

VICINITY MAP N.T.S.

Granite Drive - 60' R/W

See R/W Deed
2063 AAA LLC to DeKalb County
Deed Book Pg. 21974, pg 676

P.O.C.
Southern Mitered R/W of
Granite Drive
AND THE EAST 100 FT. R/W OF
MOUNTAIN INDUSTRIAL BLVD.
(40.39 ft. South of the C/L of Granite Dr.)

BASED ON THE F.I.R.M. PANELS,
IT IS MY OPINION THAT THE
PROPERTY SHOWN HEREON IS
OUTSIDE THE FLOOD HAZARD
AREA

SEE F.I.R.M. PANEL
NO. 13089C0077J
DATED: MAY 16, 2013

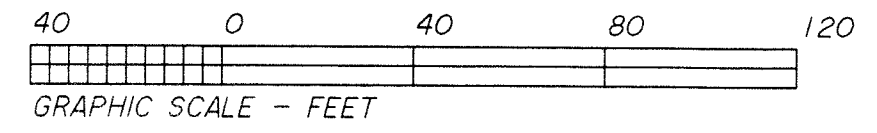
PARKING SUMMARY
25 - 9'x 18' SPACES
8 Xed OUT SPACES
1 HANDICAPPED SPACE

ZONED "M"
18-184-07-005
N/F
2063 AAA LLC
4244/21
18017/653
29174/676

1 STORY BRICK
BUILDING
No. 2053
TAX I.D. #
18-184-07-007

AREA = 2.009 ACRES
(87,515 SQ. FT.)

PLAT BOOK 77, PAGE 76
18-184-07-006
N/F
SUPER STAR INVESTMENTS LLC
5886/464
ZONED "M"



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CITY OF TUCKER

11/15/2024

PLANNING & ZONING
DEPARTMENT

NOTES:
THE FIELD DATA USED TO CALCULATE
THIS PLAT HAS A CLOSURE PRECISION
OF ONE FOOT IN 92,057 FEET
AND AN ANGULAR ERROR OF
01" PER ANGLE.
TRAVERSE ADJUSTED BY COMPASS RULE.
THE EQUIPMENT USED TO OBTAIN THE
LINEAR AND ANGULAR MEASUREMENTS
WAS A TOPCON GTS 211.
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND WAS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
95,000 FEET.
ALL IPS ARE 1/2" DIA RE-BARS
ZONED "M"
SET-BACKS SHOWN ON PLAT

NOTE "B"
THERE ARE STATE AND COUNTY
BUFFER REQUIREMENTS
ON THIS CREEK. IT IS CONSIDERED
AS STATE WATERS AND HAS A 25 FT.
UNDISTURBED BUFFER, MEASURED
FROM THE TOP OF BANK.
ALSO COUNTY BUFFERS OF 50 AND
75 FEET WILL ALSO APPLY
IF LAND DISTURBANCE IS PLANNED
NEAR THE CREEK.

- LEGEND :
- ASP-ASPHALT
 - BC-BACK OF CURB
 - BL-BUILDING LINE
 - BWF-BARBED WIRE FENCE
 - CB-CATCH BASIN
 - CH-CHORD
 - CIP-CAST IRON PIPE
 - CL-CENTERLINE
 - CLF-CHAIN LINK FENCE
 - CM-CONCRETE MONUMENT
 - CMP-CORRUGATED MTL. PIPE
 - CONC-CONCRETE
 - CTP-CRIMP TOP PIPE
 - DB-DEED BOOK
 - DE-DRAINAGE EASEMENT
 - DI-DROP INLET
 - DIP-DUCTILE IRON PIPE
 - DWCB-DBL. WING C.B.
 - ESMT-EASEMENT
 - FES-FLARED END SECTION
 - FH-FIRE HYDRANT
 - UG-UNDERGROUND GAS
 - GM-GAS METER
 - GP-GUY POLE
 - GW-GUY WIRE
 - HW-HEAD WALL
 - HWF-HOG WIRE FENCE
 - HWY-HIGHWAY
 - INT-INTERSECTION
 - INV-INVERT
 - IPF-IRON PIN FOUND
 - IPS-IRON PIN SET
 - JB-JUNCTION BOX
 - LL-LAND LOT
 - LLL-LAND LOT LINE
 - LP-LIGHT POLE
 - MH-MAN HOLE
 - N/F-NOW OF FORMERLY
 - E--- UNDERGROUND POWER
 - O.C.-OUT CROP
 - PB-PLAT BOOK
 - PL-PROPERTY LINE
 - PM-POWER METER
 - POB-POINT OF BEGINNING
 - PP-POWER/UTILITY POLE
 - PVMT-PAVEMENT
 - RCP-REINFORCED CONCRETE PIPE
 - RBF-RE-BAR FOUND
 - R/W-RIGHT OF WAY
 - R-RADIUS
 - TC-TOP OF CURB
 - WV-WATER VALVE
 - WM-WATER METER
 - CP-CALCULATED POINT
INACCESSIBLE DUE TO
WASHOUT AND CUDZU
 - P.O.C.- POINT OF
COMMENCEMENT

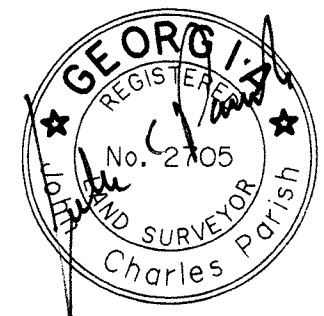
Note:
See Page 2 of 2
for Notes, ALTA Certification,
exceptions
and Legal Description.

THE SUBJECT PROPERTY IS
EXISTING TAX PARCEL No.
18-184-07-007
& A PORTION OF
18-184-07-004

ALTA/ACSM LAND TITLE SURVEY FOR
PLATINUM USA LLC, RASHEED VIRINI, First State Bank,
its Successors and/or assigns as their interest may appear
and Fidelity National Title Insurance Company

LAND LOT 184	18th DISTRICT
DeKalb COUNTY	GEORGIA
SCALE 1" = 40'	DATE 5/05/2015

NOTES CRDF=015-0131
SCRNF=015-0131 ON 3-19-22-27-44 JOB NO. 015-0131



LEGAL DESCRIPTION

2053 MOUNTAIN INDUSTRIAL BOULEVARD

ALL THAT TRACT OF PARCEL OF LAND, LYING AND BEING LOCATED IN LAND LOT 184 OF THE 18th DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE SOUTHERN MOST MITERED RIGHT-OF-WAY POINT OF GRANITE DRIVE (40.39 FT. SOUTH OF THE CENTERLINE OF GRANITE DRIVE AT THIS POINT) AND THE EAST 100 FT. RIGHT-OF-WAY OF MOUNTAIN INDUSTRIAL BOULEVARD, THENCE PROCEED ALONG THE EAST 100 FT. RIGHT-OF-WAY OF MOUNTAIN INDUSTRIAL BOULEVARD, SOUTH 00 DEGREES 33 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 261.00 FT. TO A 1/2" RE-BAR-FOUND, THE TRUE POINT OF BEGINNING.

THENCE South 89 degrees 19 minutes 05 seconds East for a distance of 383.96 feet to a calculated point;
 THENCE South 18 degrees 40 minutes 13 seconds East for a distance of 37.37 feet to a calculated point;
 THENCE South 89 degrees 58 minutes 47 seconds East for a distance of 54.00 feet to a 1/2" re-bar found;
 THENCE South 18 degrees 50 minutes 30 seconds East for a distance of 164.12 feet to a calculated point;
 THENCE North 89 degrees 23 minutes 51 seconds West for a distance of 33.00 feet to a 1/2" re-bar found;
 THENCE North 89 degrees 23 minutes 51 seconds West for a distance of 471.58 feet to a mag nail found in asphalt on the East 100 ft. Right-of-Way of Mountain Industrial Boulevard;
 THENCE along the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, North 00 degrees 29 minutes 59 seconds East for a distance of 190.02 feet to a 1/2" re-bar found, The True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.009 acres .

S:\survey\houston\015-0131(Rasheed-virini-2053mntindust)\legals\virinileg.doc)

TO: PLATINUM USA LLC, RASHEED VIRINI,
First State Bank, its Successors and/or assigns as their interest may appear
SBA
and Fidelity National Title Insurance Company

I hereby certify that this survey was prepared by me or Under my supervision in accordance with the "Minimum Standard detail requirements or ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and includes Items 1,2,3,4,6a, 7a,7b,8,9, 11a,13,14,16,17 and 18 of Table A thereof and to the extent possible, shows the location of all setback lines listed pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on The date of this certification, undersigned further certifies That in my professional opinion, as a Land Surveyor Registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John C Parish
 John Charles Parish

Registered Surveyor
 State of Georgia
 Registration No. 2705

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE SCHEDULE "A"
 Commitment No.: 19319358
 Effective Date of Commitment: April 16, 2015 @ 8:00 am
 (LISTED UNDER SCHEDULE B - SECTION II)

8) Easement in favor of Georgia Power Company, its successors and assigns, set forth in instrument, dated 05/10/1962 and recorded 05/28/1962 in Deed Bok 1667, Page 352.(DOES NOT APPLY BUT NOT PLOTTABLE AS BLANKET EASEMENT)

9) Agreement from Stone Mountain Industrial park, Inc., a Georgia corporation to Waffle House, Inc., a Georgia corporation, dated 09/27/1996 and recorded 10/10/1996 in Deed Book 9172, Page 026. (DOES NOT APPLY, THE PROPERTY DESCRIBED IN THIS AGREEMENT IS APPROXIMATELY 1200 FT. SOUTH OF THE SUBJECT PROPERTY ON THE WEST SIDE OF MOUNTAIN INDUSTRIAL BOULEVARD.)

10) Stormwater Detention Facility Inspection and Maintenance Agreement Plan of Marten Transport (Project Number 16031) dated 12/22/2009, by and between Stone Mountain industrial Park, Inc. and DeKalb County, recorded on 12/23/2009 in Deed Book 21788, Page 743; Scriveners Affidavit, dated 04/27/2010 and recorded 05/07/2010 in Deed Book 21960, Page 357.(DOES NOT APPLY, THIS IS FOR THE MARTEN TRUCKING SITE WHICH IS EAST OF THE SUBJECT PROPERTY)

11) DeKalb County Right of Way Deed from Stone Mountain Industrial Park, Inc., a Georgia corporation to DeKalb County, Georgia, dated 12/08/2010 and recorded 12/08/2010 in Deed Bok 22262, page 617. (DOES NOT APPLY, THIS IS FOR THE RIGHT-OF-WAY OF ROGER MARTEN WAY WHICH IS SOUTH AND EAST OF THE SUBJECT PROPERTY.)

RECEIVED
 CITY OF TUCKER

11/15/2024

PLANNING & ZONING
 DEPARTMENT

NOTE: THIS PLAT REPRESENTS A SURVEY OF EXISTING DEKALB COUNTY TAX PARCEL No. 18-184-07-007 AND, WHEREAS NO NEW STREETS OR ROADS ARE CREATED, NO NEW UTILITY IMPROVEMENTS ARE REQUIRED, AND NO NEW SANITARY SEWER OR APPROVAL OF A SEPTIC SYSTEM IS REQUIRED, IT THEREFORE DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT TO O.C.G.A. 15-6-67(D).

John C Parish
 JOHN CHARLES PARISH, GA L.S. No. 2705

8/24/2015
 DATE

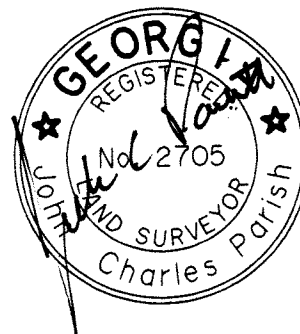
ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. UNDERGROUND AND ABOVEGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. UNDERGROUND OR ABOVEGROUND WHICH MAY BE ENCOUNTERED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.

SURVEYOR'S CERTIFICATION

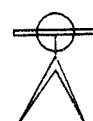
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

BY: *John C Parish* DATE: 8/24/2015
 GEORGIA L.S. No. 2705

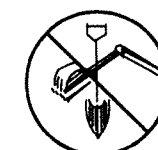


HOUSTON ENGINEERING, INC.
 DESIGN ENGINEERS and SURVEYORS LSF-978
 SINCE 1964 JPARISH@HOUSTON-ENGINEERING.COM

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ALTA/ACSM LAND TITLE SURVEY FOR

PLATINUM USA LLC, RASHEED VIRINI, First State Bank, its Successors and/or assigns as their interest may appear, SBA and Fidelity National Title Insurance Company

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