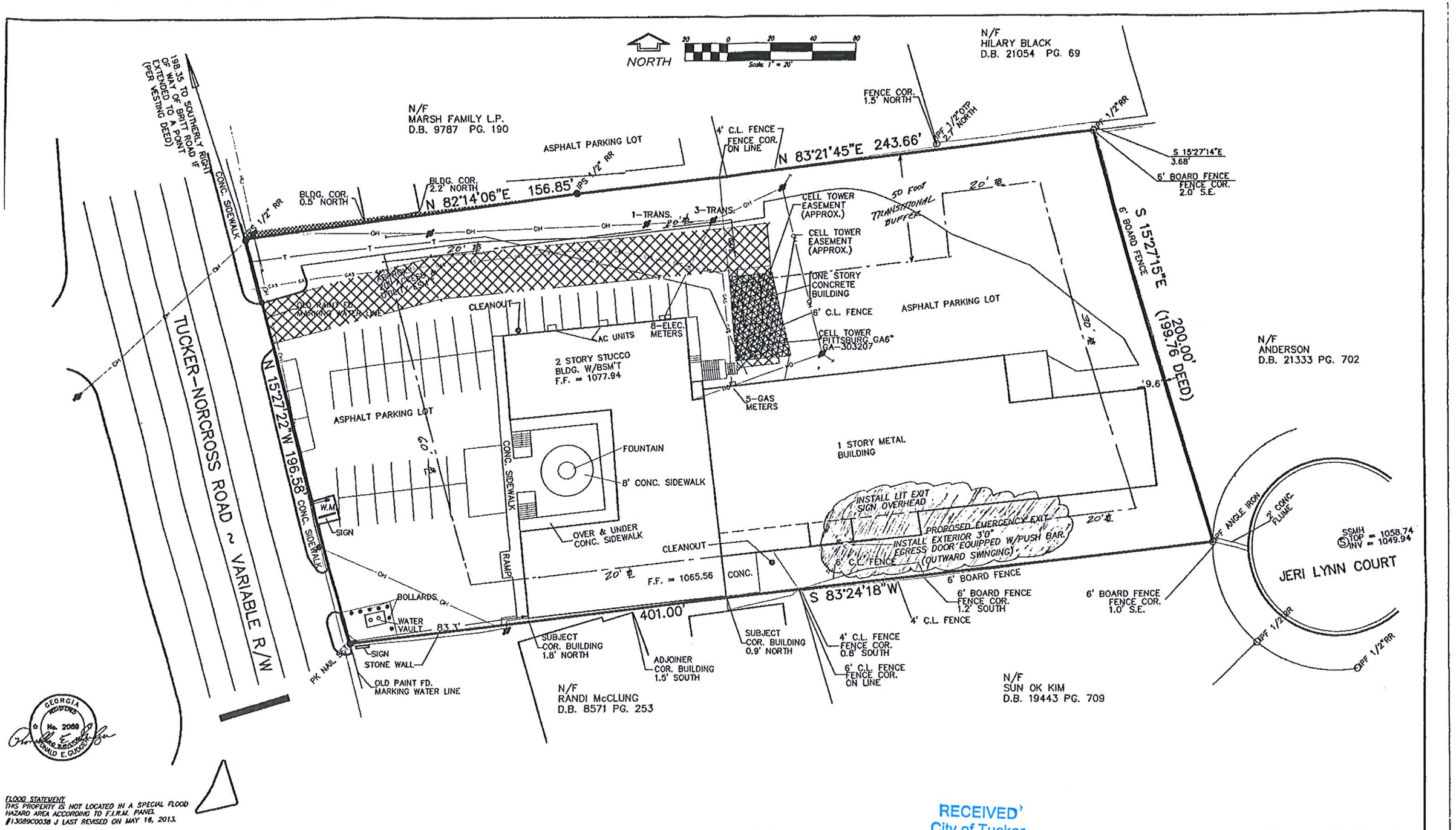

FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13089C0038 J LAST REVISED ON MAY 16, 2013.

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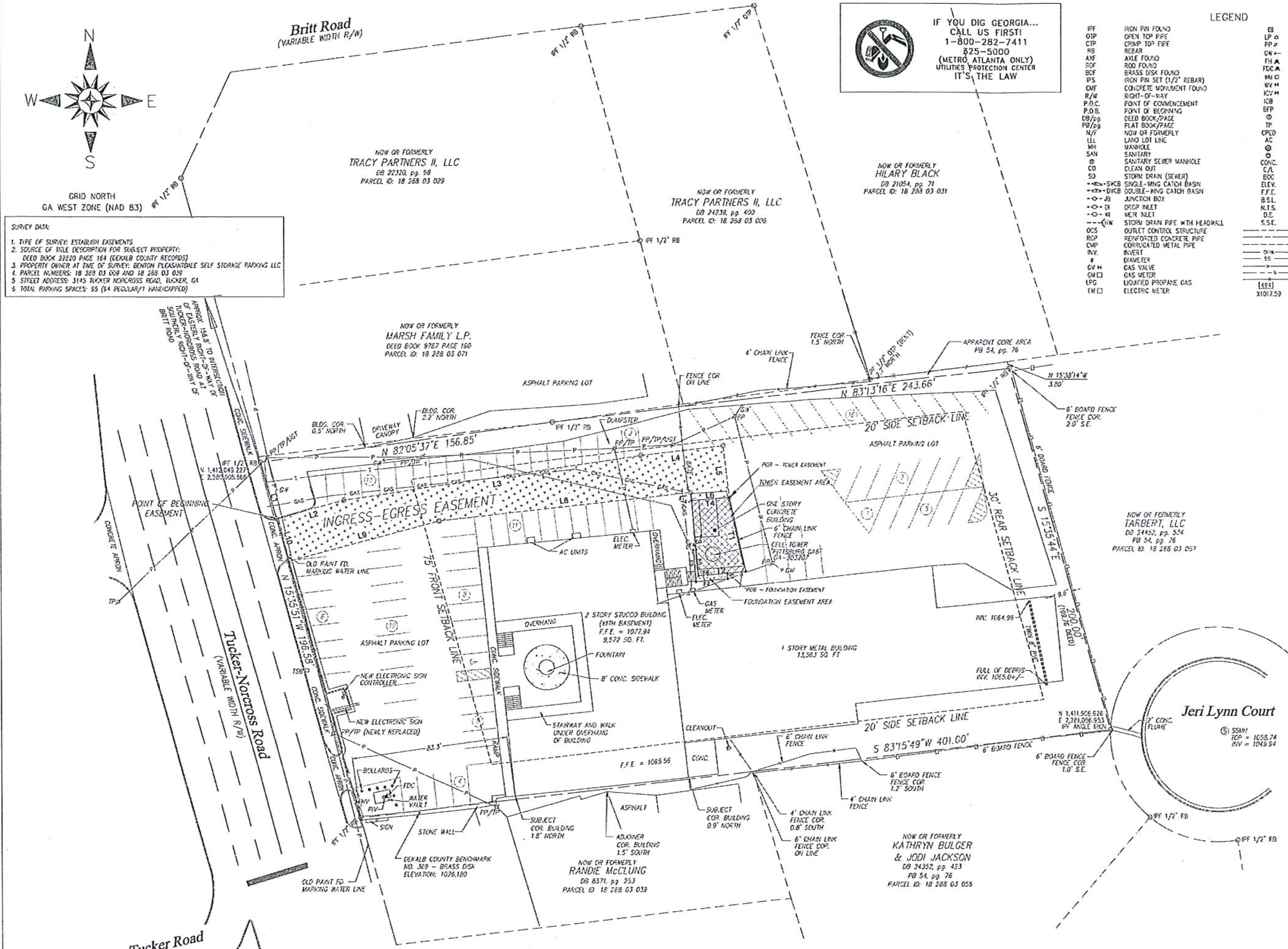
SURVEYED REG
CALCULATED REG, RAM
DRAWN REG, RAM
DWG. NAME TUCKER NORCROSS
DATE MARCH 5, 2019

SITE WORKS SURVEYS & PLANNING
RONALD E. GUDGER, LS
404-731-8696
4760 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

SITE PLAN FOR EMERGENCY DOOR INSTALLATION
3145 TUCKER NORCROSS ROAD
L.L. 288, DISTRICT 18
CITY OF TUCKER
DEKALB COUNTY, GEORGIA

NO.	DATE	REVISION

SLUP-20-0002



SURVEY DATA:

1. TYPE OF SURVEY: ESTABLISH EASEMENTS
2. SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DEED BOOK 22520 PAGE 164 (DEKALB COUNTY RECORDS)
3. PROPERTY OWNER AT TIME OF SURVEY: BENTON PLEASANTDALE SELF STORAGE PARKING LLC
4. PARCEL NUMBERS: 18 288 03 009 AND 18 288 03 039
5. STREET ADDRESS: 3145 TUCKER NORCROSS ROAD, TUCKER, GA
6. TOTAL PARKING SPACES: 95 (94 REGULAR/1 HANDICAPPED)

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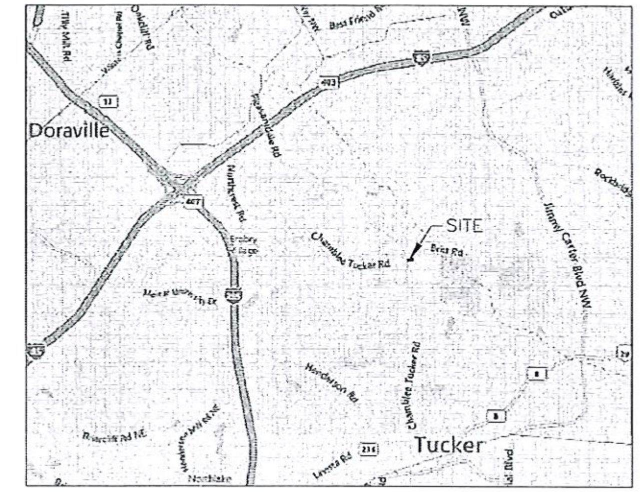
1-800-282-7411
325-5000
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

LEGEND

IPF	IRON PIN FOUND	⊡	ELECTRICAL TRANSFORMER BOX
OTP	OPEN TOP PIPE	LP	LIGHT POLE
CTP	CRIMP TOP PIPE	PP	POWER POLE
RB	REBAR	GW	GUY WIRE
AXF	AXLE FOUND	FH	FIRE HYDRANT
RDF	ROD FOUND	FDC	FIRE DEPARTMENT CONNECTION
BDF	BRASS DISK FOUND	WM	WATER METER
IPS	IRON PIN SET (1/2" REBAR)	WV	WATER VALVE
CMF	CONCRETE MONUMENT FOUND	ICV	IRRIGATION CONTROL VALVE
R/W	RIGHT-OF-WAY	ICB	IRRIGATION CONTROL BOX
P.O.C.	POINT OF COMMENCEMENT	BFP	BACKFLOW PREVENTER
P.O.B.	POINT OF BEGINNING	⊕	TELEPHONE MANHOLE
DB/pg.	DEED BOOK/PAGE	TP	TELEPHONE POLE
PB/pg.	PLAT BOOK/PAGE	CPED	CABLE TV PEDESTAL
N/F	NOW OR FORMERLY	AC	AIR CONDITIONING
LLL	LAND LOT LINE	◎	WELL
MH	MANHOLE	⊙	MONITORING WELL
SAN	SANITARY	CONC.	CONCRETE
Ⓢ	SANITARY SEWER MANHOLE	C/L	CENTERLINE
CO	CLEAN OUT	BOC	BACK OF CURB
SD	STORM DRAIN (SEWER)	ELEV.	ELEVATION
SWCB	SINGLE-WING CATCH BASIN	F.F.E.	FINISHED FLOOR ELEVATION
DWCB	DOUBLE-WING CATCH BASIN	B.S.L.	BUILDING SETBACK LINE
JB	JUNCTION BOX	N.T.S.	NOT TO SCALE
DI	DROP INLET	D.E.	DRAINAGE EASEMENT
WI	WEIR INLET	S.S.E.	SANITARY SEWER EASEMENT
HW	STORM DRAIN PIPE WITH HEADWALL		PROPERTY LINE
OCS	OUTLET CONTROL STRUCTURE		LAND LOT LINE
RCP	REINFORCED CONCRETE PIPE		EASEMENT LINE
CMP	CORRUGATED METAL PIPE	OHW	OVERHEAD POWER LINE
INV.	INVERT	SS	SANITARY SEWER LINE
⌀	DIAMETER	W	WATER LINE
GV	GAS VALVE	G	GAS LINE
GM	GAS METER	X	FENCE LINE
LPG	LIQUIFIED PROPANE GAS	[494]	STREET ADDRESS
EM	ELECTRIC METER	X1017.59	SPOT ELEVATION



LOCATION MAP ~ NOT TO SCALE

REFERENCE DOCUMENTS

1. Right-of-Way Easement from A. R. 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 28, 1965, filed for record January 27, 1966 at 10:44 a.m., recorded in Deed Book 2069, Page 422, 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 397, aforesaid Records.

4. Right-of-Way Easement from Parity Ltd. to Georgia Power Company, dated October 30, 1980, filed for record January 15, 1981 at 10:34 a.m., recorded in Deed Book 4466, 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 Affidavit by Connie Eun Chang, Member of Tucker Norcross, LLC, a Georgia limited liability company, dated March 31, 2010, filed for record June 28, 2010 at 3:02 p.m., recorded in Deed Book 22024, Page 379, aforesaid Records. Note: The foreclosing lender did not consent to this Easement Agreement. AFFECTS SUBJECT PARCEL AS SHOWN HEREON.

Survey Notes:

1. The equipment used to perform the survey from which this map or plat is based included a Topcon GTS-223 total station and a steel tape.

2. The field data upon which this map or plat is based has a closure precision of one foot in 40,079 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 initially completed Dec. 21, 2011, under the supervision of of Michael J. Barger, (GARLS No. 2958). Subsequent field work had been performed on October 13, 2014 under the supervision of Carol Anne Martin (GARLS No. 2544).

3. This map or plat has been calculated for closure and is found to be accurate within one foot in 286,829 feet. The easement has been calculated for closure and is found to be accurate within one foot in 231,655 feet.

4. The Basis of Bearing for this survey is State Plane Coordinates (NAD 83, GA West Zone). State Plane coordinate data was acquired by GPS static tie 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.

5. Horizontal Datum is NAD 83 (CORS96). Vertical Datum is NAVD 88 (GEOID9) based on NGS OPUS Solution.

6. According to Flood Insurance Rate Map panel Number's 13089C0038J with an effective date of May 16, 2013, and, 13089C0040J also having an effective date of May 16, 2013, the property depicted hereon does not lie within a Special Flood Hazard Area.

7. 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.

8. Previous surveyors have made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence.

9. 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.

10. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead facilities that may affect the use or development of this tract.

11. Pursuant to rule 180-6.09 of the Georgia State Board of Registration for professional engineers and land surveyors, the term "certify" or "certification" 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.

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.

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 06°46'44" 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	40.36'
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°25'06" E	1.50'
F5	S 04°35'29" E	14.00'
F6	N 84°42'05" E	15.50'

Property Description

All that tract or parcel of land lying and being in Land Lot 288 of the 18th District, City of Tucker, 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 THUS ESTABLISHED thence leave the easterly right-of-way line of Tucker-Norcross Road and run North 82 degrees 05 minutes 37 seconds East a distance of 156.85 feet to an iron pin found (1/2" rebar); Thence run North 83 degrees 13 minutes 16 seconds East a distance of 243.66 feet to an iron pin found (1/2" rebar); Thence run South 15 degrees 35 minutes 44 seconds East a distance of 200.00 feet to an angle iron found located on the westerly 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 15 minutes 49 seconds West a distance of 401.00 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 196.58 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.

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Department

SLVD-20-0002

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 northwest 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 06 degrees 46 minutes 44 seconds East for a distance of 27.79 feet to a point, Thence South 12 degrees 26 minutes 53 seconds East for a distance of 40.47 feet to a point, Thence South 84 degrees 42 minutes 05 seconds West for a distance of 9.94 feet to a point, said point being the Point of Beginning of the Foundation Easement;

From the Point of Beginning as thus established, proceed; Thence 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 25 minutes 06 seconds East for a distance of 1.50 feet to a point; Thence South 04 degrees 35 minutes 29 seconds East for a distance of 14.00 feet to a point; Thence North 84 degrees 42 minutes 05 seconds East 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 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 northwest 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 06 degrees 46 minutes 44 seconds East for a distance of 27.79 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 South 74 degrees 58 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 northwest 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 06 degrees 46 minutes 44 seconds East for a distance of 27.79 feet to a point being the Point of Beginning of the Tower Easement;

From the Point of Beginning as thus established, proceed South 12 degrees 26 minutes 53 seconds East for a distance of 40.47 feet to a point; Thence South 84 degrees 42 minutes 05 seconds West for a distance of 25.44 feet to a point; Thence North 05 degrees 02 minutes 56 seconds West for a distance of 40.36 feet to a point; Thence South 86 degrees 57 minutes 33 seconds East for a distance of 20.23 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.

REVISIONS	
12/22/2015	REVISED TO MAKE NAME CHANGE

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

EASEMENTS SURVEY FOR:
American Tower Corporation

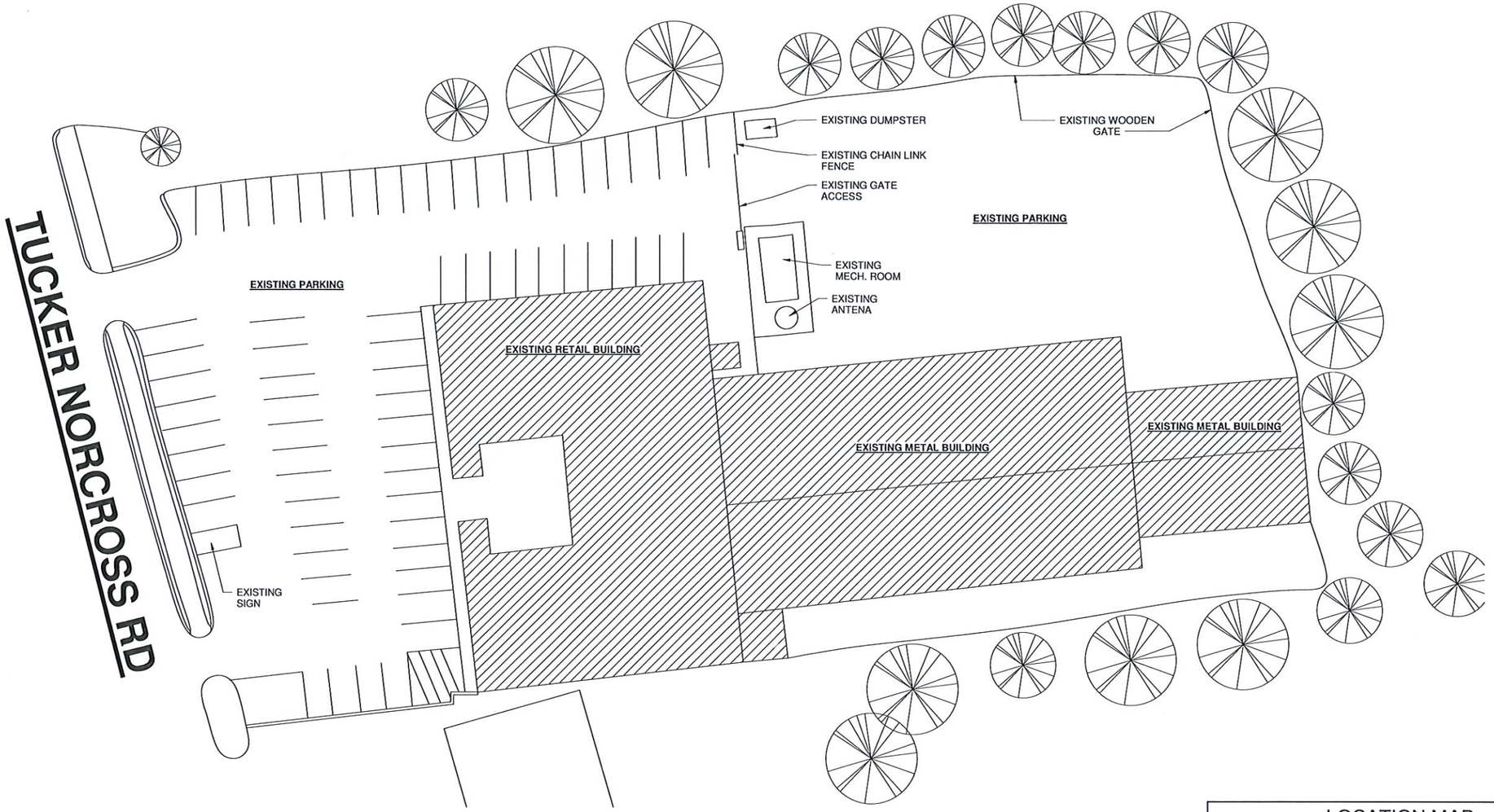
LL 288
18th DISTRICT
DEKALB COUNTY, GEORGIA

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

GEORGIA REGISTERED LAND SURVEYOR No. 2230 BRUCE L. FLOYD 12/23/15

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SIGNATURE IS VALID ONLY IF ORIGINAL AND IN A CONTRASTING COLOR OF INK. FOR THE FIRM B.D.H.W. COA #LSF000855



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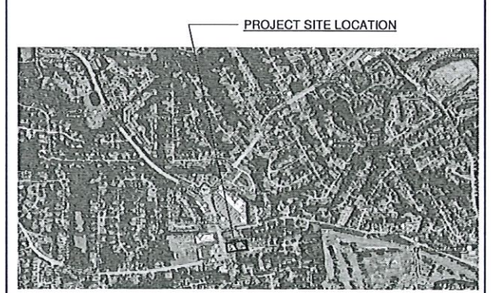
SLUP-20-0002

1 A101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

LOCATION MAP



DIMENSIONS DESIGNS INC.
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Lawrenceville, GA 30044
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678-558-0211

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OWNER:
MERAKI REALTY PARTNERS
Arturo Adonay
404-275-7600

ARCHITECTURAL SITE PLAN
FOR:
3145 Tucker Norcross Rd
Tucker, GA, 30084

No.	Description	Date

ARCHITECTURAL SITE PLAN

Project number	Project Number
Date Issued	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale	As indicated
Print Date/Time	12/10/2019 11:36:47 PM

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