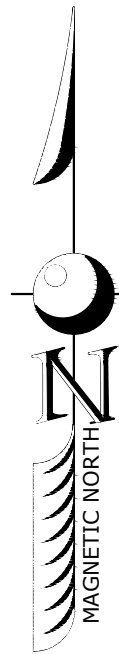
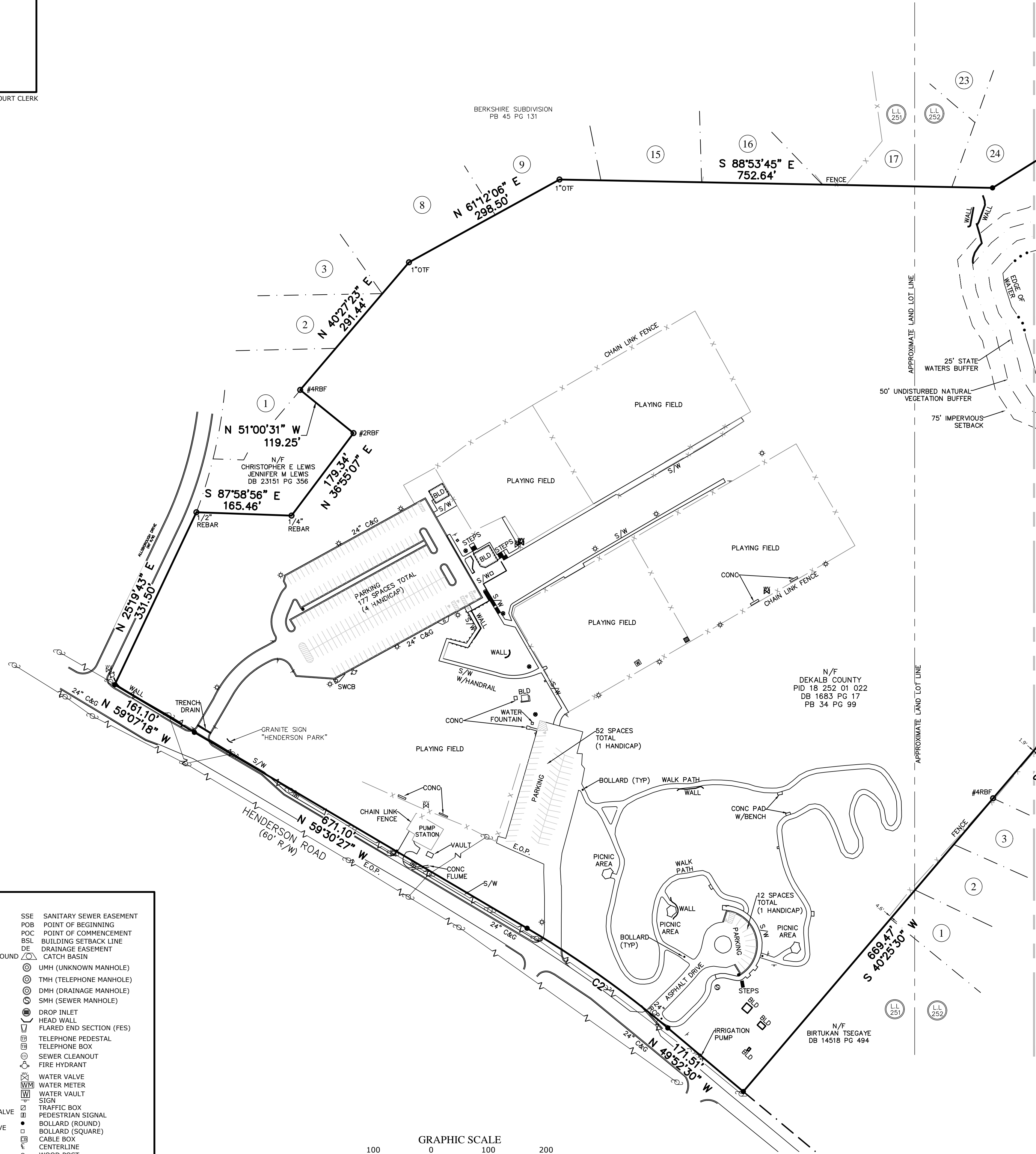
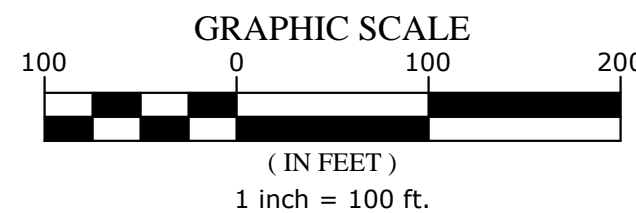


THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



LEGEND:	
	MONUMENT FOUND
	MONUMENT SET
	OPEN TOP PIPE
	CRIMP TOP PIPE
	SOLID IRON BAR
	CONCRETE MONUMENT FOUND
	CENTERLINE
	RIGHT-OF-WAY
	LAND LOT
	LAND LOT LINE
	LINE
	ARC
	RADIUS
	CHORD
	CURVE
	CONCRETE
	GUY POLE
	GAS VALVE
	GAS METER
	GAS MARKER
	LAMP POLE
	POWER POLE
	FIBER OPTIC MARKER
	IRRIGATION CONTROL VALVE
	MONITORING WELL
	PRESSURE RELEASE VALVE
	PVC STUB
	POWER STUB
	ELECTRIC METER
	ADJOINING PROPERTY LINE
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	CROSS DRAIN
	SANITARY SEWER
	FENCE
	OVERHEAD UTILITY LINE(S)
	SANITARY SEWER EASEMENT
	POINT OF BEGINNING
	BUILDING SETBACK LINE
	DRAINAGE EASEMENT
	CATCH BASIN
	UMH (UNKNOWN MANHOLE)
	TMH (TELEPHONE MANHOLE)
	DMH (DRAINAGE MANHOLE)
	SMH (SEWER MANHOLE)
	DROP INLET
	HEAD WALL
	FLARED END SECTION (FES)
	TELEPHONE PEDESTAL
	TELEPHONE BOX
	SEWER CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER VAULT
	SIGN
	TRAFFIC BOX
	PEDESTRIAN SIGNAL
	BOLLARD (ROUND)
	BOLLARD (SQUARE)
	CABLE BOX
	CENTERLINE
	WOOD POST



DATUM
HORIZONTAL PROJECTION IS STATE PLANE GRID (NAD83-2011 DATUM) AND VERTICAL DATUM IS SEA LEVEL (NAVD88 GEOID 12B), BOTH OF WHICH WERE ESTABLISHED BY GPS OBSERVATIONS UTILIZING A CHAMPION TKO GPS RECEIVER ON THE eGPS NETWORK.

CURVE TABLE					
CURVE	ARC LEN.	RADIUS	CHORD	DIRECTION	DELTA
C1	113.17'	783.62'	113.07'	S 50°01'15" W	008.16
C2	300.09'	1785.00'	299.73'	N 54°41'29" W	009.38
C3	158.14'	370.00'	156.94'	N 80°03'09" E	024.29

LINE TABLE		
LINE	DIRECTION	LENGTH
L3	S 77°33'22" W	174.70'
L4	S 78°55'22" W	109.30'
L5	S 75°18'37" W	180.65'
L6	S 75°34'22" W	99.95'
L7	S 71°30'22" W	138.00'
L8	S 74°09'30" W	40.90'
L9	S 28°23'30" W	57.20'
L10	S 63°53'30" W	115.60'
L11	S 55°42'30" W	139.75'
L12	N 80°27'30" W	138.20'
L13	S 78°34'13" W	128.40'
L14	N 87°30'46" E	26.55'
L15	N 10°14'10" W	79.95'
L16	N 01°00'19" E	47.56'

GENERAL NOTES:

1. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
4. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
8. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

ALTA/NSPS CERTIFICATION
TO CITY OF TUCKER

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6b,7a,7b,8,9,11,13,14,16,17,18,19 AND 20 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON 07/20/18.

DATE OF PLAT OR MAP: 08/08/18

DOUGLAS P. CRUSE RLS #2937

I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 13089 C 0076.1 EFFECTIVE DATE: 05/16/13 ZONE: "X"

GEORGIA SURVEYOR CERTIFICATION

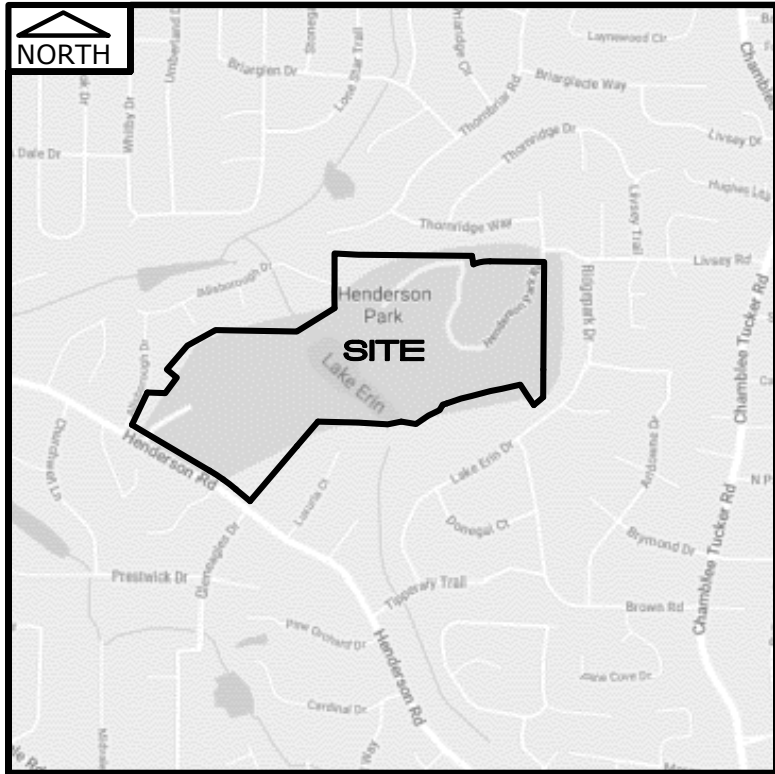
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

08/10/18
DATE

SURVEY NOTES:
PERTAINING TO 2016 ALTA/NSPS TABLE "A" OPTIONS:
16. NO RECENT EARTHWORK OBSERVED.
17. NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY.
18. NO WETLAND MARKINGS OBSERVED.
19. NO EASEMENT DOCUMENTS PROVIDED.

TITLE NOTES:
TITLE COMMITMENT NOT PROVIDED.
ALL MATTERS OF TITLE ARE EXCEPTED

CURRENT ZONING:
NOT PROVIDED



VICINITY MAP (N.T.S.)

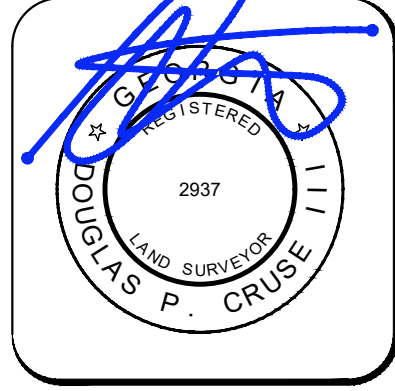
SITE ADDRESS:
4000 HENDERSON PARK RD.
TUCKER, GA 30084

SEI
SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road Marietta, Georgia 30066
Tel: 770-321-1595 Fax: 770-321-1593
www.sei-engineering.com
Lic. No. 000913

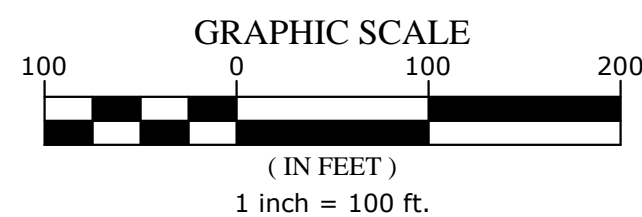
PLAT INFORMATION	
DATE	
ISSUED DESCRIPTION	
No	

THE PLAT INFORMATION HEREON WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THE SURVEYOR, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN PERMISSION, SHALL NOT REPRODUCE OR TRANSMIT THIS PLAT INFORMATION IN ANY MANNER, OR FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY FOR:
CITY OF TUCKER
LAND LOTS 251, 252 & 262 OF THE 18TH DISTRICT
CITY OF TUCKER, DEKALB COUNTY, GEORGIA



Project No.: 1113-18-075-2.1
Surveyed By: BZ
Field Date: 08-06-18
Drafted By: SEI
Issue Date: 08-10-18



TITLE NOTES:	
TITLE COMMITMENT NOT PROVIDED. ALL MATTERS OF TITLE ARE EXCEPTED	

SURVEY NOTES:
 PERTAINING TO 2016 ALTA/NSPS TABLE "A" OPTIONS:
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 19. NO EASEMENT DOCUMENTS PROVIDED.

I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 13089 C 0076 J EFFECTIVE DATE: 05/16/13 ZONE: "X".



SITE ADDRESS:
4000 HENDERSON PARK RD.
TUCKER, GA 30084

OVERALL AREA:
107.05± ACRES
4,662,949± SQ. FT.

PLAT INFORMATION

A RELATIVE DATA UPON WHICH THIS PLAT IS BASED HAS THE FOLLOWING PREPARATION: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 1,662,298 FEET. A TRIMBLE 503 ROBOTIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

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

ALTA/NPS LAND TITLE SURVEY FOR:

CITY OF TUCKER

LOCATED IN:
LAND LOTS 251, 252 & 262 OF THE 18TH DISTRICT
CITY OF TUCKER, DEKALB COUNTY, GEORGIA

Project No.:	1113-18-075-2.1
Surveyed By:	BZ
Field Date:	08-06-18
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