

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO.: 5131817-S-GA-MR-MS, DATED OCTOBER 25, 2022 AT 08:00 AM.

THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA BEING PART OF LOT 7, W.H. SINGLETON PROPERTY, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY OF BURK DRIVE (50 FOOT RIGHT OF WAY) SAID IRON PIN BEING LOCATED 225.0 FEET NORTHERLY AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF BURK DRIVE TO THE POINT WHEREIN SAID WESTERLY RIGHT OF WAY OF BURK DRIVE AND THE NORTHERLY RIGHT OF WAY OF CARROLL AVENUE ARE RUNNING THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF CARROLL AVENUE A DISTANCE OF 90.70 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 79 DEGREES 02 MINUTES 21 SECONDS WEST, 171.50 FEET TO A POINT; RUNNING THENCE SOUTH 16 DEGREE 58' 00" E 225.00 FEET TO A POINT; RUNNING THENCE SOUTH 88 DEGREES 00' 00" EAST, 62.50 FEET TO A POINT; RUNNING THENCE SOUTH 88 DEGREES 00' 00" EAST, 12.75 FEET TO A POINT; RUNNING THENCE SOUTH 72 DEGREES 00' 00" EAST TO THE IRON PIN FOUND AT THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 3300-3302 BURK DRIVE ACCORDING TO THE PRESENT ZONING MAP NUMBERED 2008-0010-0001 FOR THE CITY OF CHICAGO AND PARTICULARLY DESCRIBED ON A PLAT OF SURVEY PREPARED FOR DAVID HENDERSON BY PERRY E. MCCOLL, R.L.S., DATED 8/8/96.

PARCEL ONE:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 4, SUBDIVISION OF PROPERTY OF W.H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA, WHEREIN THAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION; AND BEING IMPROVED PROPERTY KNOWN AS 3301-3303 HOOD AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

PARCEL TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 5, SUBDIVISION OF PROPERTY OF W.H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DEED, AND BEING IMPROVED PROPERTY KNOWN AS 3307- 3309 HOOD AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

PARCEL THREE: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHARLESBURG AND OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 6 AND A PART OF LOT 7, PROPERTY OF W.H. SINGLETON, AS SHOWN ON THE BOD OF RECORD MAP NO. 100, DEKALB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE WESTERN SIDE OF BURK DRIVE (HAVING A 50-FOOT FRONT-OF-WAY), 315.7 FEET NORTHERLY FROM ITS INTERSECTION WITH THE WESTERN SIDE OF BURK DRIVE, THENCE NORTHEAST THENCE NORTHERLY ALONG THE WESTERN SIDE OF BURK DRIVE 75.0 FEET TO THE WESTERN CORNER OF THE TRACT OF LAND BEING PARCEL TWO OF 200.0 FEET TO AN IRON PIN FOUND, THENCE SOUTH 17 DEGREES 15 MINUTES EAST A DISTANCE OF 110.0 FEET TO AN IRON PIN, KNOWN AS THE POINT OF BEGINNING; AND BEING MORE PROPERTY PROPERLY KNOWN AS HOUSE NO. 100, BEING A TRACT OF LAND BEING PART OF THE TRACT OF LAND BEING PARCEL TWO OF THE CITY OF CHARLESBURG, DEKALB COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS MAP WAS PREPARED BY CARTER LAND SURVEYING CO., DATED FEBRUARY 3, 1985.

PARCEL FOUR: TRACT OR PARCEL OF LAND LYING IN THE CITY OF CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 1, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT I HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, AND BEING THE PROPERTY KNOWN AS 3279 HOOGE AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

PARCEL FIVE:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF
CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY,
GEORGIA, BEING LOT 2, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS
PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA
RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS
DEED, AND BEING IMPROVED PROPERTY KNOWN AS 3288 HOOE AVENUE,
ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF
CHAMBLEE, DEKALB COUNTY, GEORGIA.

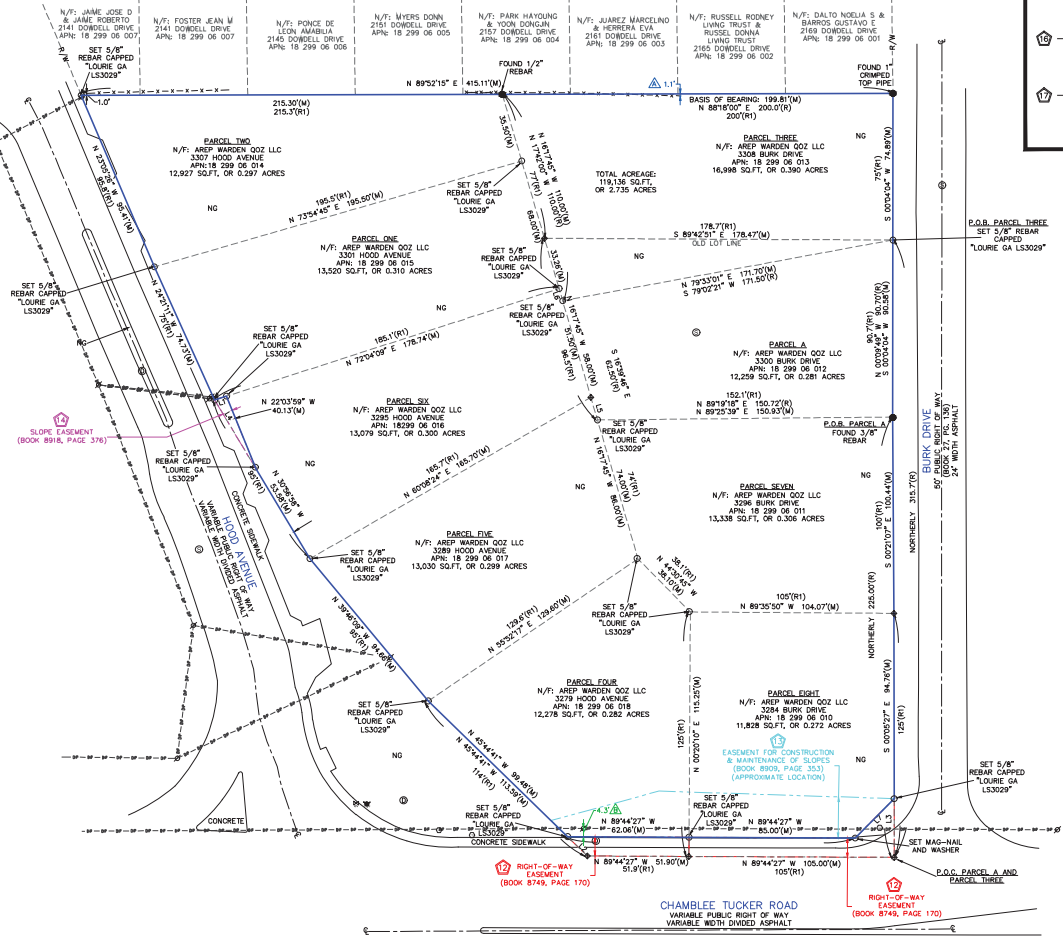
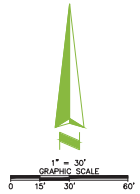
PARCEL SIX: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT DEKALB COUNTY, GEORGIA BEING LOT 3, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION AND UNIMPROVED PROPERTY KNOWN AS 5295 HOOO AVENUE, CHAMBLEE, GEORGIA, TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

PARCEL SEVEN: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB, GEORGIA, BEING LOT 8, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION AND BEING IMPROVED PROPERTY KNOWN AS 3296 BURK DRIVE, ACCORDING TO THE SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

PARCEL EIGHT:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF
CHAMBLEE IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY,
GEORGIA BEING LOT 9, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER
PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA
RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS
DESCRIPTION; AND BEING IMPROVED PROPERTY KNOWN AS 3284-3286 BURK
BURN, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE
CITY OF CHAMBLEE DEKALB COUNTY, GEORGIA.

● FOUND MONUMENT AS NOTED	▼ FIRE HYDRANT
○ SET MONUMENT AS NOTED	W WATER VALVE
◇ COMPUTED POINT	W FIBER OPTIC VAULT
(M) MEASURED/CALCULATED DIMENSION	U UTILITY POLE
(R) RECORD DIMENSION	ST STORM MANHOLE
RECORD DIMENSION PER P.B. 27, PG. 136	SM SANITARY MANHOLE
N/F NOW OR FORMERLY	— — — — — PROPERTY LINE
SQ.FT. SQUARE FEET	— — — — — OVERHEAD POWER LINE
NG NATURAL GROUND	- - - - - FENCE LINE
P.O.C. POINT OF BEGINNING	- - - - - EASEMENT LINE
P.D.S. POINT OF COMMENCEMENT	- - - - - RIGHT-OF-WAY
	- - - - - CENTERLINE

THE OVERHEAD POWERLINE AND POLE APPEAR TO CROSS OVER THE PROPERTY LINE BY 4.3' WITHOUT THE BENEFIT OF AN EASEMENT.



AEI JOB #473442
CHAMBLEE, GA
3307 HOOD AVENUE

DEKALB COUNTY CHAMBLEE, GEORGIA 30341

12 - RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY GEORGIA DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THAT CERTAIN CERTIFICATE OF RELINQUISHMENT OF TRANSPORTATION RIGHT OF WAY DEED BETWEEN TOM S. PIPPIN AND GEORGIA DEPARTMENT OF TRANSPORTATION DATED OCTOBER 24, 1995, FILED OCTOBER 27, 1995, AND RECORDED IN DEED BOOK 8749, PAGE 170, RECORDS OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA.
(AFFECTS, PLOTTED AS SHOWN.)

CERTAIN GEORGIA DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN GEORGIA DEPARTMENT OF TRANSPORTATION AND TOM S. PIPPEN, DATED MARCH 13, 1996, FILED MARCH 13, 1996, AND RECORDED IN DEED BOOK 8909, PAGE 353, AFORESAID RECORDS.
(AFFECTS, PLOTTED AS SHOWN.)

CERTAIN GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY
BETWEEN TOM S. PIPPIN AND GEORGIA DEPARTMENT OF TRANSPORTATION
DATED MARCH 13, 1995, FILED MARCH 21, 1996, AND RECORDED IN DEED
BOOK 8918, PAGE 378, AFORESAID RECORDS.

LIN TO DEKALB COUNTY, DATED NOVEMBER 12, 2007, FILED NOVEMBER
 29, 2007, AND RECORDED IN DEED BOOK 20469, PAGE 290, AFORESAID
 RECORDS.
 (NO LONGER AFFECTS, EASEMENT EXPIRED AFTER COMPLETION OF

LIN TO DEKALB COUNTY, DATED NOVEMBER 12, 2007, FILED NOVEMBER
 29, 2007, AND RECORDED IN DEED BOOK 20469, PAGE 292, AFORESAID
 RECORDS.
 (NO LONGER AFFECTS, EASEMENT EXPIRED AFTER COMPLETION OF
 CONSTRUCTION)

NO LONGER AFFECTS, EASEMENT EXPIRED AFTER COMPLETION OF

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	VC	NO MINIMUM IS REQUIRED
MINIMUM LOT AREA (SQ.FT.)	N/A	
MAX. BUILDING COVERAGE	80%	
MAX. BUILDING HEIGHT	75'	
BUILDING SETBACKS		
FRONT	NONE	
SIDE	NONE	
REAR	NONE	
NOTES: "VC" - VILLAGE COMMERCIAL DISTRICT		SOURCE: THE PLANNING & ZONING RESOURCE COMPANY CONTACT: (405) 840-4344 REPORT DATE: 12/08/2021 REPORT #: 163214-1

LINE	BEARING	DISTANCE
1.(M)	S 72°04'09" W	6.36'
2.(M)	N 45°44'41" E	14.11'
3.(M)	S 00°05'27" E	30.03'
4.(M)	N 30°56'58" E	41.06'
5.(M)	N 16°17'45" W	12.00'
6.(M)	N 16°17'45" W	7.50'
7.(M)	S 44°38'58" W	28.31'

NOT TO SCALE

POWELL DRIVE

WOODSTOCK AVENUE

BIRCH DRIVE

SITES

CHAMBLEE TUCKER ROAD

LAND AREA

TOTAL AREA:
119,126.4 SQUARE FEET
2.7364 ACRES

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.NCSEFEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 13089G0018K, WHICH BEARS AN EFFECTIVE DATE OF 08/15/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GEORGIA STATE
PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG
THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS
N89°52'15"E PER GPS COORDINATE OBSERVATIONS
LATITUDE: 33°35'08.9487"
LONGITUDE: 84°18'03.9165"
CONVERGENCE ANGLE: 00°04'29.8030"

3. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED HEREIN, HEREON, OR HEREUNDER, TO IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS OTHERWISE STATED OR INDICATED BY THE SURVEYOR.
5. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/MSPS SURVEY REQUIREMENTS.
6. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO HOOD AVENUE, CHANDLER AVENUE, AND BUNK ROAD, EACH BEING A DEDICATED PUBLIC STREET OR HIGHWAY.
7. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
8. THERE WAS NO EVIDENCE OF ANY OTHER UNRECORDED EASEMENTS OR RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
9. ANY CONTAINMENT IN THE LEGAL DESCRIPTION ARE CONCLUSIVE WITHOUT

AEI
Consultants

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

TO: KENSINGTON VANGUARD NATIONAL LAND SERVICES LLC; SANTANDER BANK, N.A., AND ITS SUCCESSORS AND ASSIGNS; AREP WARDEN COZ LLC, AND ITS SUCCESSORS AND ASSIGNS; AND STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/06/2023, DATE OF PLAT OR MAP: 01/09/2023.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, 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 CONSTITUTE AN AFFIDAVIT OF ANY LOCAL JURISDICTION, NOR DOES IT GUARANTEE COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUTABILITY 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 FLORIDA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF LAND SURVEYORS AND AS SET FORTH IN PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-66-47.



DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
01/12/2023	CLIENT COMMENTS	AAF	22-12057
01/19/2023	CLIENT COMMENTS	AAF	SCALE: 1" = 30'
			DRAWN BY: AAF
			APPROVED BY: CH

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

820 AIA North, Suite E21
Ponte Vedra Beach, FL 32082
Phone: (904) 245-4555
WWW.NELSONWORLDWIDE.COM

CIVIL
KIMLEY-HORN
817 WEST PEACHTREE ST, NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308

LANDSCAPE
KIMLEY-HORN
817 WEST PEACHTREE ST, NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308

STRUCTURAL
E+M STRUCTURAL
800 LAMBERT DRIVE SUITE H
ATLANTA, GA 30324

MEP
ENGR3 CONSULTING
ENGINEERS
100 NORTH POINT CENTER
EAST SUITE 200
ALPHARETTA, GA 30022

Warden Capital
ATLAS
ATLAS REAL ESTATE PARTNERS
AND FIDES DEVELOPMENT

**FIDES DEVELOPMENT -
CHAMBLEE TUCKER
MIXED USE**

CHAMBLEE, GEORGIA
Issue: 3-3-2022
Permit Issue: 3-3-2022
QWP Set: 3-3-2022
IPC Set: 4-24-2023

Revision:	No.	Date:
Design Development Issue	A	11-10-2021
50% Construction Documents	B	12-10-2021
Permit Issue	C	3-3-2022
QWP Set	1	3-3-2022
BULLETIN 03	9	04-05-2023
BULLETIN 09	18	03/06/2024

**ARCHITECTURAL SITE
PLAN**

Proj #: 21-003400-000 Reviewed By: Checker

A-001

