4



Department of Planning and Zoning
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
T: (770) 224-0200
E: stonecrestga.gov

April 22, 2024

Battle Law PC on behalf of Parkland Communities, Inc.
7199 Hayden Quarry Road
Stonecrest, GA 30038

RZ 23-002 Applicant is seeking a major modification of the conditions of the subject property to change the conditions for case number Z-05-01.
Zoning: RSM (Small Lot Residential Mix)
Overlay District: Stonecrest Overlay District Tier 3
Parcel Identification(s): 16 171 02 003 and 16 171 02 010
Property Owners: Parkland Communities Inc.
Council District: I. Councilperson Tara Graves

Dear Petitioner,
This letter is to confirm the revised City Council approved conditions for the above referenced request as a result of the public hearing held on July 31, 2023. The conditions are contained from the modification of zoning conditions of CZ-86187 and Z-05-01. Combined the modifications resulted in the attached conditions as RZ-23-002.

**APPROVED ZONING CONDITIONS FOR CZ-05-01 (August 23, 2005)
AS AMENDED Case # RZ 23-002 (July 31, 2023)
7199 Hayden Quarry Road Stonecrest GA 30038**

1. The maximum number of units shall be 129 single family detached units. (RZ 23-002-7.31.23^a)
2. There shall be a mandatory homeowners association ("HOA") which shall own all of the common area located within the project. (Z-05-01 #2 original condition 8.23.05^{**})
3. All units within the project shall be fee simple units. None of the lots will be marketed to investors as rental property, and the HOA Declaration of Restrictive Covenants shall provide that no more than 15% of the total lots within the subdivision shall be utilized for rental purposes, except for "hardship cases" as provided for in the Declaration. Z-05-01 (#3 original condition 8.23.05^{**})
4. Each unit shall have the following:
 - a. Two car garages (#4b original condition 8.23.05- Amended condition- RZ 23-002 7.31.23^a)
 - b. Each single-family dwelling must have a patio pad in the backyard; (Z-05-01 #2 original condition 8.23.05. Amended RZ 23-002 7.31.23^a)
 - c. Sidewalks shall be located on both sides of the streets throughout the project; (Z-05-01 #4d original condition 8.23.05.**)
 - d. The front facades shall vary such that two adjacent homes will not be the same; (Z-05-01#4e original condition 8.23.05^{**})
 - e. Front facades shall be constructed of brick, stone, or stucco and up to forty percent (40%) Hardi-plank siding; and (Z-05-01 #4f original condition 8.23.05^{**})

Planning and Zoning Department
3120 Stonecrest Blvd. Stonecrest, Georgia 30038 ~ 770.224.0200 ~ www.stonecrestga.gov

- f. The side and rear facades of the units shall be constructed of brick, stone, stucco, or Hardi-plank siding. The use of vinyl siding shall be strictly prohibited. (Z-05-01 4g original condition 8.23.05^{**})
5. The entrance to the project shall be a brick monument sign and shall be landscaped. (Z-05-01 #4h original condition 8.23.05^{**})
6. All detention facilities shall be shielded from view with evergreen trees and a minimum six (6) foot high fence, as provided in the (DeKalb County) City of Stonecrest Development Code. (Z-05-01 4i original condition 8.23.05^{**})
7. Sidewalks shall be placed along property frontage on Hayden Quarry Road (Z-05-01 4j original condition 8.23.05^{**})
8. Underground utilities shall be used throughout the property (Z-05-01 4k original condition 8.23.05^{**})
9. The Applicant has provided Staff with a copy of the as-built survey showing that all gas lines are located within the public right of way, with none being located onsite. The Applicant acknowledges that any work to be conducted within the right of way in connection with the tapping into the existing gas lines or other utilities lines within the public right of way, or with installing any required streetscapes shall be done as required by Georgia Natural Gas during any approved land disturbance activity. (RZ-23-002 added condition 7.31.23^a)
10. The developer must install a 6ft powdered-coated aluminum fence along the Hayden Quarry right of way and rear of lots 126-128 and 118-121. (RZ-23-002 added condition 7.31.23^a)
11. A playlot shall be installed between and/or adjacent to lots 119-120 of the proposed development. (RZ-23-002 added condition 7.31.23^a)
12. There shall be a master HOA agreement between the Crestview Pointe® and Crestwind Township communities for use of the following amenities: (RZ-23-002 added condition 7.31.23^a)
 - a. 4,956 sq. ft. Junior Olympic Swimming no more than 5ft deep.
 - b. A cabana or clubhouse.
 - c. 8,866 sq. ft. pool decking area.
 - d. A Tot Lot adjacent to the pool.
 - e. A soccer field in the location shown as the Playfield on the submitted site plan; and
 - f. A mulched walking trail to be located on the subject property with identifying signage showing the entrance to and distance of the trail.

A copy of this modified letter from (drafted August 2, 2023) shall be uploaded to the [Citizenserve Online Portal](https://www.citizenserve.com) along with your application for a building permit. Information related to this application may be found online using <https://www.citizenserve.com>.

Thank you in advance for your cooperation and please do not hesitate to contact our office with any questions.

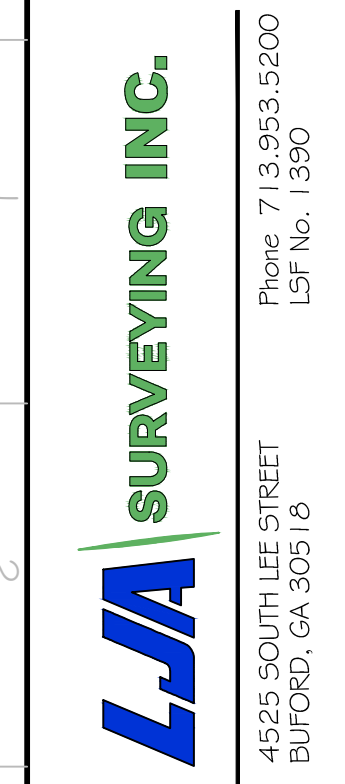
Sincerely,

Tre'Jon Singletary

Tre'Jon Singletary
Senior Planner
(Amended on 4/19/24 by SQ-Director Planning and Zoning)

CC: Raymond White Sr. Director 8.2.23

Planning and Zoning Department
3120 Stonecrest Blvd, Stonecrest, Georgia 30038 ~ 770.224.0200 ~ www.stonecrestga.gov



14525 SOUTH LEE STREET
DUNWOODY, GA 30097
Phone: 770.953.5200
Fax: 770.953.5200

LOCATED IN:
LAND LOT 171
16TH DISTRICT
CITY OF STONE CREST
DEKALB COUNTY, GEORGIA

FINAL PLAT
CRESTVIEW POINTE PHASE I
FOR
BROOKFIELD PROPERTIES DEVELOPMENT, LLC
ATLANTA, GA 30309

ISSUE DATE	DESCRIPTION
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REV. 1: []	
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REV. 3: []	
REV. 4: []	
REV. 5: []	
REV. 6: []	
REV. 7: []	

DRAFTED BY: MSJ

CHECKED BY: MCB

PROJECT #:
GA3293-2402.205

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SHEET NO:
2 OF 4

File Location: \\server\projects\ga3293_brookfield_properties_development\crestview_pointe_1_crestwind\06_wmcy_cad\crestview_final_plat_phase1

BOUNDARY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	361.1'	387.19'	53°26'09"	S 17°08'59" E	348.16'
C2	163.83'	3,531.99'	2°39'28"	S 80°43'02" E	163.82'
C3	159.32'	15,071.38'	0°36'20"	S 87°55'53" E	159.32'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°34'18" W	70.00'
L2	S 43°52'14" E	5.12'
L3	S 87°47'05" E	350.00'
L4	S 7°47'01" E	192.75'
L5	N 40°38'28" W	86.82'
L6	N 10°03'09" E	147.68'
L7	N 85°56'39" W	47.21'
L8	S 76°38'17" E	242.42'
L9	N 02°42'04" E	87.36'
L10	S 82°14'03" E	28.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE BEARING	DISTANCE
C04	100.00'	38.14'	37.91'	S 19°02'48" W	21°01'15"	L11 S 29°58'25" W	50.91'
C05	145.00'	73.55'	72.76'	S 15°26'33" W	29°03'44"	L12 N 89°05'19" W	38.50'
C06	100.00'	58.82'	57.98'	N 7°03'38" E	33°42'07"	L13 S 89°05'19" E	27.50'
C07	100.00'	14.43'	14.41'	N 6°20'34" E	8°15'58"	L14 S 89°05'19" E	71.42'
C08	227.50'	13.63'	13.63'	S 05°50'09" W	3°25'59"	L15 S 08°07'10" W	36.38'
C09	227.50'	50.70'	50.59'	S 17°56'12" W	12°46'06"	L16 S 29°58'25" W	50.91'
C10	227.50'	22.45'	22.44'	S 27°08'50" W	5°39'11"	L17 S 00°50'08" W	47.57'
C11	17.50'	3.79'	3.79'	S 23°45'48" W	12°28'16"	L18 S 00°54'41" W	43.94'
C12	11.00'	17.28'	15.58'	S 45°54'41" W	90°00'00"	L19 S 89°05'19" E	55.00'
C13	15,071.38'	8.46'	8.46'	S 87°38'41" E	0°01'56"	L20 S 00°54'41" W	2.48'
C14	15,071.38'	55.00'	55.00'	S 87°45'55" E	0°12'33"	L21 N 29°58'25" E	34.25'
C15	15,071.38'	93.68'	93.68'	S 89°03'04" E	0°21'42"	L22 N 29°58'25" E	15.35'
C16	127.50'	31.28'	31.20'	S 64°14'17" W	14°03'25"	L23 N 08°07'10" E	35.66'
C17	72.50'	42.65'	42.03'	S 74°03'38" W	33°42'07"		
C18	11.00'	17.28'	15.58'	N 44°05'19" W	90°00'00"		
C19	127.50'	19.20'	19.18'	S 67°31'25" W	8°37'41"		
C20	127.50'	51.78'	51.41'	S 77°28'06" W	23°15'41"		
C21	127.50'	4.03'	4.03'	N 89°59'41" W	1°48'45"		
C22	11.00'	17.28'	15.58'	N 45°54'41" E	90°00'00"		
C23	11.00'	17.28'	15.58'	N 44°05'19" W	90°00'00"		
C24	11.00'	17.28'	15.58'	N 45°54'41" E	90°00'00"		
C25	172.50'	3.09'	3.09'	N 07°25'28" E	10°13'31"		
C26	172.50'	46.96'	46.81'	N 05°44'05" E	12°35'47"		
C27	172.50'	37.46'	37.38'	N 23°45'12" E	12°26'27"		
C28	72.50'	16.79'	16.78'	N 23°20'22" E	12°16'06"		
C29	172.50'	10.85'	10.82'	N 12°24'45" E	8°35'10"		
C30	5.00'	7.85'	7.07'	N 45°54'41" E	90°00'00"		
C31	11.00'	17.28'	15.58'	S 44°05'19" E	90°00'00"		
C32	11.00'	17.28'	15.58'	S 45°54'41" W	90°00'00"		
C33	5.00'	7.85'	7.07'	N 44°05'19" W	90°00'00"		
C34	11.00'	17.28'	15.58'	N 44°05'19" W	90°00'00"		
C35	17.50'	5.01'	5.01'	N 02°08'01" E	2°26'41"		
C36	117.50'	54.59'	54.10'	N 16°39'53" E	26°37'04"		
C37	127.50'	36.80'	36.67'	N 27°42'22" E	16°32'07"		
C38	127.50'	11.84'	11.83'	N 10°48'44" E	5°19'08"		
C39	272.50'	59.64'	59.52'	N 08°10'39" E	12°32'25"		
C40	272.50'	50.95'	50.88'	N 15°48'08" E	10°42'46"		
C41	272.50'	22.90'	22.89'	N 27°33'58" E	4°48'54"		
C42	11.00'	17.28'	15.58'	N 44°05'19" W	90°00'00"		



LJA SURVEYING INC.
 4525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.953.5200
 Fax: 770.953.5200

LOCATED IN:
 LAND LOT 171
 16TH DISTRICT
 CITY OF STONE CREST
 DEKALB COUNTY, GEORGIA

FINAL PLAT
 CRESTVIEW POINTE PHASE I
 FOR
 BROOKFIELD PROPERTIES DEVELOPMENT, LLC
 ATLANTA, GA 30309

ISSUE	DATE	DESCRIPTION
INITIAL	REV. 1/20/20	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

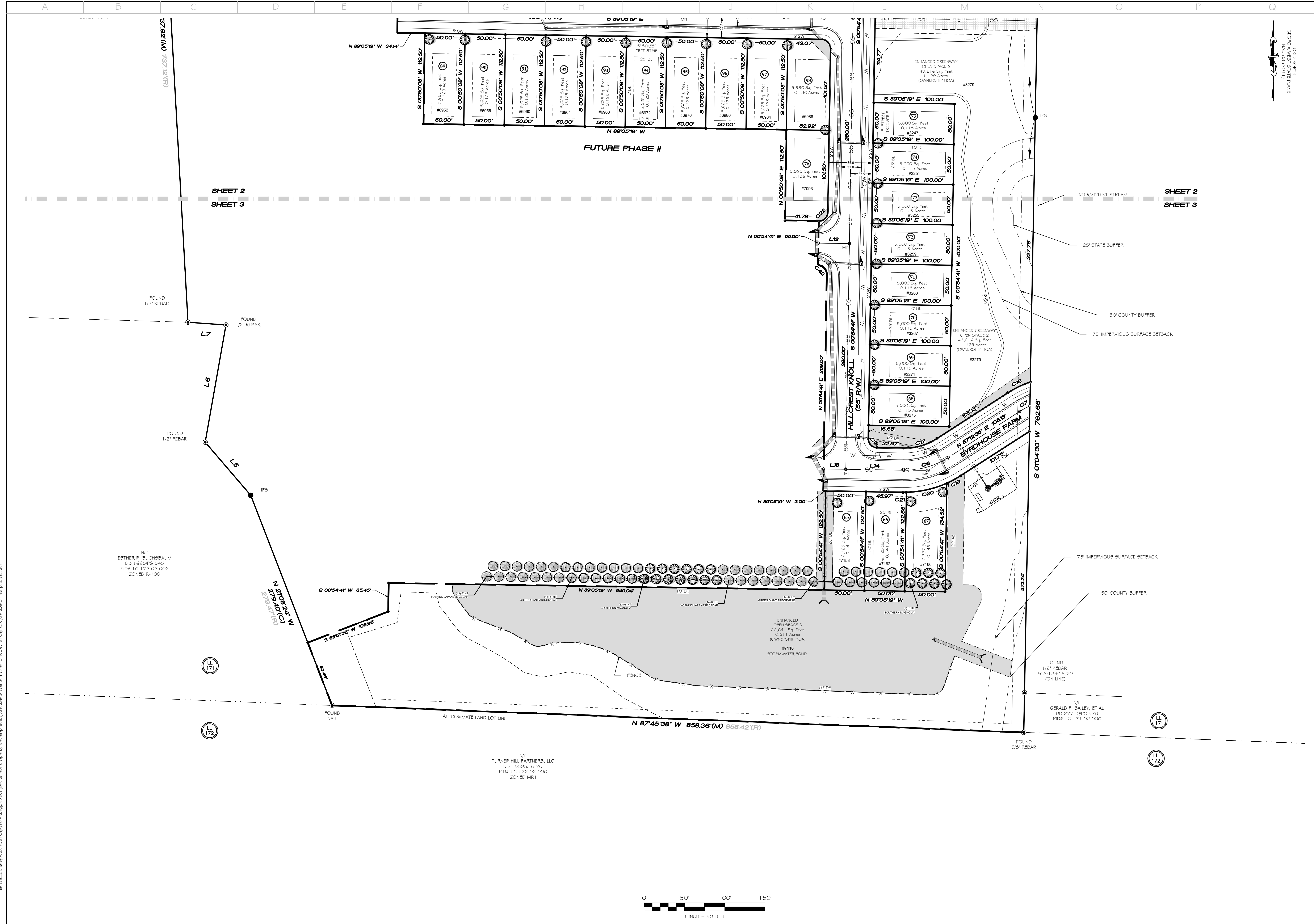
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 PROJECT #: GA3293-2402.205

811
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 SHEET NO: 3 OF 4

File Locations: \\sdc\survey\projects\ga3293_brookfield_properties_development\crestview_pointe_16th_district\final_plat_phase1

SHEET 2
 SHEET 3

SHEET 2
 SHEET 3



File Locations: \\server\projects\3283 [brookfield] property developments\crestview\pointe_1_crestview\06\wv\wv\cad\crestview_final_plat_phase1



LJA SURVEYING INC.
 4525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.953.5200
 LSP No. 1390

LOCATED IN:
 LAND LOT 171
 16TH DISTRICT
 CITY OF STONE CREST
 DEKALB COUNTY, GEORGIA

FINAL PLAT
CRESTVIEW POINTE PHASE I
FOR
BROOKFIELD PROPERTIES DEVELOPMENT, LLC
 ATLANTA, GA 30309

ISSUE	DATE	DESCRIPTION
INITIAL:	10/12/2016	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

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PROJECT #: GA3293-2402.205



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