

FOR USE BY CLERK OF SUPERIOR COURT ONLY

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

OWNER'S ACKNOWLEDGEMENT

I, _____, 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 and 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/her heirs, 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	0.00	acres
Drainage Easement (Existing)	0.018	acres
Public Access/Pedestrian Easements	0.00	acres
Public Water/Sewer Easements to DeKalb County	0.00	acres

In witness whereof, I have hereunto set my hand this 15th day of AUGUST, 2023.

(SEAL)
(Owner): MICHAEL H. ELLIOTT, JR., PE
AUTHORIZED AGENT FOR CAMERON STONECREST ID, LLC

County HENRY
My Commission Expires 04/19/25
Known ID Provided
Type of ID

Witness: JRC 8-15-2023
Notary Public.

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 therein, assumes 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 (itself) 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.

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 the Georgia Board of Professional Engineers and Land Surveyors, Chapter 15-6-67, Georgia Code.

City of Stonecrest and DeKalb County personnel and/or agents shall have free and total access to and across all easements.

DEKALB COUNTY 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____.

LOT COMBINATION PLAT

OF
LOTS 18-26
VAR-KEL, INC. - UNIT TWO
PLAT BOOK 99, PAGE 84

PREPARED FOR:

CAMERON STONECREST ID, LLC

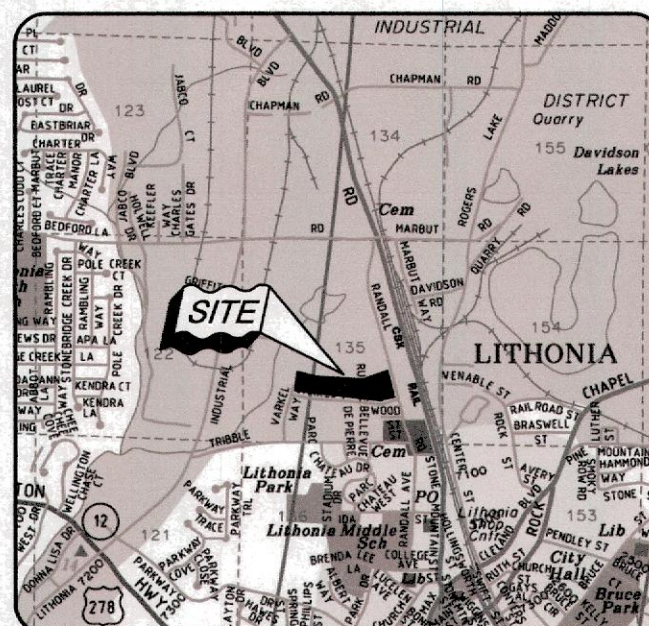
LOT COMBINATION PLAT
OF
LOTS 18-26
VAR-KEL, INC., UNIT TWO
(PLAT BOOK 99, PAGE 84)

LAND LOT 135, OF THE 16TH DISTRICT
DEKALB COUNTY, GEORGIA
CITY OF STONECREST

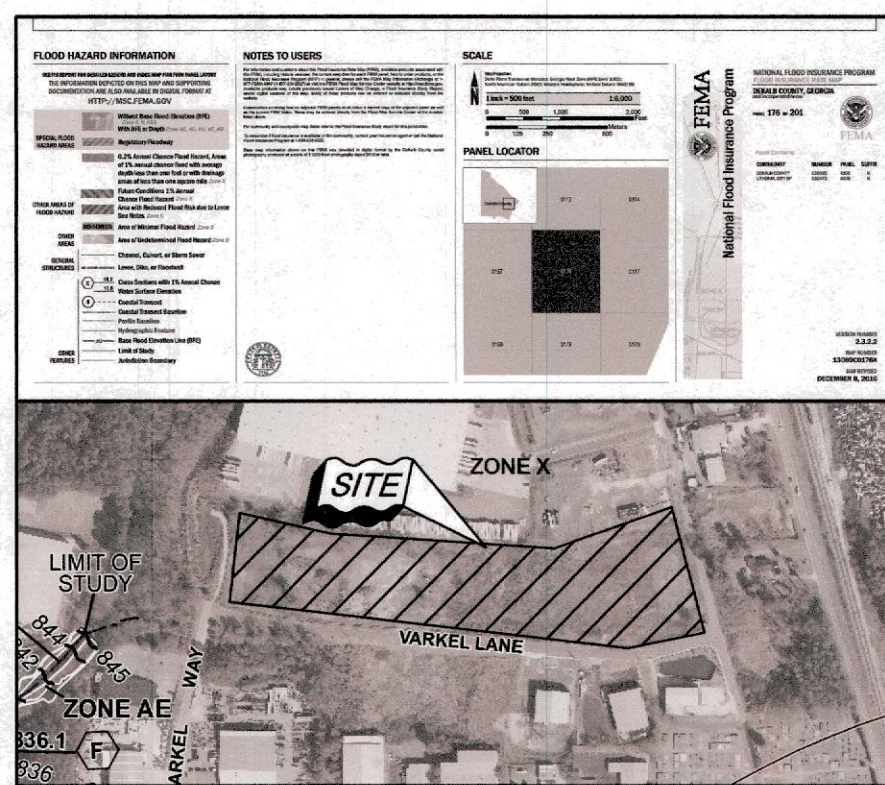
PREPARED FOR:

CAMERON STONECREST ID, LLC
4064 Colony Road Suite 315
Charlotte, NC 28211

LOCATION MAP



COPYRIGHT 2010 AERO SURVEYS OF GA, INC.
(NOT TO SCALE)



FEMA FLOOD MAP
(NOT TO SCALE)

According to the F.I.R.M. of DeKalb County, panel number 13089C0176K, dated December 8, 2016, this property is not located in a Special Flood Hazard Area.

COMBINED LOT AREA:

9.499 ACRES OR 413,784 SQ. FT.

INDEX OF SHEETS:

SHT 1 - COVER SHEET
SHT 2 - CONSOLIDATION PLAT
SHT 3 - PROPOSED CONDITIONS PLAN

AP# 3135755

AP# 3135755

DEVELOPMENT SERVICES

APPROVED

3135755

DATE 08-20-23

SURVEYORS NOTES

This Document is the property of Metro Engineering & Surveying Co., Inc. and shall not be reproduced, copied, or otherwise used without the written consent of this project.

CLOSURE STATEMENT

- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 701,110 FEET, AND AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPLEX SULE, AND THAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 588,000 FEET.

- EQUIPMENT AND FIELD SURVEYING METHODS: LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS16 ROBOTIC TOTAL STATION. All other data shall not prevent the field survey was completed on 07-06-2022.

FLOOD ZONE

- BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13089C0176K, DATED DECEMBER 8, 2016. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.

ZONING

- SITE IS ZONED: M (LIGHT INDUSTRIAL)

BUILDING SETBACKS

- FRONT: 20 FEET
- SIDE: 20 FEET
- SIDE CORNER: 60 FEET
- REAR: 30 FEET

- MAX. BUILDING HEIGHT: FIRE DEPARTMENT AND RESCUE SERVICES MUST APPROVE OVER THREE STORIES TO ENSURE ADEQUACY OF FIRE PROTECTION FACILITIES.

- SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

UTILITIES

- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND INFORMATION PROVIDED AT THE TIME OF THE SURVEY. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK, WE CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATING UNDERGROUND UTILITIES. THEREFORE, WE DISCLAIM ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT "KNOW WHATS BELOW" CALL BEFORE YOU DIG - UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS

- ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHAEOLOGICAL & HISTORIC

- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.

CERTIFICATION

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

REFERENCES

- PLAT BOOK 99, PAGE 84
- DEED BOOK 1296, PAGE 187
- OTHER REFERENCES SHOWN HEREON.

LOT COMBINATION NOTES:

- EXISTING LOTS TO BE COMBINED INTO 1 LOT.
- TAX ID: 16 135 01 038 THROUGH 16 135 01 043 TO BE COMBINED AND ADDED TO 16 135 01 038-046.
- RESULTING COMBINED TAX ID TO BE EXISTING PARCEL NUMBER 16 135 01 038-046 WITH STREET ADDRESS TO REMAIN 2289 RANDALL ROAD.
- MAIL DELIVERY STATUS TO REMAIN UNCHANGED.
- SITE REMAINS UNDEVELOPED. NO NEW CONSTRUCTION ASSOCIATED WITH THIS LOT COMBINATION. ALL STREETS, EASEMENTS AND UTILITIES SHOWN WERE EXISTING AT THE TIME OF SURVEY.

LEGEND

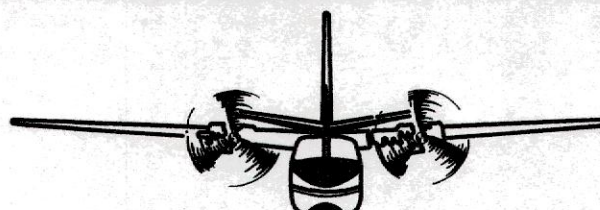
P.O.B.	POINT OF BEGINNING
CTF	CRIMP TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND
RBF	REBAR FOUND
P.O.C.	POINT OF COMMENCEMENT
☉	LIGHT POLE
●	POWER POLE
○	12" IRON AND PLASTIC CAP PLACED
R/W	RIGHT-OF-WAY
WV	WATER VALVE
■	GRATE INLET
NF	NOW OR FORMERLY
FH	FIRE HYDRANT
⊗	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
(XXX'XX')	RECORD DISTANCE
WM	WATER METER
TRANS	TRANSMISSION LINE
EM	ELECTRIC METER
CO	CLEAN OUT
GM	GAS METER
TP	TELEPHONE PEDISTAL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
EB	ELECTRIC BOX
HYDV	HYDRANT VALVE
COMM	COMMUNICATION
CLF	CHAIN LINK FENCE
H/W	HEAD WALL
CMF	CONCRETE MONUMENT FOUND
MON	MONUMENT FOUND
⊗	STORM JUNCTION BOX

SURVEYOR'S CERTIFICATE:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

James R. Green
E.L.S. #2543
Date 08-15-2023

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
GA. L.S.F. #00538



METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1987
1469 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax: 770-707-0755
www.metro-engineering.com

APPROVED

AP 3135755
DATE 08/22/23

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

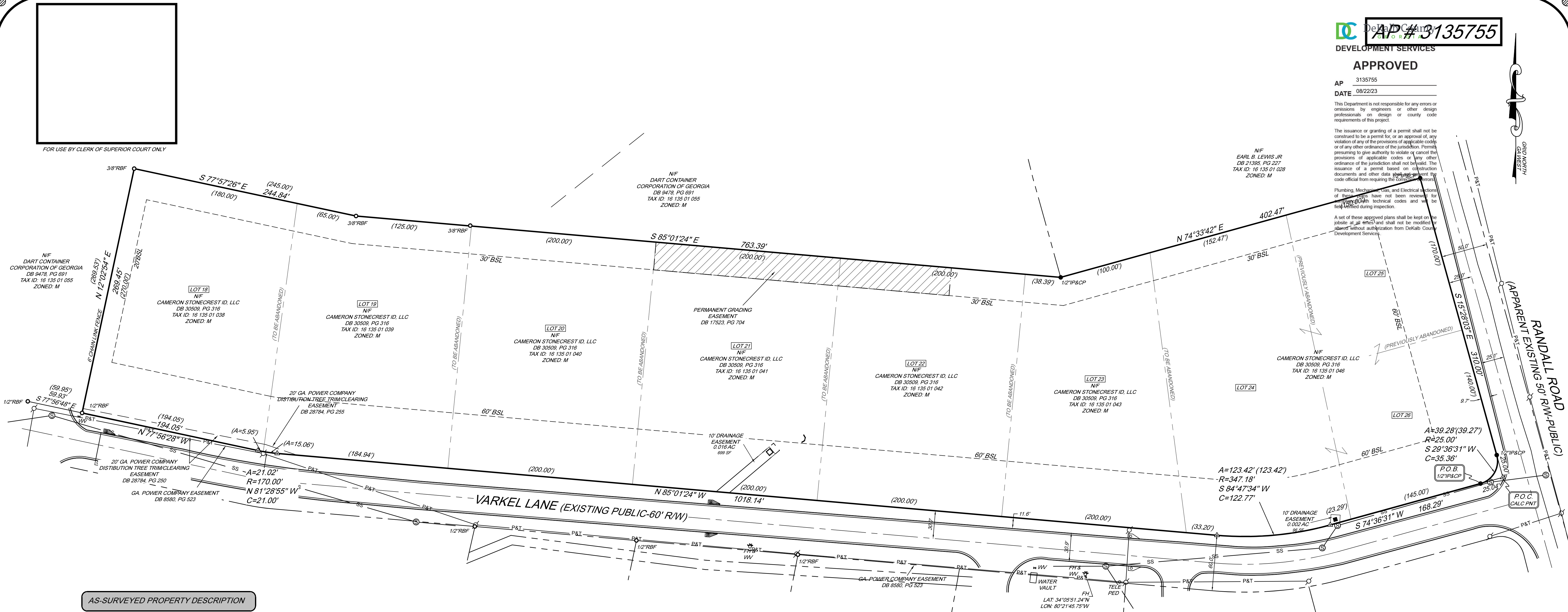
The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable code or of any other ordinance of the jurisdiction. Permitting is not a guarantee of the accuracy of the information provided. The Department is not responsible for the issuance of a permit based on construction documents and other data that are not current or that are not in compliance with the applicable code official from requiring the construction of the project.

Plumbing, Mechanical, and Electrical portions of these plans have not been reviewed for compliance with applicable codes and will be left unreviewed during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

GRAND NORTH
CLARK STREET

RANDALL ROAD
(EXISTING 50' R/W - PUBLIC)



AS-SURVEYED PROPERTY DESCRIPTION

All of that tract or parcel of land lying and being in Land Lot 135, 16th District, DeKalb County, City of Stonecrest, Georgia and being more particularly described as follows:

Commencing at a point located at the intersection of the extended southwesterly right-of-way line of Randall Road (having a 60' right-of-way) with the extended northern right-of-way line of Varkel Lane (having a 60' right-of-way), thence running along said extended right-of-way line of Varkel Lane, S 74°36'31" W a distance of 25.04' to a 1/2" iron pin and plastic cap placed and the POINT OF BEGINNING; thence running along the northern right-of-way line of Varkel Lane the following metes and bounds: S 74°36'31" W a distance of 168.29' to a point; run southwesterly along the arc of a curve turning to the right with an arc length of 123.42', with a radius of 347.18', with a chord bearing of S 84°47'34" W, with a chord length of 122.77' to a point; N 85°01'24" W a distance of 1018.14' to a point; run northwesterly along the arc of a curve turning to the right with an arc length of 21.02', with a radius of 170.00', with a chord bearing of N 81°28'55" W, with a chord length of 21.00' to a point; N 77°56'28" W a distance of 194.05' to a 1/2" rebar found; thence leaving said right-of-way line Varkel Lane and running along the following metes and bounds: N 12°02'54" E a distance of 269.45' to a 3/8" rebar found; S 77°57'26" E a distance of 244.84' to a 3/8" rebar found; S 85°01'24" E a distance of 763.39' to a 1/2" iron pin and plastic cap placed; N 74°33'42" E a distance of 402.47' to a 1/2" iron pin and plastic cap placed on the southwesterly right-of-way line of Randall Road; thence running along said right-of-way line of Randall Road, S 15°28'03" E a distance of 310.00' to a 1/2" iron pin and plastic cap placed; thence run southwesterly along the arc of a curve turning to the right with an arc length of 39.28', with a radius of 25.00', with a chord bearing of S 29°36'31" W, with a chord length of 35.36' to a 1/2" iron pin and plastic cap placed and the POINT OF BEGINNING.

The above described property contains 9.499 acres or 413,784 sq. ft.

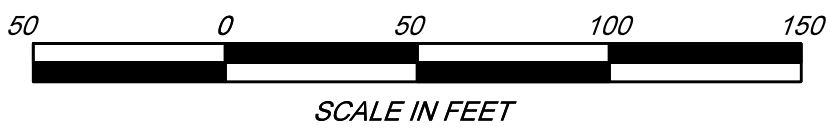
The above described property is the same property described in the title commitment issued by First American Title Insurance Company, Commitment No. 3340311, dated June 1, 2022.

LEGEND

- P.O.B. POINT OF BEGINNING
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- RBF REBAR FOUND
- P.O.C. POINT OF COMMENCEMENT
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ 1/2" IRON AND PLASTIC CAP PLACED
- R/W RIGHT-OF-WAY
- WV WATER VALVE
- GRATE INLET
- N/F NOW OR FORMERLY
- FH FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- (XXXXXX) RECORD DISTANCE
- WM WATER METER
- TRANS TRANSMISSION LINE
- EM ELECTRIC METER
- C/O CLEAN OUT
- GM GAS METER
- TP TELEPHONE PEDISTAL
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- EB ELECTRIC BOX
- HYDV HYDRANT VALVE
- COMM COMMUNICATION
- CLF CHAIN LINK FENCE
- H/W HEAD WALL
- CMF CONCRETE MONUMENT FOUND
- ⊙ MONUMENT FOUND
- ⊙ STORM JUNCTION BOX

COMBINED LOT AREA:

9.499 ACRES OR 413,784 SQ. FT.



SURVEYORS NOTES

- CLOSURE STATEMENT**
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 701,110 FEET AND AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 588,820 FEET.
- EQUIPMENT AND FIELD SURVEY STATEMENT**
 - LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS16 ROBOTIC TOTAL STATION.
 - FIELD SURVEY WAS COMPLETED ON 07-06-2022.
- FLOOD ZONE**
 - BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13089C0176K, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 2016). USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
- ZONING**
 - SITE IS ZONED: M (LIGHT INDUSTRIAL)
 - BUILDING SETBACKS:
 - FRONT: 60 FEET
 - SIDE: 20 FEET
 - REAR: 30 FEET
 - MAX. BUILDING HEIGHT: FIRE DEPARTMENT AND RESCUE SERVICES MUST APPROVE OVER THREE STORIES TO ENSURE ADEQUACY OF FIRE PROTECTION FACILITIES.
- UTILITIES**
 - OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND INFORMATION PROVIDED AT THE TIME OF THE SURVEY. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK, WE CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATING UNDERGROUND UTILITIES. THEREFORE, WE DISCLAIM ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT KNOW WHATS BELOW CALL BEFORE YOU DIG. UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.
- STREAMS, BODIES OF WATER, & WETLANDS**
 - ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
- ARCHAEOLOGICAL & HISTORIC**
 - UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.
- CERTIFICATION**
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
- REFERENCES**
 - PLAT BOOK 99, PAGE 84
 - DEED BOOK 17398, PAGE 197
 - OTHER REFERENCES SHOWN HEREON
- LOT COMBINATION NOTES:**
 - EXISTING LOTS TO BE COMBINED INTO 1 LOT
 - TAX ID: 16 135 01 038 THROUGH 16 135 01 043 TO BE COMBINED AND ADDED TO 16 135 01 038-046
 - RESULTING COMBINED TAX ID TO BE EXISTING PARCEL NUMBER 16 135 01 038-046 WITH STREET ADDRESS TO REMAIN 2289 RANDALL ROAD
 - MAIL DELIVERY STATUS TO REMAIN UNCHANGED
 - SITE REMAINS UNDEVELOPED. NO NEW CONSTRUCTION ASSOCIATED WITH THIS LOT COMBINATION. ALL STREETS, EASEMENTS AND UTILITIES SHOWN WERE EXISTING AT THE TIME OF SURVEY.

CONSOLIDATION PLAT

OF
LOTS 18-26
VAR-KEL, INC. - UNIT TWO
PLAT BOOK 99, PAGE 84

PROPERTY INFORMATION

LAND LOTS: 135
DISTRICT: 16th
SECTION: NA
COUNTY: DeKalb
STATE: GEORGIA
CITY: CITY OF STONECREST

DRAWING INFORMATION

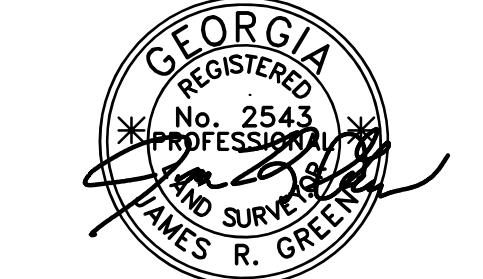
DATE: 01-11-2023	REVISIONS
SCALE: 1"=50'	R(1) - 08-15-2023
DWN: JCS	
CHK: JRG	
JOB No.: 15291	
FILE: 15291-ALTA-0	

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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 and 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.

James R. Green
P.E. S. #2543
Date 08-15-2023

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
GA. L.S.F. #00538



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1489 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax: 770-707-0755
www.metro-engineering.com

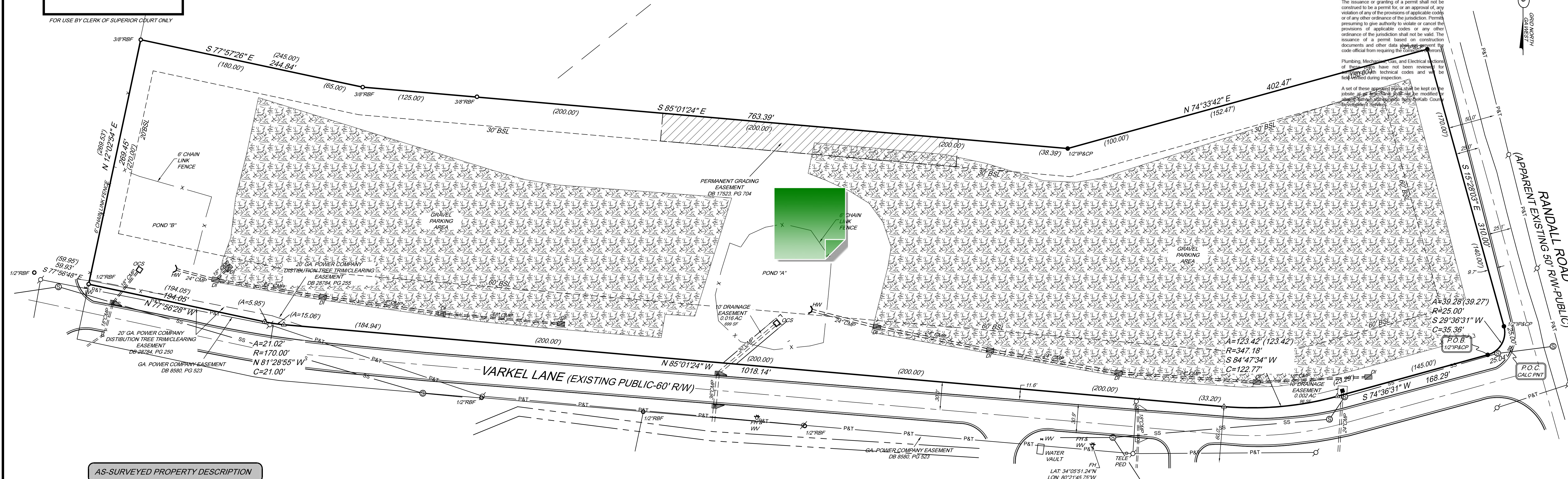
This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable code or of any other ordinance of the jurisdiction. Permit is presumed to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data does not constitute a code official from requiring the construction to comply with the code.

Plumbing, Mechanical, and Electrical portions of these plans have not been reviewed for compliance with applicable codes and will be left to the discretion of the permittee.

A set of these approved plans shall be kept on the jobsite at all times. Any change or modification to these plans shall be approved by the DeKalb County Code Official from requiring the construction to comply with the code.

RANDALL ROAD
EXISTING 50' R/W - PUBLIC



AS-SURVEYED PROPERTY DESCRIPTION

All of that tract or parcel of land lying and being in Land Lot 135, 16th District, DeKalb County, City of Stonecrest, Georgia and being more particularly described as follows:

Commencing at a point located at the intersection of the extended southwesterly right-of-way line of Randall Road (having a 60' right-of-way) with the extended northern right-of-way line of Varkel Lane (having a 60' right-of-way), thence running along said extended right-of-way line of Varkel Lane, S 74°36'31" W a distance of 25.04' to a 1/2" iron pin and plastic cap placed and the POINT OF BEGINNING; thence running along the northern right-of-way line of Varkel Lane the following metes and bounds: S 74°36'31" W a distance of 168.29' to a point; run southwesterly along the arc of a curve turning to the right with an arc length of 123.42', with a radius of 347.18', with a chord bearing of S 84°47'34" W, with a chord length of 122.77' to a point; N 85°01'24" W a distance of 1018.14' to a point; run northwesterly along the arc of a curve turning to the right with an arc length of 21.02', with a radius of 170.00', with a chord bearing of N 81°28'55" W, with a chord length of 21.00' to a point; N 77°56'28" W a distance of 194.05' to a 1/2" rebar found; thence leaving said right-of-way line Varkel Lane and running along the following metes and bounds: N 12°02'54" E a distance of 269.45' to a 3/8" rebar found; S 77°57'26" E a distance of 244.84' to a 3/8" rebar found; S 85°01'24" E a distance of 763.39' to a 1/2" iron pin and plastic cap placed; N 74°33'42" E a distance of 402.47' to a 1/2" iron pin and plastic cap placed on the southwesterly right-of-way line of Randall Road; thence running along said right-of-way line of Randall Road, S 15°28'03" E a distance of 310.00' to a 1/2" iron pin and plastic cap placed; thence run southwesterly along the arc of a curve turning to the right with an arc length of 39.28', with a radius of 25.00', with a chord bearing of S 29°36'31" W, with a chord length of 35.36' to a 1/2" iron pin and plastic cap placed and the POINT OF BEGINNING.

The above described property contains 9.499 acres or 413,784 sq. ft.

The above described property is the same property described in the title commitment issued by First American Title Insurance Company, Commitment No. 3340311, dated June 1, 2022.

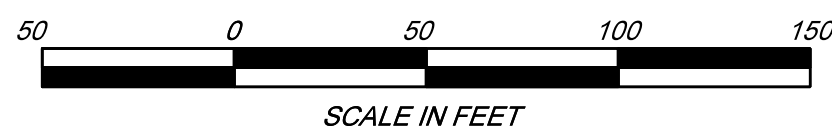
LEGEND

- P.O.B. POINT OF BEGINNING
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- RBF REBAR FOUND
- P.O.C. POINT OF COMMENCEMENT
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ 1/2" IRON AND PLASTIC CAP PLACED
- RIGHT-OF-WAY
- WATER VALVE
- GRATE INLET
- NOW OR FORMERLY
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- RECORD DISTANCE
- WATER METER
- TRANSMISSION LINE
- ELECTRIC METER
- CLEAN OUT
- GAS METER
- TELEPHONE PEDISTAL
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- HIGH DENSITY POLYETHYLENE
- ELECTRIC BOX
- HYD.V. VALVE
- COMMUNICATION
- C/LF CHAIN LINK FENCE
- H/W HEAD WALL
- CMF CONCRETE MONUMENT FOUND
- MONUMENT FOUND
- STORM JUNCTION BOX

PROPOSED IMPROVMENTS SHOWN HEREON ARE TAKEN FROM AS-BUILT EXHIBIT PREPARED FOR DOGWOOD, VARKEL TRUCKING PREPARED BY GASKINS LECRAW DATED 08-01-2023

COMBINED LOT AREA:

9.499 ACRES OR 413,784 SQ. FT.



SURVEYORS NOTES

- CLOSURE STATEMENT**
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 701,110 FEET AND AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 588,820 FEET.
- EQUIPMENT AND FIELD SURVEY STATEMENT**
 - LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS16 ROBOTIC TOTAL STATION.
 - FIELD SURVEY WAS COMPLETED ON 07-06-2022.
- FLOOD ZONE**
 - BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13086C0176K, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 2016. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
- ZONING**
 - SITE IS ZONED: M (LIGHT INDUSTRIAL)
 - BUILDING SETBACKS: FRONT: 60 FEET, SIDE: 20 FEET, CORNER: 60 FEET, REAR: 30 FEET.
 - MAX. BUILDING HEIGHT: FIRE DEPARTMENT AND RESCUE SERVICES MUST APPROVE OVER THREE STORIES TO ENSURE ADEQUACY OF FIRE PROTECTION FACILITIES.
- UTILITIES**
 - OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND INFORMATION PROVIDED AT THE TIME OF THE SURVEY. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK, MES CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATING UNDERGROUND UTILITIES. THEREFORE MES DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND GIVEN THAT KNOW WHATS BELOW CALL BEFORE YOU DIG, UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.
- STREAMS, BODIES OF WATER, & WETLANDS**
 - ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
- ARCHAEOLOGICAL & HISTORIC**
 - UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.
- CERTIFICATION**
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
- REFERENCES**
 - PLAT BOOK 98, PAGE 84
 - DEED BOOK 17398, PAGE 197
 - OTHER REFERENCES SHOWN HEREON
- LOT COMBINATION NOTES**
 - EXISTING LOTS TO BE COMBINED INTO 1 LOT
 - TAX ID: 16 135 01 038 THROUGH 16 135 01 043 TO BE COMBINED AND ADDED TO 16 135 01 038-046
 - RESULTING COMBINED TAX ID TO BE EXISTING PARCEL NUMBER 16 135 01 038-046 WITH STREET ADDRESS TO REMAIN 2289 RANDALL ROAD
 - MAIL DELIVERY STATUS TO REMAIN UNCHANGED
 - SITE REMAINS UNDEVELOPED. NO NEW CONSTRUCTION ASSOCIATED WITH THIS LOT COMBINATION. ALL STREETS, EASEMENTS AND UTILITIES SHOWN WERE EXISTING AT THE TIME OF SURVEY.

PROPOSED CONDITIONS PLAN

OF
LOTS 18-26
VAR-KEL, INC. - UNIT TWO
PLAT BOOK 99, PAGE 84

PROPERTY INFORMATION	
LAND LOTS:	135
DISTRICT:	16th
SECTION:	NA
COUNTY:	DeKalb
STATE:	GEORGIA
CITY:	CITY OF STONECREST

DRAWING INFORMATION	
DATE:	01-11-2023
SCALE:	1"=50'
CHK:	JRG
JOB No.:	15291
FILE:	15291-ALTA-0
REVISIONS:	R(1) - 08-15-2023

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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 and 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.

James R. Green
P.L.S. #2543

08-15-2023
Date

