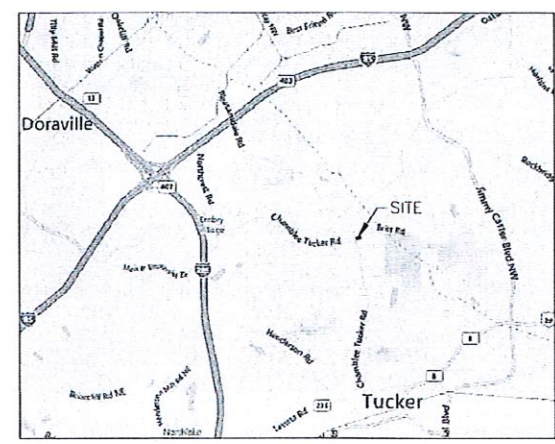


SURVEY DATA

1. TYPE OF SURVEY: ESTABLISH EASEMENTS
2. SOURCE OF THE DESCRIPTION FOR SUBJECT PROPERTY: DEED BOOK 2020 PAGE 104 (DEKALB COUNTY RECORDS)
3. PROPERTY OWNER AT TIME OF SURVEY: BENJON PLEASANTVILLE SELF STORAGE PARKING LLC
4. PARCEL NUMBERS: 18 288 03 009 AND 18 288 03 039
5. STREET ADDRESS: 3143 TUCKER-NORCROSS ROAD, TUCKER, GA
6. TOTAL PARKING SPACES: 95 (31 REGULAR/17 HANDICAPPED)

**IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
825-5000
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW**

- LEGEND**
- EF IRON PIN FOUND
 - OP OPEN TOP PIPE
 - OPR OPEN TOP PIPE REBAR
 - ANF ANGLE FOUND
 - RFI REBAR FOUND
 - BRF BRASS BOX FOUND
 - RFI IRON PIN SET (1/2" REBAR)
 - CMF CONCRETE FOUNDATION
 - POB POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - OB/PJ SKID BOOP/PJAC
 - FB/PJ PLAT BOOP/PJAC
 - N/T NOW OR FORMERLY
 - LL LAND LOT LINE
 - MT MANHOLE
 - SMT SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - SO STORM DRAIN (SEWER)
 - SD SINGLE-WING CATCH BASIN
 - EMBS DOUBLE-WING CATCH BASIN
 - AB ANCHOR BOX
 - DP DRIP PIPET
 - NR NEER REET
 - SDM STORM DRAIN PIPE WITH HEADWALL
 - OCS OUTLET CONTROL STRUCTURE
 - RUP REINFORCED CONCRETE PIPE
 - CUP CORRUGATED METAL PIPE
 - MI METAL
 - CMH GAS VALVE
 - GO GAS METER
 - LPG LOUDED PROPANE GAS
 - EMW ELECTRIC METER
 - ET ELECTRICAL TRANSFORMER BOX
 - LPD LIGHT POLE
 - FPD FOWER POLE
 - OW WIRE
 - FHA FIRE HOZANT
 - FEC FIRE DEPARTMENT CONNECTION
 - WM WATER METER
 - WV WATER VALVE
 - IBS IRRIGATION CONTROL VALVE
 - ICB IRRIGATION CONTROL BOX
 - BAP BACKFLOW PREVENTER
 - TVB TELEPHONE MANHOLE
 - TP TELEPHONE POLE
 - CTD CABLE TV FIBER OPTICAL AIR CONDITIONING
 - AC AIR CONDITIONING
 - WV WINDSTOPPING WELL
 - CONC CONCRETE
 - CA CENTERLINE
 - BCS BACK OF CURB
 - ELEV ELEVATION
 - F.F.E. FINISHED FLOOR ELEVATION
 - B.S.E. BUILDING SETBACK LINE
 - NSI NOT TO SCALE
 - ORANGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - PROPERTY LINE
 - LAND LOT LINE
 - EASEMENT LINE
 - OVERHEAD POWER LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - FENCE LINE
 - STREET ADDRESS
 - SPOT ELEVATION



**RECEIVED
City of Tucker
MAY 14 2020
Community Development
Department**

REVISION

- REFERENCE DOCUMENTS**
1. Right-of-Way Easement from A. P. Bennett to Georgia Power Company, dated May 15, 1959, filed for record June 2, 1959 at 5:00 p.m., recorded in Deed Book 1433, Page 82, Records of DeKalb County, Georgia.
 2. Right-of-Way Easement from Bennett Iron Works Inc. to Georgia Power Company, dated December 26, 1955, filed for record January 27, 1960 at 10:44 a.m., recorded in Deed Book 2018, Page 402, aforesaid Records.
 3. Drainage rights contained in Right of Way Deed from Bennett Iron Works, Inc. to DeKalb County, Georgia, dated August 22, 1972, filed for record August 23, 1972 at 11:00 a.m., recorded in Deed Book 2870, Page 307, aforesaid Records.
 4. Right-of-Way Easement from Family Ltd. to Georgia Power Company, dated October 30, 1980, filed for record January 15, 1981 at 10:24 a.m., recorded in Deed Book 4426, Page 104, aforesaid Records.
 5. Easement Agreement by and between Tucker Norcross, LLC, a Georgia limited liability company, and American Tower Asset Sub, LLC, a Delaware limited liability company, dated as of April 28, 2010, filed for record June 28, 2010 at 3:02 p.m., recorded in Deed Book 22024, Page 382, aforesaid Records, as affected by Resolution and Consent Approval by Carrie Eun Chang, Member of Tucker Norcross, LLC, a Georgia limited liability company, dated March 18, 2010, filed for record June 28, 2010 at 10:02 a.m., recorded in Deed Book 22024, Page 376, aforesaid Records. Note: The foregoing lender did not consent to this Easement Agreement. AFFECTS SUBJECT PARCEL AS SHOWN HEREIN.

- Survey Notes:**
1. The equipment used to perform the survey from which this map or plot is based included a Topcon GTS-223 total station and a steel tape.
 2. The field data upon which this map or plot is based has a closure precision of one foot in 40,000 feet and an angular error of 0 seconds per angle point and was adjusted using the Least Squares Method. NO NGS monument was found within 500 feet of the subject parcel. Field survey data compiled Dec. 21, 2019, under the supervision of Michael J. Berger, (GARS No. 2556). Subsequent field work had been performed on October 13, 2020, under the supervision of Carol Anne Martin, (GARS No. 2544).
 3. This map or plot has been calculated for closure and is found to be accurate within one foot in 286,879 feet.
 4. The amount has been calculated for closure and is found to be accurate within one foot in 281,653 feet.
 5. The basis of bearing for this survey is State Plane Coordinates (NAD 83, CA West Zone). State Plane coordinate data was collected by GPS static fix to a minimum of three NGS CORS stations (on December 13, 2011) and processed utilizing the NGS OPUS program. All distances shown are ground distances.
 6. Horizontal Datum is NAD 83 (GRS80). Vertical Datum is NAVD 88 (IGVD00) based on NGS OPUS Solution.
 7. According to Flood Insurance Rate Map panel Number's 13089C00038A with an effective date of May 16, 2014, and 13089C00040A also having an effective date of May 16, 2014, the property depicted herein does not lie within a Special Flood Hazard Area.
 8. The surveyor is not responsible for the correctness or sufficiency of the location and arrangement of underground utilities and structures. Utilities and structures not shown may be encountered. The contractor shall ascertain the TRUE location of any underground utility or structure.
 9. Previous surveys have made no investigation or independent search for easements of record, encroachments, restrictive covenants, easement line evidence.
 10. It is not the responsibility of the surveyor to certify or verify any zoning requirements or restrictions. The owner or contractor should contact the appropriate zoning authority for any restrictions prior to planning.
 11. Surface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead utilities that may affect the use or development of this tract.
 12. Pursuant to rule 160-6-6 of the Georgia State Board of Registration for professional engineers and land surveyors, the term "certify" or "verification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

Legal Description of Ingress-Egress Easement

All that tract or parcel of land lying and being in Land Lot 288 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at an iron pin found (1/2" rebar) located on the easterly right-of-way line of Tucker-Norcross Road (having a variable width right-of-way) 156.8 feet southeasterly of the intersection of the easterly right-of-way line of Tucker-Norcross Road and the southerly right-of-way line of Britt Road (having a variable width right-of-way), as measured along the easterly right-of-way line of Tucker-Norcross Road, said iron pin found being the northeast corner of subject property; thence, continuing along said easterly right-of-way line and westerly property line, proceed South 15 degrees 35 minutes 51 seconds East for a distance of 31.00 feet to a point, being the Point of Beginning of the Ingress-Egress Easement.

From the Point of Beginning as thus established, leaving the easterly right-of-way line of Tucker-Norcross Road, proceed North 74 degrees 58 minutes 41 seconds East for a distance of 37.42 feet to a point; thence, proceed North 81 degrees 22 minutes 20 seconds East for a distance of 159.26 feet to a point; thence, proceed North 83 degrees 13 minutes 16 seconds East for a distance of 44.17 feet to a point; thence, proceed South 85 degrees 17 minutes 10 seconds West for a distance of 20.23 feet to a point; thence, proceed North 06 degrees 46 minutes 44 seconds West for a distance of 4.34 feet to a point; thence, proceed South 83 degrees 30 minutes 10 seconds West for a distance of 133.97 feet to a point; thence, proceed North 04 degrees 41 minutes 41 seconds West for a distance of 83.41 feet to a point on the easterly right-of-way line of Tucker-Norcross Road; thence, proceed along said right-of-way line North 15 degrees 35 minutes 51 seconds West for a distance of 23.80 feet to a point, said point being the Point of Beginning.

Said easement tract contains 5,253 Square Feet or 0.121 Acres more or less.

Legal Description of Tower Easement

All that tract or parcel of land lying and being in Land Lot 288 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at an iron pin found (1/2" rebar) located on the easterly right-of-way line of Tucker-Norcross Road (having a variable width right-of-way) 156.8 feet southeasterly of the intersection of the easterly right-of-way line of Tucker-Norcross Road and the southerly right-of-way line of Britt Road (having a variable width right-of-way), as measured along the easterly right-of-way line of Tucker-Norcross Road, said iron pin found being the northeast corner of subject property; thence, continuing along said easterly right-of-way line and westerly property line, proceed South 15 degrees 35 minutes 51 seconds East for a distance of 31.00 feet to a point, being the Point of Beginning of the Tower Easement.

From the Point of Beginning as thus established, proceed South 05 degrees 17 minutes 55 seconds East for a distance of 3.00 feet to a point; thence South 84 degrees 42 minutes 05 seconds West for a distance of 17.04 feet to a point; thence North 04 degrees 34 minutes 54 seconds West for a distance of 17.02 feet to a point; thence North 85 degrees 05 minutes 06 seconds East for a distance of 1.50 feet to a point; thence South 04 degrees 46 minutes 44 seconds East for a distance of 22.79 feet to a point, thence South 12 degrees 26 minutes 53 seconds East for a distance of 40.47 feet to a point, thence North 04 degrees 42 minutes 05 seconds East for a distance of 14.00 feet to a point, said point being the Point of Beginning.

Said easement tract contains 72 Square Feet or 0.002 Acres more or less.

Legal Description of Foundation Easement

All that tract or parcel of land lying and being in Land Lot 288 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at an iron pin found (1/2" rebar) located on the easterly right-of-way line of Tucker-Norcross Road (having a variable width right-of-way) 156.8 feet southeasterly of the intersection of the easterly right-of-way line of Tucker-Norcross Road and the southerly right-of-way line of Britt Road (having a variable width right-of-way), as measured along the easterly right-of-way line of Tucker-Norcross Road, said iron pin found being the northeast corner of subject property; thence, continuing along said easterly right-of-way line and westerly property line, proceed South 15 degrees 35 minutes 51 seconds East for a distance of 31.00 feet to a point, being the Point of Beginning of the Foundation Easement.

From the Point of Beginning as thus established, proceed South 05 degrees 17 minutes 55 seconds East for a distance of 3.00 feet to a point; thence South 84 degrees 42 minutes 05 seconds West for a distance of 17.04 feet to a point; thence North 04 degrees 34 minutes 54 seconds West for a distance of 17.02 feet to a point; thence North 85 degrees 05 minutes 06 seconds East for a distance of 1.50 feet to a point; thence South 04 degrees 46 minutes 44 seconds East for a distance of 22.79 feet to a point, thence South 12 degrees 26 minutes 53 seconds East for a distance of 40.47 feet to a point, thence North 04 degrees 42 minutes 05 seconds East for a distance of 14.00 feet to a point, said point being the Point of Beginning.

Said easement tract contains 919 Square Feet or 0.021 Acres more or less.

INGRESS-EGRESS ESMT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°35'51" E	31.00'
L2	N 74°58'41" E	37.42'
L3	N 81°22'20" E	159.26'
L4	N 83°13'16" E	44.17'
L5	S 08°48'44" E	27.79'
L6	S 85°17'10" W	20.23'
L7	N 06°46'44" W	4.34'
L8	S 83°30'10" W	133.97'
L9	S 74°58'41" W	83.41'
L10	N 15°35'51" W	23.80'

TOWER EASEMENT LINE TABLE

Course	Bearing	Distance
T1	S 12°26'53" E	40.47'
T2	S 84°42'05" W	25.44'
T3	N 05°02'56" W	17.02'
T4	N 85°17'10" E	20.23'

FOUNDATION EASEMENT LINE TABLE

Course	Bearing	Distance
F1	S 05°17'55" E	3.00'
F2	S 84°42'05" W	17.04'
F3	N 04°34'54" W	17.02'
F4	N 85°05'06" E	1.50'
F5	S 04°55'28" E	14.00'
F6	N 84°42'05" E	15.50'

Legal Description of Foundation Easement

All that tract or parcel of land lying and being in Land Lot 288 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at an iron pin found (1/2" rebar) located on the easterly right-of-way line of Tucker-Norcross Road (having a variable width right-of-way) 156.8 feet southeasterly of the intersection of the easterly right-of-way line of Tucker-Norcross Road and the southerly right-of-way line of Britt Road (having a variable width right-of-way), as measured along the easterly right-of-way line of Tucker-Norcross Road, said iron pin found being the northeast corner of subject property; thence, continuing along said easterly right-of-way line and westerly property line, proceed South 15 degrees 35 minutes 51 seconds East for a distance of 31.00 feet to a point, thence leaving said right-of-way line North 74 degrees 58 minutes 41 seconds East for a distance of 37.42 feet to a point; thence North 81 degrees 22 minutes 20 seconds East for a distance of 159.26 feet to a point; thence North 83 degrees 13 minutes 16 seconds East for a distance of 44.17 feet to a point; thence South 04 degrees 46 minutes 44 seconds East for a distance of 22.79 feet to a point, thence South 12 degrees 26 minutes 53 seconds East for a distance of 40.47 feet to a point, thence North 04 degrees 42 minutes 05 seconds East for a distance of 14.00 feet to a point, said point being the Point of Beginning of the Foundation Easement.

From the Point of Beginning as thus established, proceed South 05 degrees 17 minutes 55 seconds East for a distance of 3.00 feet to a point; thence South 84 degrees 42 minutes 05 seconds West for a distance of 17.04 feet to a point; thence North 04 degrees 34 minutes 54 seconds West for a distance of 17.02 feet to a point; thence North 85 degrees 05 minutes 06 seconds East for a distance of 1.50 feet to a point; thence South 04 degrees 46 minutes 44 seconds East for a distance of 22.79 feet to a point, thence South 12 degrees 26 minutes 53 seconds East for a distance of 40.47 feet to a point, thence North 04 degrees 42 minutes 05 seconds East for a distance of 14.00 feet to a point, said point being the Point of Beginning.

Said easement tract contains 72 Square Feet or 0.002 Acres more or less.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

Property Description

All that tract or parcel of land lying and being in Land Lot 288 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar) located on the easterly right-of-way line of Tucker-Norcross Road (having a variable width right-of-way) 156.8 feet southeasterly of the intersection of the easterly right-of-way line of Tucker-Norcross Road and the southerly right-of-way line of Britt Road (having a variable width right-of-way), as measured along the easterly right-of-way line of Tucker-Norcross Road, said iron pin found being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THIS ESTABLISHED thence leave the easterly right-of-way line of Tucker-Norcross Road and run North 82 degrees 03 minutes 37 seconds East a distance of 156.8 feet to an iron pin found (1/2" rebar); thence run North 83 degrees 13 minutes 16 seconds East a distance of 44.17 feet to an iron pin found (1/2" rebar); thence run North 81 degrees 22 minutes 20 seconds East a distance of 159.26 feet to an iron pin found (1/2" rebar); thence run South 15 degrees 35 minutes 51 seconds East a distance of 31.00 feet to an angle iron found located on the easterly right-of-way line of Jeri Lynn Court; thence leave the westerly right-of-way line of Jeri Lynn Court and run South 83 degrees 13 minutes 16 seconds West a distance of 40.47 feet to an iron pin found located on the easterly right-of-way line of Tucker-Norcross Road; thence following the easterly right-of-way line of Tucker-Norcross Road run North 15 degrees 35 minutes 51 seconds West a distance of 156.8 feet to an iron pin found (1/2" rebar); said iron pin found being the TRUE POINT OF BEGINNING.

Said property contains 1.812 acres more or less.

REVISIONS

NO.	DATE	REVISION
1	12/22/2015	REVISED TO MAKE NAME CHANGE

BOSTWICK, DUKE, HARPER & WORTHY, INC.
LAND SURVEYING
10910 WOODSTOCK ROAD
ROSOWELL, GEORGIA 30075
770-552-0804

DRAWN BY: BLF
SCALE: 1" = 30'
FIELD DATE: August 26, 2015
FIELD SURVEY: SEE NOTES
JOB NO: 11064
SHEET 1 OF 1

DEKALB COUNTY, GEORGIA

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING ACT OF 1992, AS AMENDED BY THE GEORGIA PROFESSIONAL ENGINEERS AND SURVEYORS BOARD, AND THE GEORGIA PROFESSIONAL ENGINEERS AND SURVEYORS BOARD, AND IN ACCORDANCE WITH THE GEORGIA PROFESSIONAL ENGINEERS AND SURVEYORS BOARD, AND IN ACCORDANCE WITH THE GEORGIA PROFESSIONAL ENGINEERS AND SURVEYORS BOARD, AND IN ACCORDANCE WITH THE GEORGIA PROFESSIONAL ENGINEERS AND SURVEYORS BOARD.