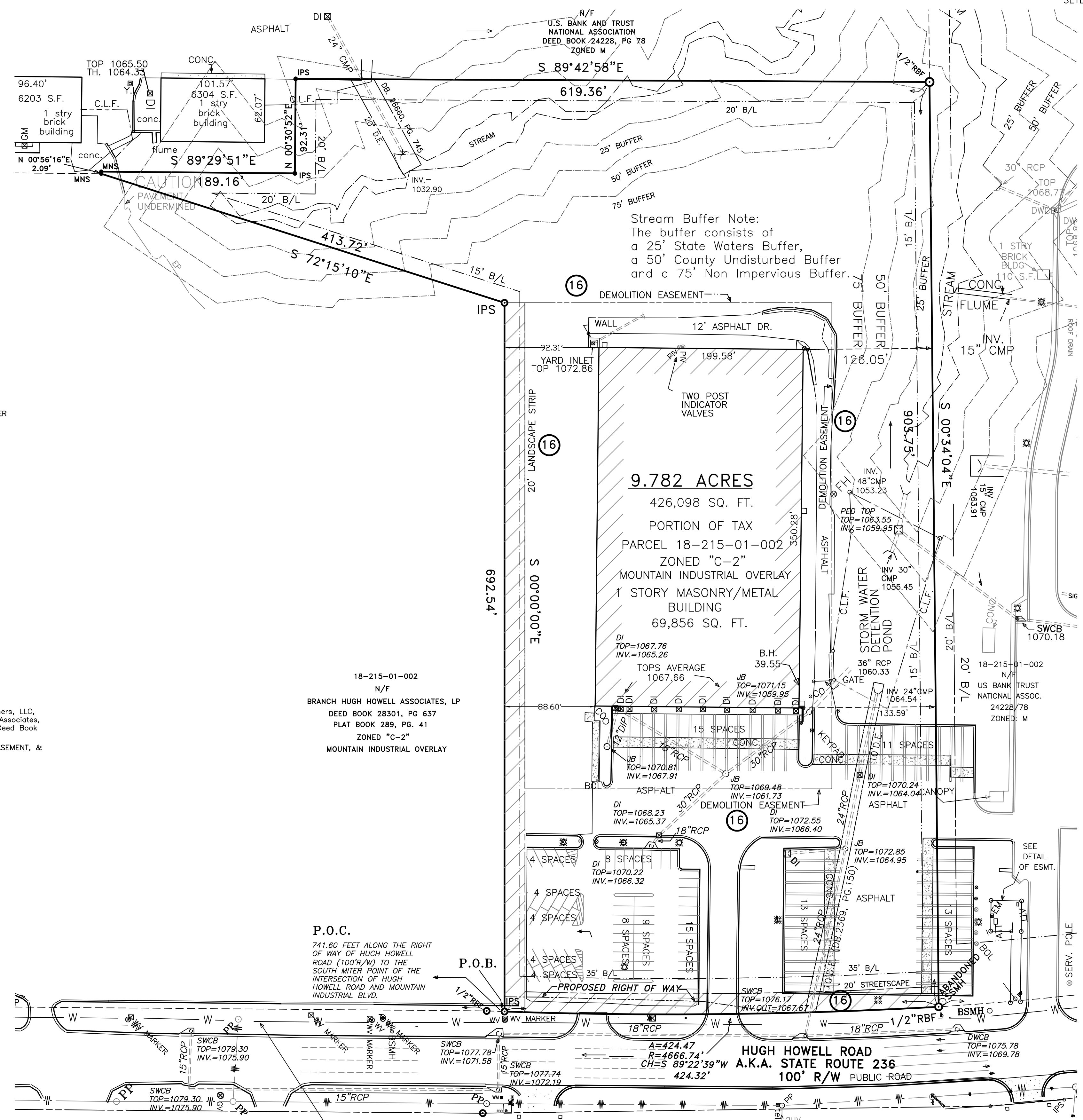
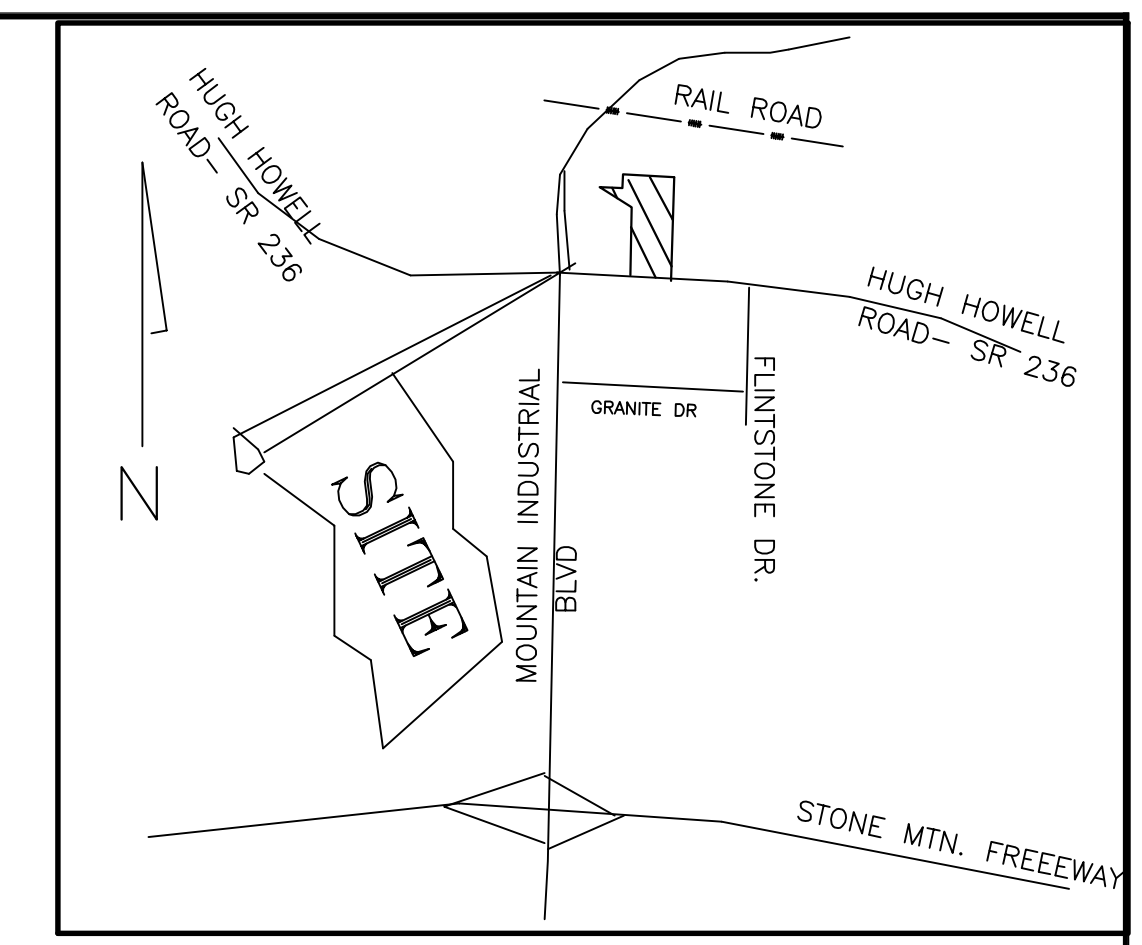


Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13089C0077L, with a date of identification of August 15, 2019 for Community Number 130681, city of Tucker, DeKalb County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

4750 HUGH HOWELL ROAD  
 AREA=9.782 ACRES  
 CURRENT OWNER: BRANCH HUGH HOWELL ASSOCIATES, LP  
 DEED BOOK 28301, PAGE 637  
 DEED BOOK 28301, PAGE 642  
 PARCEL: 18 215 01 002  
 ZONED: "C-2"-(RZ-19-0006) APPROVED MARCH 9, 2020  
 MOUNTAIN INDUSTRIAL OVERLAY DISTRICT  
 SETBACKS: FRONT=10' along Mountain Industrial Blvd.  
 REAR= 20'  
 SIDE= 15'  
 SIDE(corner lot)= 35' along Hugh Howell Rd.



**NOTES:**  
 THE FIELD DATA USED TO CALCULATE THIS PLAN HAS A CLOSURE PRECISION OF ONE FOOT IN 33,945 FEET AND AN ANGULAR ERROR OF 6" PER ANGLE.  
 TRAVERSE ADJUSTED BY COMPASS RULE.  
 THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A TOPCON GPT3005W TOTAL STATION THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 278,304 FEET.  
 ALL IPS ARE 1/2" DIA. RE-BARS  
 60% OF FIELD DATA WAS GATHERED USING GPS.  
 GPS EQUIPMENT USED: Topcon Hiper SR ROVER UNIT operating on the Earth-Dudley RTK network

**LEGEND**

I.P.F.=IRON PIN FOUND	C.B.=CATCH BASIN
I.P.S.=IRON PIN SET	SWCB =SINGLE WING CATCH BASIN
R.B.F.=RE-BAR FOUND	DWCB =DOUBLE WING CATCH BASIN
O.T.=OPEN TOP	J.B.=JUNCTION BOX
C.T.=CRIMPED TOP	D.I.=DROP INLET
FND.=FOUND	C.=CURB
R/W =RIGHT-OF-WAY	Y.I.=YARD INLET
P.L.=PROPERTY LINE	H.W.=HEAD WALL
C.L.=CENTER LINE	C.M.P.=CORRUGATED METAL PIPE
B.L.=BUILDING LINE	R.C.P.=REINFORCED CONCRETE PIPE
L.L.=LAND LOT	D.I.P.=DUCTILE IRON PIPE
L.L.L.=LAND LOT LINE	D.E.=DRAINAGE EASEMENT
-W- =WATER LINE	SSMH =SANITARY SEWER MANHOLE
-S- =SEWER LINE	S.S.E.=SANITARY SEWER EASEMENT
-G- =GAS LINE	F.H.=FIRE HYDRANT
-X- =FENCE LINE	W.V.=WATER VALVE
-P- =POWER LINE	W.M.=WATER METER
-O.V- =OVERHEAD LINES	G.V.=GAS VALVE
P.P.=POWER POLE	G.M.=GAS METER
U.P.=UTILITY POLE	D.B.=DEED BOOK
G.A.=GUY ANCHOR	P.B.=PLAT BOOK
PG.=PAGE	
CH.=CHORD	C.M.F.=CONCRETE MONUMENT FOUND
R.=RADIUS	UGP =UNDERGROUND POWER LINE
TAN.=TANGENT	UGT =UNDERGROUND COMMUNICATIONS LINE
BOL.=BOLLARD	HDPE =HIGH DENSITY POLYETHYLENE PIPE
CP =CALCULATED POINT	OCS= OUTLET CONTROL STRUCTURE
P.I.V.= POST INDICATOR VALVE	B.F.F.= BACK FLOW PREVENTER
NTS= NOT TO SCALE	☼= LIGHT POLE(UG POWER FEED)
N/F =NOW OR FORMERLY	-OHE- OVER HEAD ELECTRIC WIRES
	-OHT- OVER HEAD TELEPHONE WIRES

- SURVEY RELATED TITLE EXCEPTIONS**  
 FILE No.: 2020-314  
 COMMITMENT DATE 11/25/2020 at 8:00 am
- Option to Take Right-of-Way Easement from Sears, Roebuck and Co. to Southern Bell Telephone and Telegraph Company, dated December 21, 1989, and recorded in Deed Book 6627, page 233, DeKalb County, Georgia records. DOES NOT APPLY
  - Right-of-Way Easement from Sears, Roebuck and Co. to Georgia Power Company, dated July 30, 1971, and recorded in Deed Book 2695, Page 4, DeKalb County, Georgia records. DOES NOT APPLY
  - Right-of-Way Easement from Sears, Roebuck and Co. to Southern Bell Telephone and Telegraph Company, dated June 12, 1990, and recorded in Deed Book 6727, Page 515, DeKalb County, Georgia records. DOES NOT APPLY, EAST OF SUBJECT.
  - Easement from Sears, Roebuck and Co. to Southern Bell Telephone and Telegraph Company, dated July 2, 1980, and recorded in Deed Book 4296, Page 110, DeKalb County, Georgia records. DOES NOT APPLY, EAST OF SUBJECT
  - Electrical Power Easement from Sears, Roebuck and Co. to Georgia Power Company, dated March 19, 1982, and recorded in Deed Book 4606, Page 291, DeKalb County, Georgia records. DOES NOT APPLY- LIGHT FIXTURES ALONG EAST SIDE OF MOUNTAIN INDUSTRIAL BLVD. IN FRONT OF OUTLET CENTER
  - Easement from Mrs. Alice O. Burns to Georgia Power Company, dated May 28, 1935, and recorded in Deed Book 414, Page 412, DeKalb County, Georgia records. DOES APPLY-NOT ABLE TO PLOT-BLANKET EASEMENT.
  - Easement from Sears, Roebuck and Co. to DeKalb County, Georgia, dated October 31, 1973, and recorded in Deed Book 3110, page 66, DeKalb County, Georgia records. DOES NOT APPLY, NORTH OF SUBJECT.
  - Easement Agreement between Macouley Investments, LLC and Sears Roebuck and Co., a New York corporation, dated November 30, 2017, filed December 20, 2017, recorded in Deed Book 26660, Page 745, aforesaid records. DOES APPLY, AS SHOWN
  - Easement from P.K. Burns to Georgia Power Company, dated December 31, 1953, and recorded in Deed Book 1014, Page 95, DeKalb County, Georgia records. DOES APPLY-NOT ABLE TO PLOT-BLANKET EASEMENT.
  - Right-of-Way Deed From Sears, Roebuck and Co. to DeKalb County, Georgia, dated April 22, 1976, and recorded in Deed Book 3486, Page 295, DeKalb County, Georgia records. DOES NOT APPLY-ESTABLISHED EAST 100 FOOT RIGHT OF WAY OF MOUNTAIN INDUSTRIAL BLVD.
  - Drainage Easement from Sears, Roebuck and Co. to DeKalb County, Georgia, dated October 12, 1968, and recorded in Deed Book 2369, Page 150, DeKalb County, Georgia records. DOES NOT APPLY
  - Reciprocal Easement Agreement between Habersham Partners, LLC, a Delaware limited liability company, and Branch Hugh Howell Associates, LP, dated \_\_\_\_\_, 2020, recorded in Deed Book 28301, page 642, aforesaid records. DOES APPLY, AS SHOWN: LANDSCAPE EASEMENT, DEMOLITION EASEMENT, & STREETScape EASEMENT
  - Terms and provisions of that certain License Agreement, by and between Sears, Roebuck and Co. and Georgia Power Company, dated November 8, 1975, and recorded in Deed Book 3438, Page 285, DeKalb County, Georgia records. DOES NOT APPLY-#2301 IS OUTLET CENTER ALONG MOUNTAIN IND. BLVD.

IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.  
 LEGAL DESCRIPTION  
 4750 HUGH HOWELL ROAD

All that tract or parcel of Land, lying and being in Land Lot 215 of the 18th District, DeKalb County, State of Georgia, being more particularly described as follows:  
 To find the True Point of Beginning, commence at a 1/2" rebar found at the intersection of the North 100 ft. Right-of-Way of Hugh Howell Road (also known as State Route 236) and the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, THENCE, along the North right of way line of Hugh Howell Road, South 89 degrees 32 minutes 08 seconds East for a distance of 724.25 feet to a 1/2" rebar found; THENCE, along the arc of a curve to the left a distance of 17.35 feet, said curve having a radius of 4666.74 feet and being subtended by a chord with a bearing of South 87 degrees 54 minutes 37 seconds East for a distance of 17.35 feet to a 1/2" rebar set; THENCE, the TRUE POINT OF BEGINNING; THENCE, leaving the North 100 ft. Right-of-way of Hugh Howell Road, North 00 degrees 00 minutes 00 seconds East for a distance of 692.54 feet to a 1/2" rebar set; THENCE, North 72 degrees 15 minutes 10 seconds West for a distance of 413.72 feet to a mag nail set; THENCE, North 00 degrees 56 minutes 16 seconds East for a distance of 2.09 feet to a mag nail set; THENCE, South 89 degrees 29 minutes 51 seconds East for a distance of 189.16 feet to a 1/2" rebar set; THENCE, North 00 degrees 30 minutes 52 seconds East for a distance of 92.31 feet to a 1/2" rebar set; THENCE, South 89 degrees 42 minutes 58 seconds East for a distance of 619.36 feet to a 1/2" rebar found; THENCE, South 00 degrees 34 minutes 04 seconds West for a distance of 903.75 feet to a 1/2" rebar found on the North 100 ft. Right-of-way of Hugh Howell Road (also known as Georgia State Route 236); THENCE, continuing along the North 100 ft. Right-of-way of Hugh Howell Road along a curve to the right having a radius of 4666.74 feet and an arc length of 424.47 feet, being subtended by a chord of South 89 degrees 22 minutes 39 seconds West for a distance of 424.32 feet to a 1/2" rebar set;

Said property contains 9.782 acres.  
**#4750 HUGH HOWELL ROAD**  
 ALTA/NSPS LAND TITLE SURVEY FOR:  
**HUGH HOWELL ROAD, LLC**

LAND LOT 215	18th DISTRICT
DEKALB COUNTY	TUCKER, GEORGIA
SCALE 1" = 60'	DATE 01/22/2021
REVISIONS:	JOB NO.020-0122

To: HUGH HOWELL ROAD, LLC  
 This is to certify that this map or plat and the Survey on which it is based were made in accordance with the February 23, 2016 Minimum Standard Detail Requirements for ALTA/ NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11(observed evidence), 13, 16, 18, 19, and 20 of Table "A" thereof.  
 The field work was completed on 04/15/2020  
 The undersigned states that the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Grant Addison Houston Registered Land Surveyor  
 State of Georgia  
 Registration No. 3340

HOUSTON ENGINEERING, INC.  
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 SINCE 1964 GHOUSTON@HOUSTON-ENGINEERING.COM

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