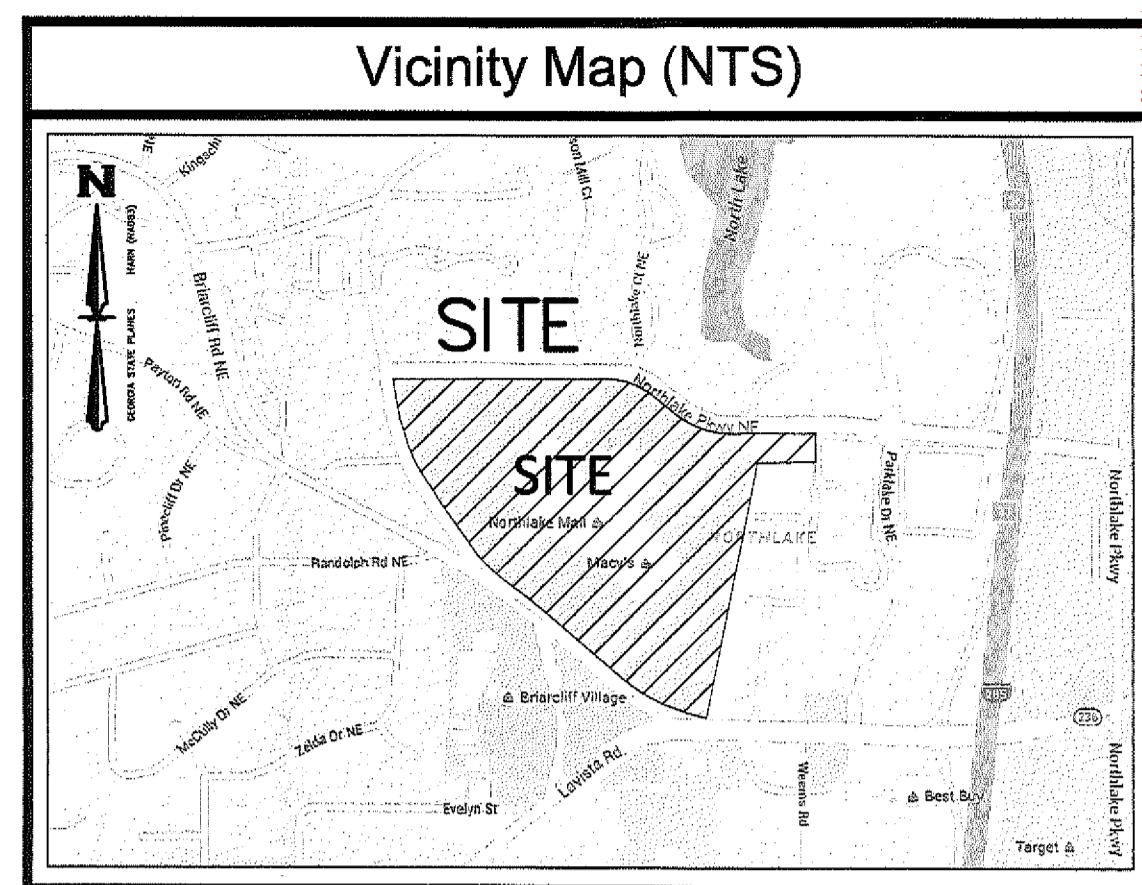


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LOT DIVISION FOR:  
**NORTHLAKE MALL**  
 LOCATED IN LAND LOT 209 & 210  
 OF THE 18TH DISTRICT  
 DEKALB COUNTY, GA  
 TAX PARCEL: 18 209 02 028  
**AP# 1243073**



City of Tucker  
 Planning & Zoning  
 2016-24  
 SUP-24-0002, CV-24-0001  
 CV-24-0001

**GRANT SHEPHERD & ASSOCIATES, INC.**  
 Construction Layout • GPS Modeling  
 Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046  
 PHONE: 770.418.9823 FAX: 770.418.9289  
 www.gasurveying.com

**OWNER'S ACKNOWLEDGEMENT**

I, Anthony Ruggieri, 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 AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY, 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 DEKALB COUNTY 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 THE OWNS FEES SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND.

**Owner/Developer**

**OWNER**  
 Northlake ATRCorinth Partners, LLC  
 12700 PARK CENTRAL DRIVE  
 SUITE 100  
 DALLAS, GEORGIA 75251  
 214-273-3600  
 tonyr@atrdallas.com

**CONTACT**  
 TONY RUGGERI  
 12700 PARK CENTRAL DRIVE  
 SUITE 100  
 DALLAS, GEORGIA 75251  
 214-273-3600  
 tonyr@atrdallas.com

**Certificate of Conformity**

I, SEATON G. SHEPHERD, JR., THE ENGINEER/SURVEYOR FOR THE PROPERTY KNOWN AS 4800 BRIARCLIFF ROAD, TAX PARCEL ID# 18 209 02 028, 18 209 02 031 & 18 209 02 030, DEKALB COUNTY, GEORGIA, LOCATED IN LAND LOTS 209 & 210 OF THE 18TH DISTRICT, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THE SUBJECT PROPERTIES ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

*Signature* 4/3/19  
 SIGNATURE

SEATON G. SHEPHERD, JR.  
 735 LONGLEAF BOULEVARD, SUITE A  
 LAWRENCEVILLE, GA 30046

**Map or Plat Closure Statement & Notes**

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE I-NET REALTIME GPS NETWORK) ON JANUARY 20, 2015.
2. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1" IN ±982,524'.
3. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
4. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK, VERTICAL RELIEF SHOWN HEREIN BY (2' CONTOUR INTERVAL).
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
8. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

**Flood Hazard Statement**

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C00571, CONTAINING A LATEST DATE OF 05/16/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

**Zoning**

CURRENT ZONING: C-1

SETBACKS:  
 FRONT - 75'  
 SIDE - 50'  
 INTERIOR SIDE - 20'  
 REAR - 30'  
 MIN. LOT FRONT - 100'  
 MAX. LOT COVERAGE - 80%  
 MAX. BUILDING HEIGHT - 2 STORIES, 35'

Zoning information obtained from DeKalb County Website - Municode

Information has not been verified thru Planning and Sustainability Department DeKalb County.

**Zoning Conditions CZ-93075**

DEKALB COUNTY  
 PLANNING/DEVELOPMENT DEPT  
 REVIEWED

DATE: *Jan 18, 2019*  
 BY: *Charles Coleman*

*Dept. Chair* 4/4/19

THIS 17th DAY OF March, 2019

*Lynn Whitley*  
 WITNESS

*Lynn Whitley*  
 NOTARY PUBLIC

BY: Anthony Ruggieri

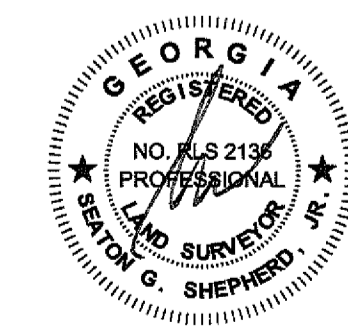
LOT DIVISION OF:  
**NORTHLAKE MALL**  
 Parcel No.: 18 209 02 028  
 4800 Briarcliff Road  
 LAND LOT 209 & 210 OF THE 18TH LAND DISTRICT  
 DEKALB COUNTY, GA

**Map or Plat Certification**

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that: IN MY OPINION, THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

*Signature* 4/3/19  
 SEATON G. SHEPHERD, JR.  
 Registered Land Surveyor No. 1136  
 in the State of Georgia  
 Date of Plat or Map: October 23, 2018  
 Last Revised: 4/3/19



DEKALB COUNTY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS OF THIS PROJECT.

REV. 3/09 DEKALB COUNTY BOARD OF COMMISSIONERS

PREL. ACTION PUB. HRS.

HEARING DATE: September 18, 2018

RESOLUTION OR ORDINANCE

PROCLAMATION

SUBJECT: Rezoning Application - LRE Engineering, Inc.

COMMISSION DISCUSSION: 3 & 7

DEPARTMENT: Planning

ATTACHMENT:  Yes  No  s\_PP

INFORMATION CONTACT: Ray White or Charles Coleman

PHONE NUMBER: 371-2152

PURPOSE: 2-93075 - To consider the application of LRE Engineering, Inc., to rezone property located at the northerly intersection of Briarcliff Road and Lavista Road, 250' west of Ranchwood Drive, from R-100 to C-1. The property has a frontage of 49' and contains 1.08 acres.

SUBJECT PROPERTY: 18-209-1-pt. 28 (0000 Briarcliff Road).

RECOMMENDATION(S):

PLANNING DEPARTMENT: Approval with conditions. The current zoning as applied to this land area is inconsistent with the Comprehensive Plan and incompatible with all other area zoning. The requested zoning is appropriate and in keeping with the zoning applied to the majority of adjoining properties. Staff recommends approval subject to the following:

1. A screening fence or vegetation is maintained along the back of lots 13-18 which front Ranchwood Drive.
2. No development of this land is tied into the adjoining shopping center.
3. No direct access to Lavista Road from this tract.

PLANNING COMMISSION: Approval as recommended by the Planning Department.

COMMUNITY COUNCIL: Approval.

Page 2

647 FOR USE BY COMMISSION OFFICE/CLERK ONLY

MOTION was made by Commissioner Williams, seconded by Commissioner Scott, and passed 7-0-0-0, to approve the application per the recommendation of the Planning Department.

No one spoke for or against the application.

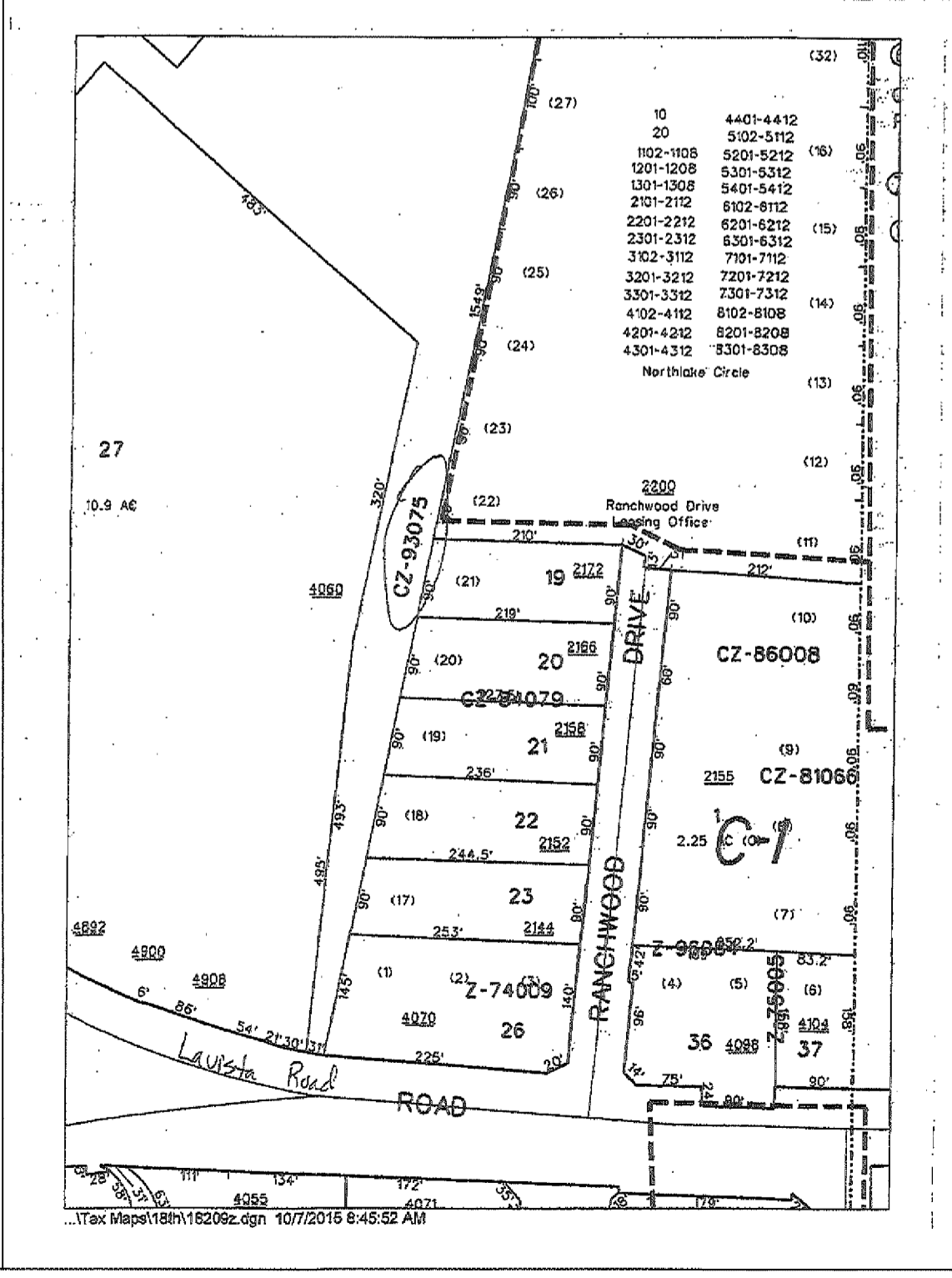
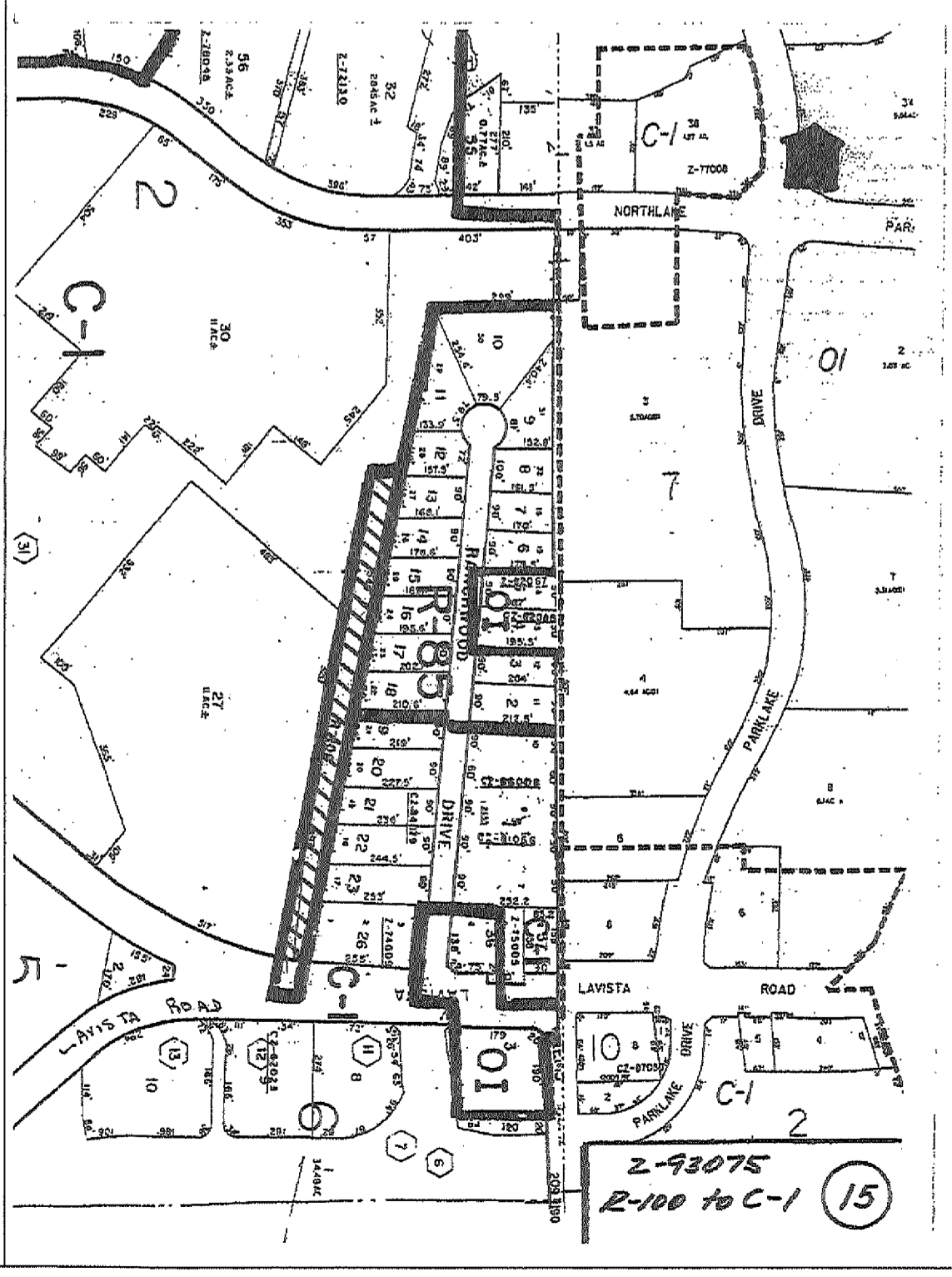
ADOPTED: SEP 28 1993 (DATE) CERTIFIED: SEP 28 1993 (DATE)

*Signature* PRESIDENT OFFICER DEKALB COUNTY BOARD OF COMMISSIONERS

*Signature* CLERK DEKALB COUNTY BOARD OF COMMISSIONERS

ATTACHMENT/

	FOR	AGAINST	ABSTENTION	ABSENT
DISTRICT 1 - ELAINE BOVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 2 - GALE WALLDORFF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 3 - JESSIE WILLIAMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 4 - KEN DAVIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 5 - WILLIAM C. "BILL" BROWN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 6 - JUDY HAYS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 7 - JACQUELINE SCOTT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



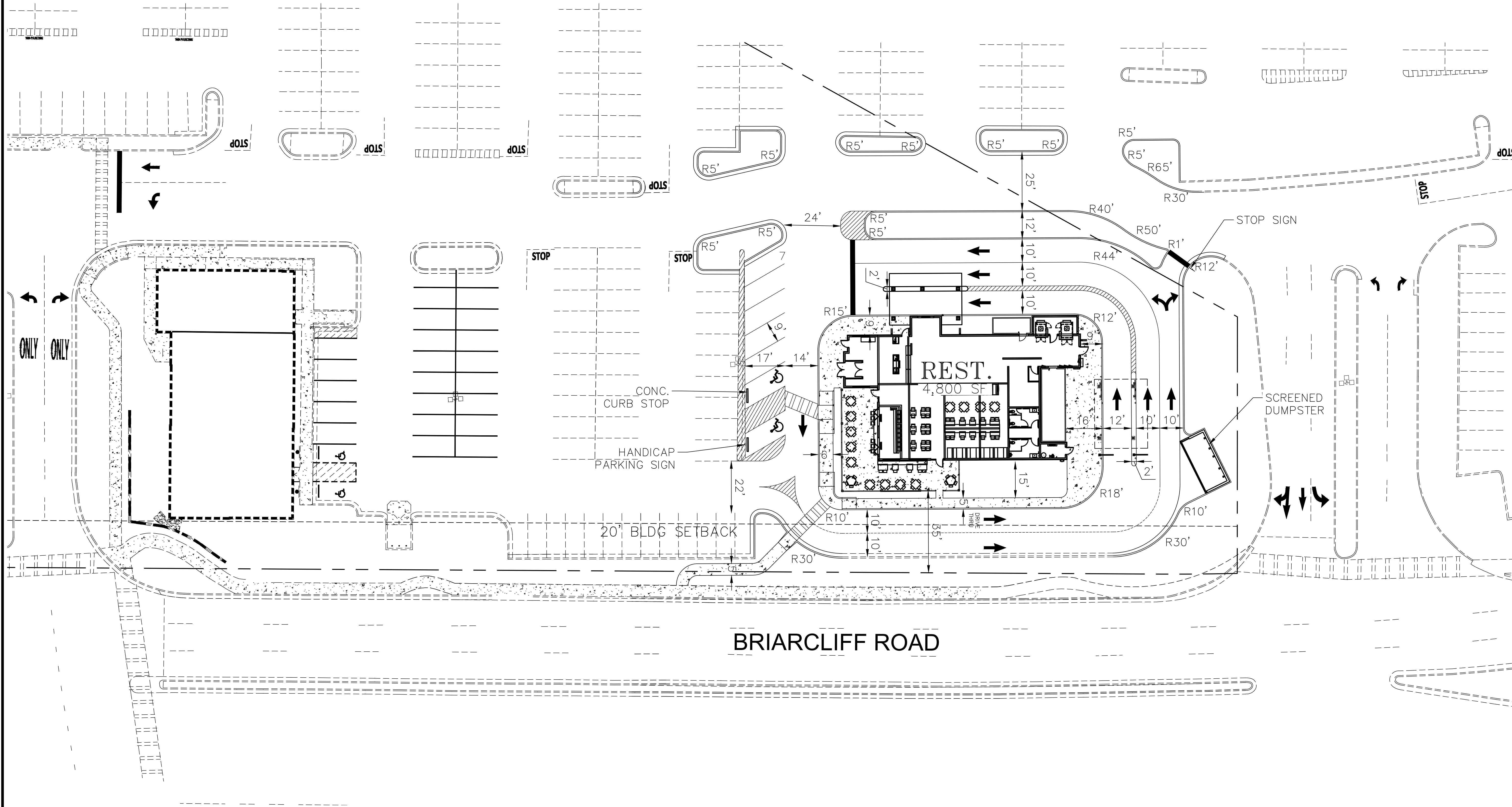
Sheet / Drawing Scale  
 1" = 100'  
 \*Unless Otherwise Noted\*

GSA Project No.  
 18-09-500

Drawn By / Field Crew  
 SCM Crew No. 1  
 N/A

Sheet No. 01 OF 03



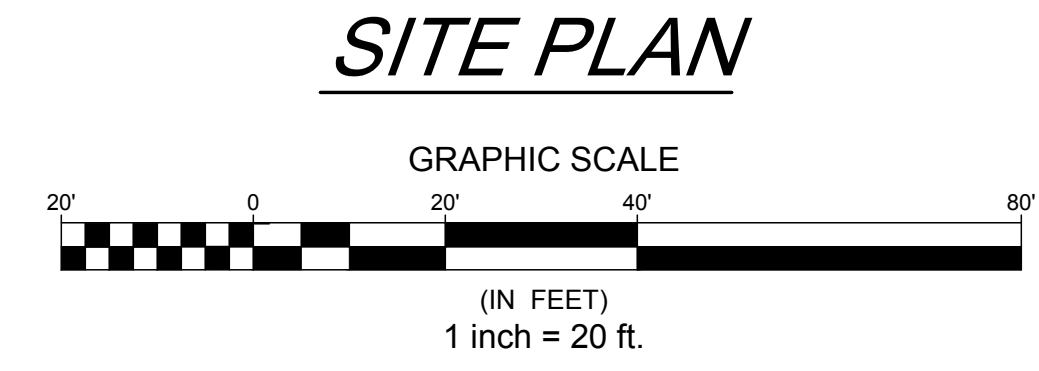


BRIARCLIFF ROAD

REST.  
4,800 SF

20' BLDG SETBACK

SCREENED DUMPSTER



SEAL  
City of Tucker  
Received  
By  
Planning & Zoning  
3-26-24  
SLUP-24-0002, CV-24-0001,  
CV-24-0002

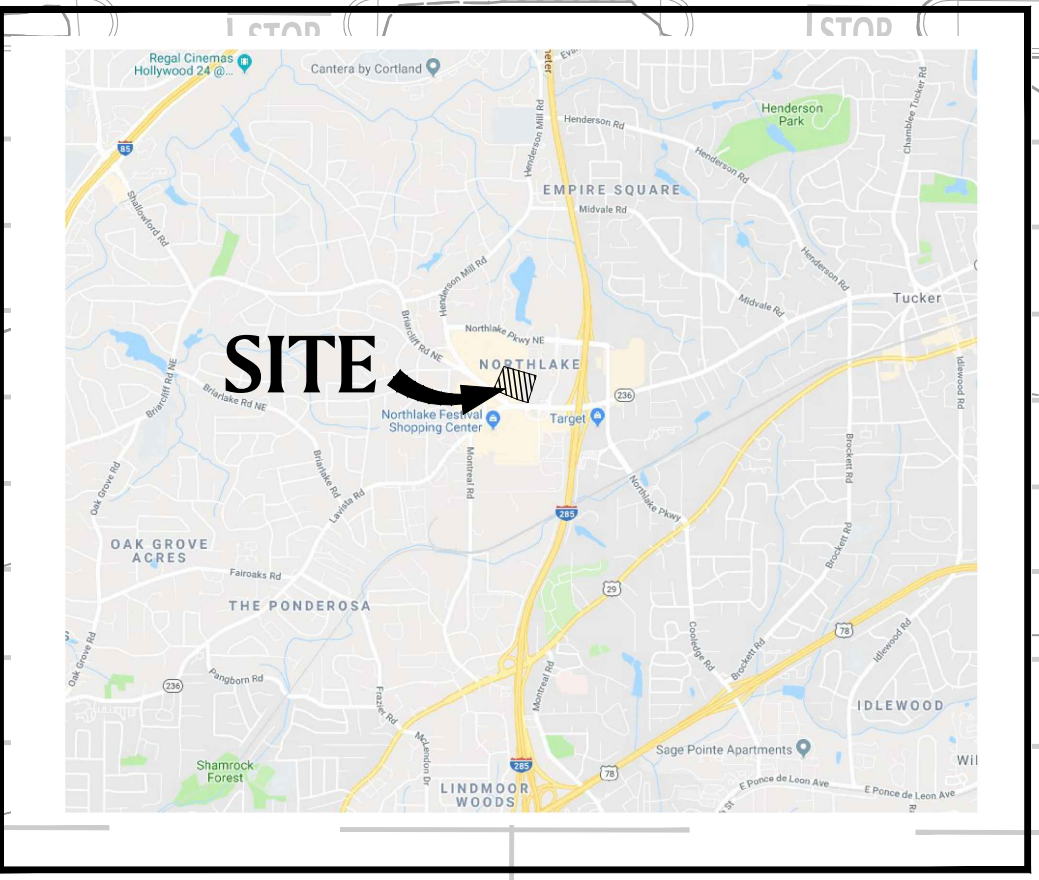
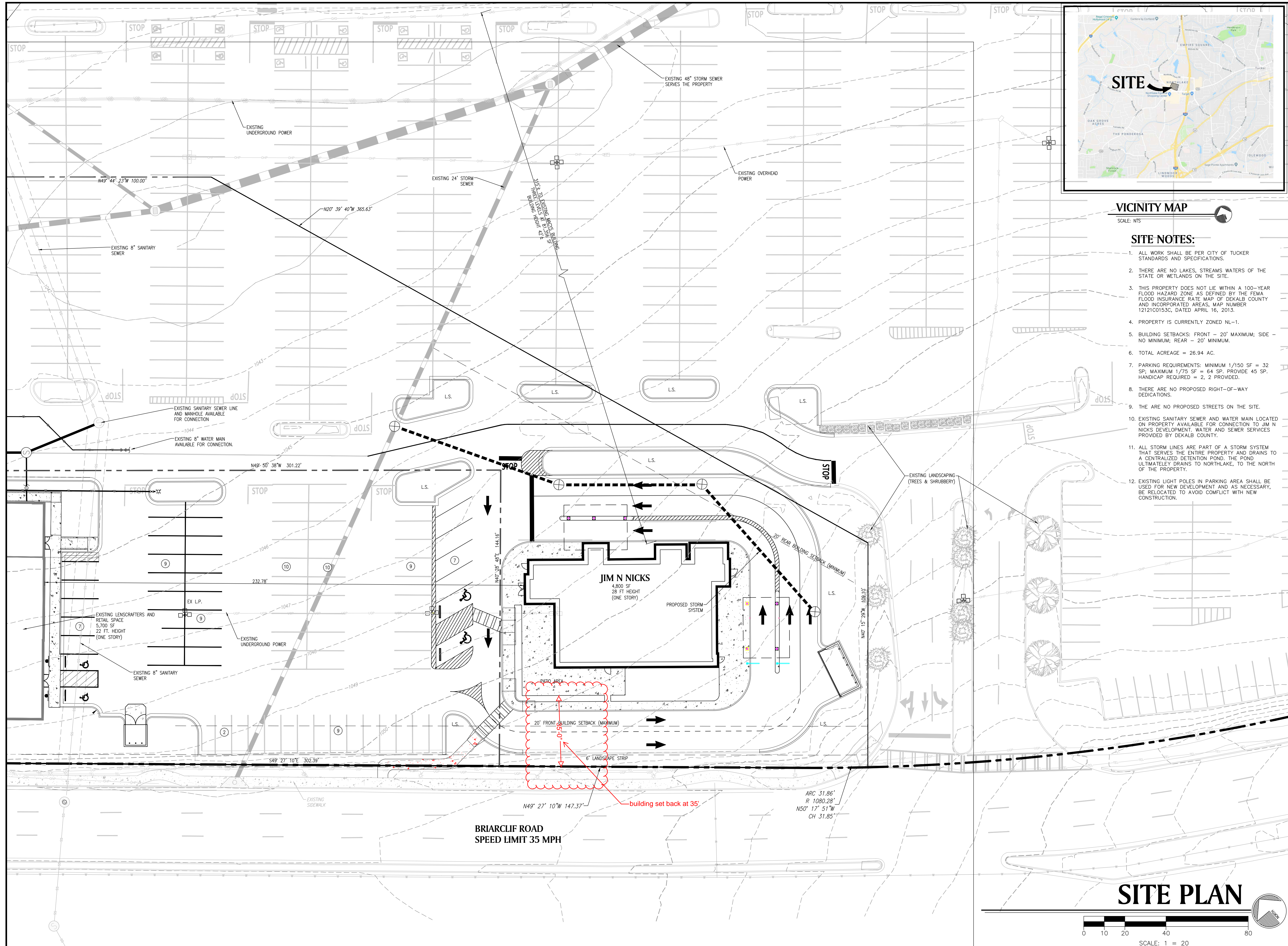
A PROJECT OF:  
**JIM 'N NICK'S**  
COMMUNITY  
**BAR-B-Q**

**JIM 'N NICK'S NORTHLAKE**  
4880 Briarcliff Road NE Atlanta, GA 30345

NO.	BY	DATE	DESCRIPTION

DRAWN BY SCA	CHECKED BY SCA
DATE 01/11/2024	
SHEET TITLE PLAN	
SHEET NUMBER <b>SP-6</b>	

1/2023/20230320 Preliminary Special Use Plan/20230320.dwg, WHICH FULL BLEED 1/4" = 1" 3/8" UNITS, SCHEMA PAPER, ONE TO REFLECT, WACID SCHEMATA, February 22, 2023, 2:58:13 PM



**VICINITY MAP**

SCALE: NTS

**SITE NOTES:**

1. ALL WORK SHALL BE PER CITY OF TUCKER STANDARDS AND SPECIFICATIONS.
2. THERE ARE NO LAKES, STREAMS, WATERS OF THE STATE OR WETLANDS ON THE SITE.
3. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP OF DEKALB COUNTY AND INCORPORATED AREAS, MAP NUMBER 12121C0153C, DATED APRIL 16, 2013.
4. PROPERTY IS CURRENTLY ZONED NL-1.
5. BUILDING SETBACKS: FRONT - 20' MAXIMUM; SIDE - NO MINIMUM; REAR - 20' MINIMUM.
6. TOTAL ACREAGE = 26.94 AC.
7. PARKING REQUIREMENTS: MINIMUM 1/150 SF = 32 SP; MAXIMUM 1/75 SF = 64 SP; PROVIDE 45 SP. HANDICAP REQUIRED = 2, 2 PROVIDED.
8. THERE ARE NO PROPOSED RIGHT-OF-WAY DEDICATIONS.
9. THERE ARE NO PROPOSED STREETS ON THE SITE.
10. EXISTING SANITARY SEWER AND WATER MAIN LOCATED ON PROPERTY AVAILABLE FOR CONNECTION TO JIM N NICKS DEVELOPMENT. WATER AND SEWER SERVICES PROVIDED BY DEKALB COUNTY.
11. ALL STORM LINES ARE PART OF A STORM SYSTEM THAT SERVES THE ENTIRE PROPERTY AND DRAINS TO A CENTRALIZED DETENTION POND. THE POND ULTIMATELY DRAINS TO NORTHLAKE, TO THE NORTH OF THE PROPERTY.
12. EXISTING LIGHT POLES IN PARKING AREA SHALL BE USED FOR NEW DEVELOPMENT AND AS NECESSARY, BE RELOCATED TO AVOID CONFLICT WITH NEW CONSTRUCTION.

LAND PLANNERS  
ENGINEERS • SURVEYORS  
TRANSPORTATION  
LANDSCAPE ARCHITECTS

85-A MILL STREET  
SUITE 200  
ROSWELL, GEORGIA 30075  
VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com

**PAULSON MITCHELL**  
INCORPORATED

PROJECT:  
**NORTHLAKE MALL REDEVELOPMENT**  
**JIM N NICKS**

4832 BRIARCLIFF ROAD  
LAND LOTS 209 & 210  
DISTRICT 18  
CITY OF TUCKER  
DEKALB COUNTY, GA

FOR:  
**NORTH LAKE ATR**  
**CORINTH PARTNERS, LLC**

12700 PARK CENTRAL DRIVE  
SUITE 110  
DALLAS, TX 75251

COA-PEF001716 • EXP. - 6/30/2024  
**REVISIONS**

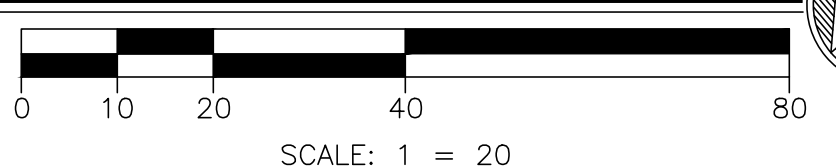


**24 HR EMERGENCY CONTACT**  
**MR. TONY FUGGERI**  
**214-725-1128**

20232032c.dwg 02.22.24

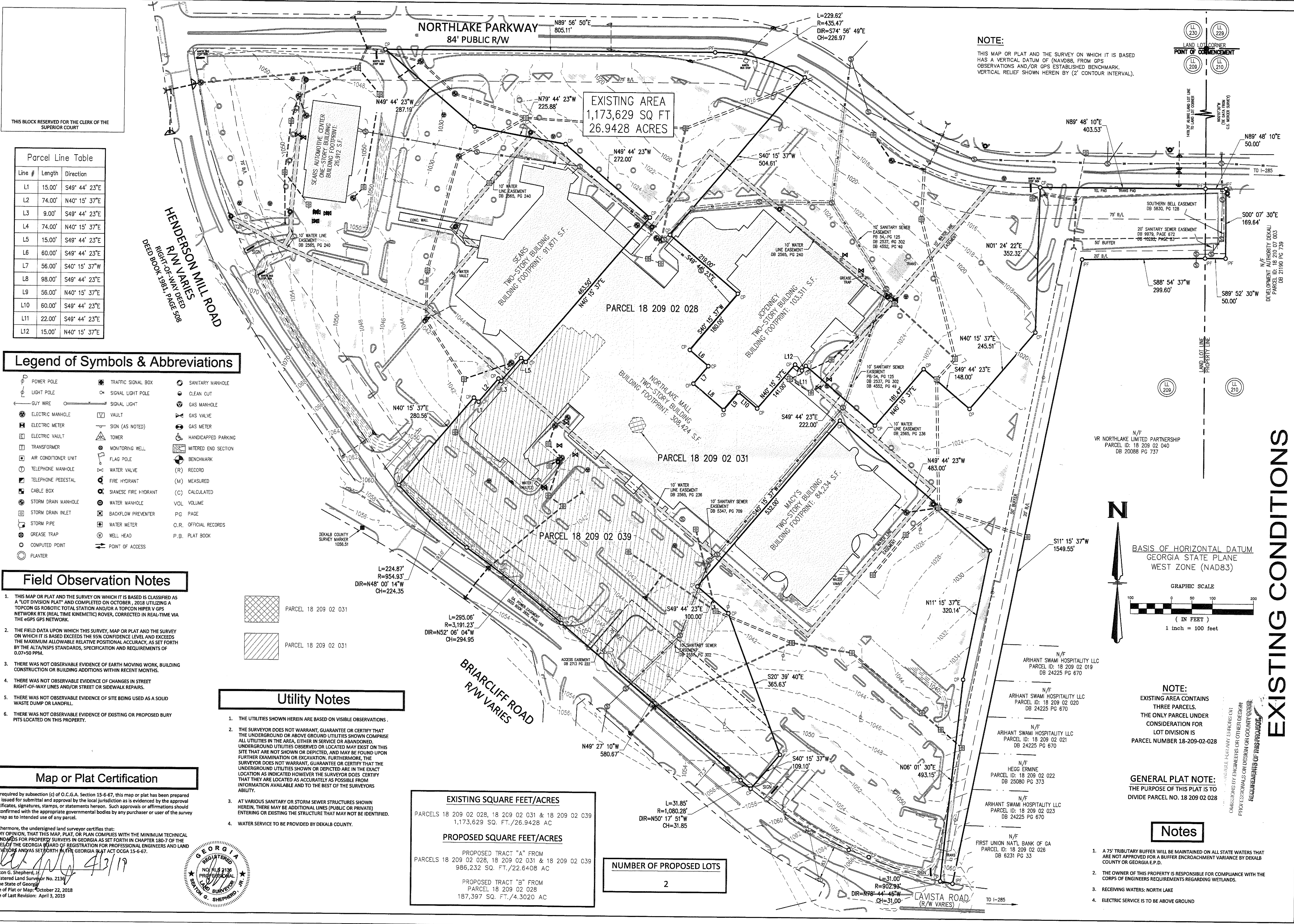
**SITE PLAN**  
**JIM N NICKS**

**SITE PLAN**



City of Tucker  
 Received by  
 Planning & Zoning  
 2-26-24  
 SLUP-24-0002, CV-24-0001, CV-24-00046  
 735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046  
 PHONE: 770.418.9823 FAX: 770.418.9289  
 WWW.GSSSURVEYING.COM  
 COA/LSF 000459

**GRANT SHEPHERD & ASSOCIATES, INC.**  
 Construction Layout • GPS Modeling  
 Land Surveying • Site Development



**Parcel Line Table**

Line #	Length	Direction
L1	15.00'	S49° 44' 23"E
L2	74.00'	N40° 15' 37"E
L3	9.00'	S49° 44' 23"E
L4	74.00'	N40° 15' 37"E
L5	15.00'	S49° 44' 23"E
L6	60.00'	S49° 44' 23"E
L7	56.00'	S40° 15' 37"W
L8	98.00'	S49° 44' 23"E
L9	56.00'	N40° 15' 37"E
L10	60.00'	N40° 15' 37"E
L11	22.00'	S49° 44' 23"E
L12	15.00'	N40° 15' 37"E

**Legend of Symbols & Abbreviations**

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- COMPUTED POINT
- PLANTER
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- BENCHMARK
- WATER VALVE
- FIRE HYDRANT
- SIAMASE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK

**Field Observation Notes**

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "LOT DIVISION PLAT" AND COMPLETED ON OCTOBER, 2018 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA SURVEYING STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EXISTING OR PROPOSED BURY PITS LOCATED ON THIS PROPERTY.

**Utility Notes**

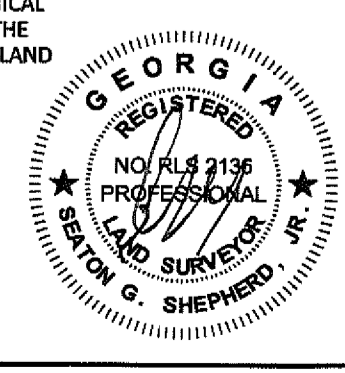
- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYOR'S ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
- WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

**Map or Plat Certification**

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that: IN MY OPINION, THAT THIS MAP, PLAT, OR PLAN CONFORMS WITH THE MINIMUM 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 AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

Stanton G. Shepherd, II  
 Registered Land Surveyor No. 2134  
 In the State of Georgia  
 Date of Plat or Map: October 22, 2018  
 Date of Last Revision: April 3, 2019



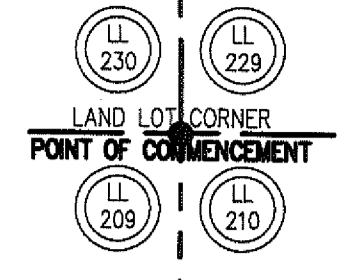
**EXISTING SQUARE FEET/ACRES**  
 PARCELS 18 209 02 028, 18 209 02 031 & 18 209 02 039  
 1,173,629 SQ. FT./26.9428 AC

**PROPOSED SQUARE FEET/ACRES**  
 PROPOSED TRACT "A" FROM  
 PARCELS 18 209 02 028, 18 209 02 031 & 18 209 02 039  
 986,232 SQ. FT./22.6408 AC

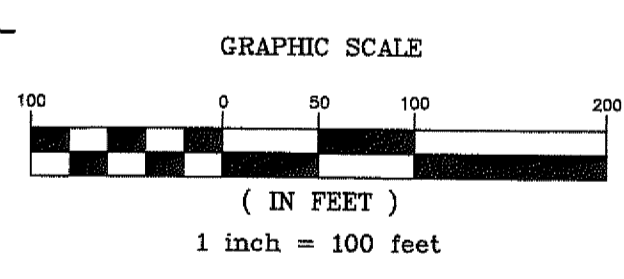
PROPOSED TRACT "B" FROM  
 PARCEL 18 209 02 028  
 187,397 SQ. FT./4.3020 AC

**NUMBER OF PROPOSED LOTS**  
 2

**NOTE:**  
 THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY (2' CONTOUR INTERVAL).



**BASIS OF HORIZONTAL DATUM**  
 GEORGIA STATE PLANE  
 WEST ZONE (NAD83)



**NOTE:**  
 EXISTING AREA CONTAINS THREE PARCELS. THE ONLY PARCEL UNDER CONSIDERATION FOR LOT DIVISION IS PARCEL NUMBER 18-209-02-028

**GENERAL PLAT NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL NO. 18 209 02 028

**Notes**

- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
- THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- RECEIVING WATERS: NORTH LAKE
- ELECTRIC SERVICE IS TO BE ABOVE GROUND

**EXISTING CONDITIONS**

LOT DIVISION OF:  
**NORTHLAKE MALL**  
 Parcel No.: 18 209 02 028  
 4800 Briarcliff Road  
 LAND LOT 209 & 210 OF THE 18TH LAND DISTRICT  
 DEKALB COUNTY, GA

Sheet / Drawing Scale  
 1" = 100'  
 \*Unless Otherwise Noted\*  
 GSA Project No.  
 18-09-500  
 Drawn By / Field Crew  
 SCM Crew No. 1  
 N/A  
 Sheet No. 02 OF 03

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Line #	Length	Direction
L13	15.00'	S49° 44' 23"E
L14	74.00'	N40° 15' 37"E
L15	9.00'	S49° 44' 23"E
L16	74.00'	N40° 15' 37"E
L17	15.00'	S49° 44' 23"E
L18	60.00'	S49° 44' 23"E
L19	56.00'	S40° 15' 37"W
L20	98.00'	S49° 44' 23"E
L21	56.00'	N40° 15' 37"E
L22	60.00'	S49° 44' 23"E
L23	22.00'	S49° 44' 23"E
L24	15.00'	N40° 15' 37"E

**Legend of Symbols & Abbreviations**

- |                      |                     |                       |
|----------------------|---------------------|-----------------------|
| POWER POLE           | TRAFFIC SIGNAL BOX  | SANITARY MANHOLE      |
| LIGHT POLE           | SIGNAL LIGHT POLE   | CLEAN OUT             |
| GUY WIRE             | SIGNAL LIGHT        | GAS MANHOLE           |
| ELECTRIC MANHOLE     | VAULT               | GAS VALVE             |
| ELECTRIC METER       | SIGN (AS NOTED)     | GAS METER             |
| ELECTRIC VAULT       | TOWER               | HANDICAPPED PARKING   |
| TRANSFORMER          | MONITORING WELL     | MITERED END SECTION   |
| AIR CONDITIONER UNIT | FLAG POLE           | BENCHMARK             |
| TELEPHONE MANHOLE    | WATER VALVE         | (R) RECORD            |
| TELEPHONE PEDESTAL   | FIRE HYDRANT        | (M) MEASURED          |
| CABLE BOX            | SIAMSE FIRE HYDRANT | (C) CALCULATED        |
| STORM DRAIN MANHOLE  | WATER MANHOLE       | VOL. VOLUME           |
| STORM DRAIN INLET    | BACKFLOW PREVENTER  | PG. PAGE              |
| STORM PIPE           | WATER METER         | C.R. OFFICIAL RECORDS |
| GREASE TRAP          | WELL HEAD           | P.B. PLAT BOOK        |
| PLANTER              | POINT OF ACCESS     | CP - COMPUTED POINT   |
|                      |                     | IPF - IRON PIN FOUND  |

**Field Observation Notes**

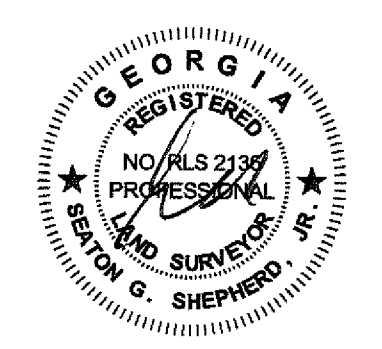
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "LOT DIVISION PLAT" AND COMPLETED ON OCTOBER 2, 2018 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

**Map or Plat Certification**

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submission and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by a purchaser or user of the survey or map as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that: IN MY OPINION, THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

Seaton G. Shepherd, Jr.  
 Registered Land Surveyor No. 2136  
 In the State of Georgia  
 Date of Plat or Map: October 22, 2018  
 Date of Last Revision: April 3, 2019



**PARCEL A**  
 986,232 SQ FT  
 22.6408 ACRES

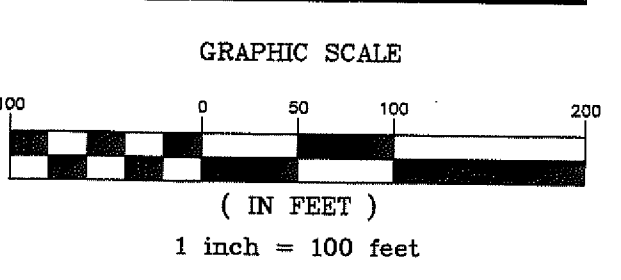
**Utility Notes**

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING TO THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
- WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

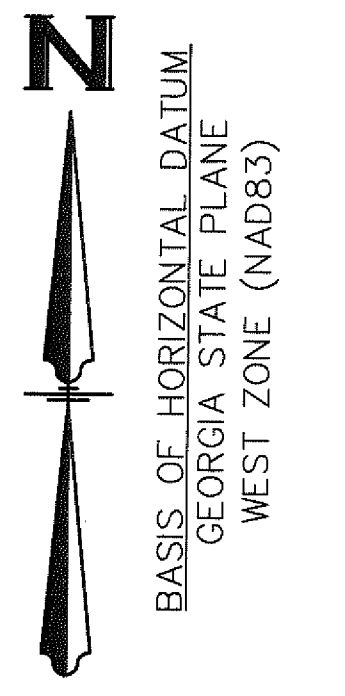
EXISTING SQUARE FEET/ACRES	
PARCELS 18 209 02 028, 18 209 02 031 & 18 209 02 039	1,173,629 SQ. FT./26.9428 AC
PROPOSED SQUARE FEET/ACRES	
PROPOSED TRACT "A" FROM PARCELS 18 209 02 028, 18 209 02 031 & 18 209 02 039	986,232 SQ. FT./22.6408 AC
PROPOSED TRACT "B" FROM PARCEL 18 209 02 028	187,397 SQ. FT./4.3020 AC

**NUMBER OF PROPOSED LOTS**

2



**NOTE:**  
 THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY (2' CONTOUR INTERVAL).

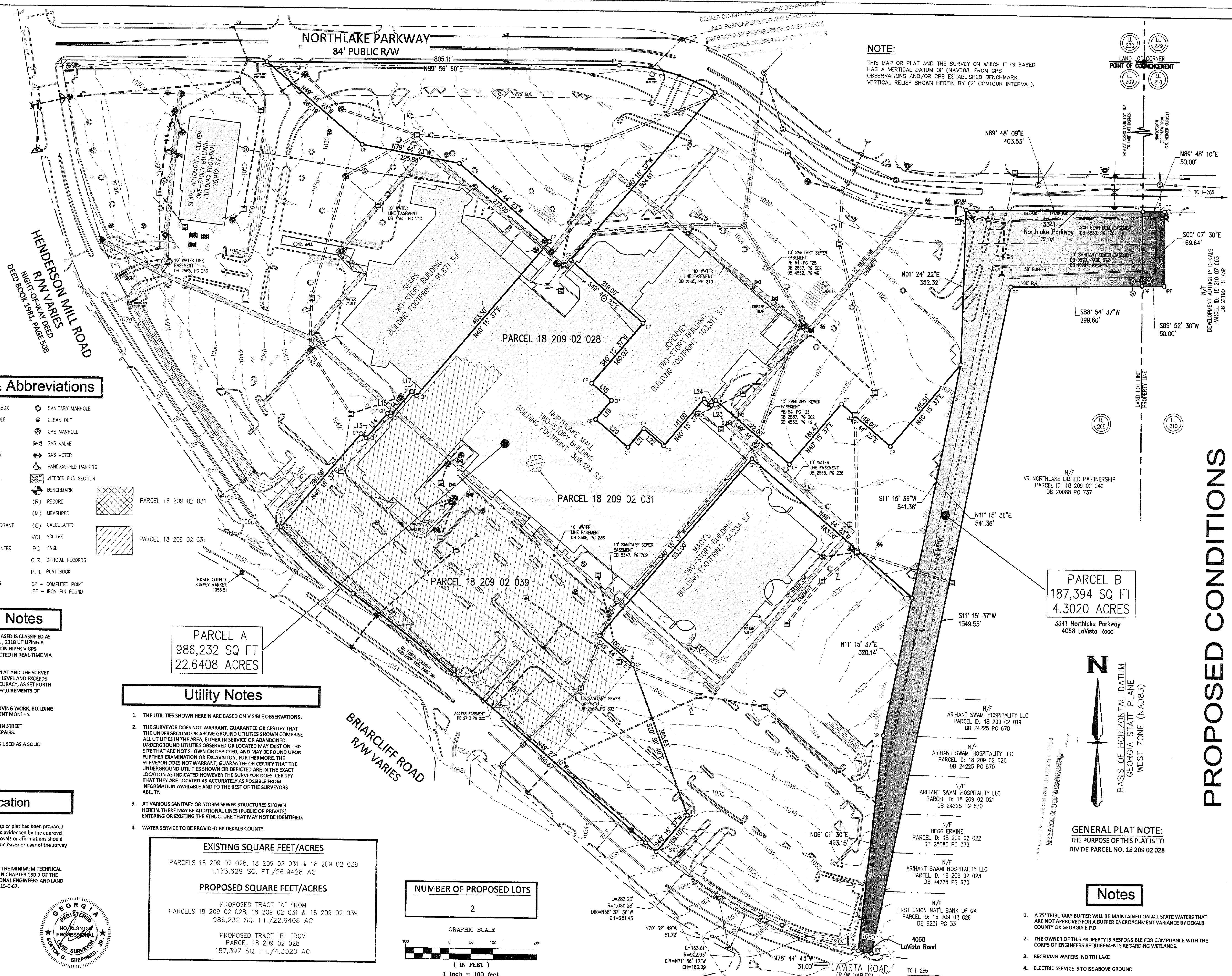


**GENERAL PLAT NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL NO. 18 209 02 028

**Notes**

- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
- THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- RECEIVING WATERS: NORTH LAKE
- ELECTRIC SERVICE IS TO BE ABOVE GROUND

HENDERSON MILL ROAD  
 R/W VARIES  
 RIGHT OF WAY VARIES  
 DEED BOOK 1984, PAGE 508



**PROPOSED CONDITIONS**

LOT DIVISION OF:  
**NORTHLAKE MALL**  
 Parcel No.: 18 209 02 028  
 4800 Briarcliff Road  
 LAND LOT 209 & 210 OF THE 18TH LAND DISTRICT  
 DEKALB COUNTY, GA

Sheet / Drawing Scale	1" = 100'
*Unless Otherwise Noted*	
GSA Project No.	18-09-500
Drawn By / Field Crew	SCM Crew No. 1
	N/A
Sheet No.	03 OF 03