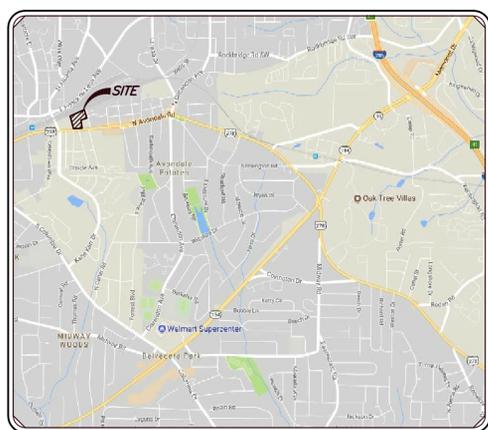
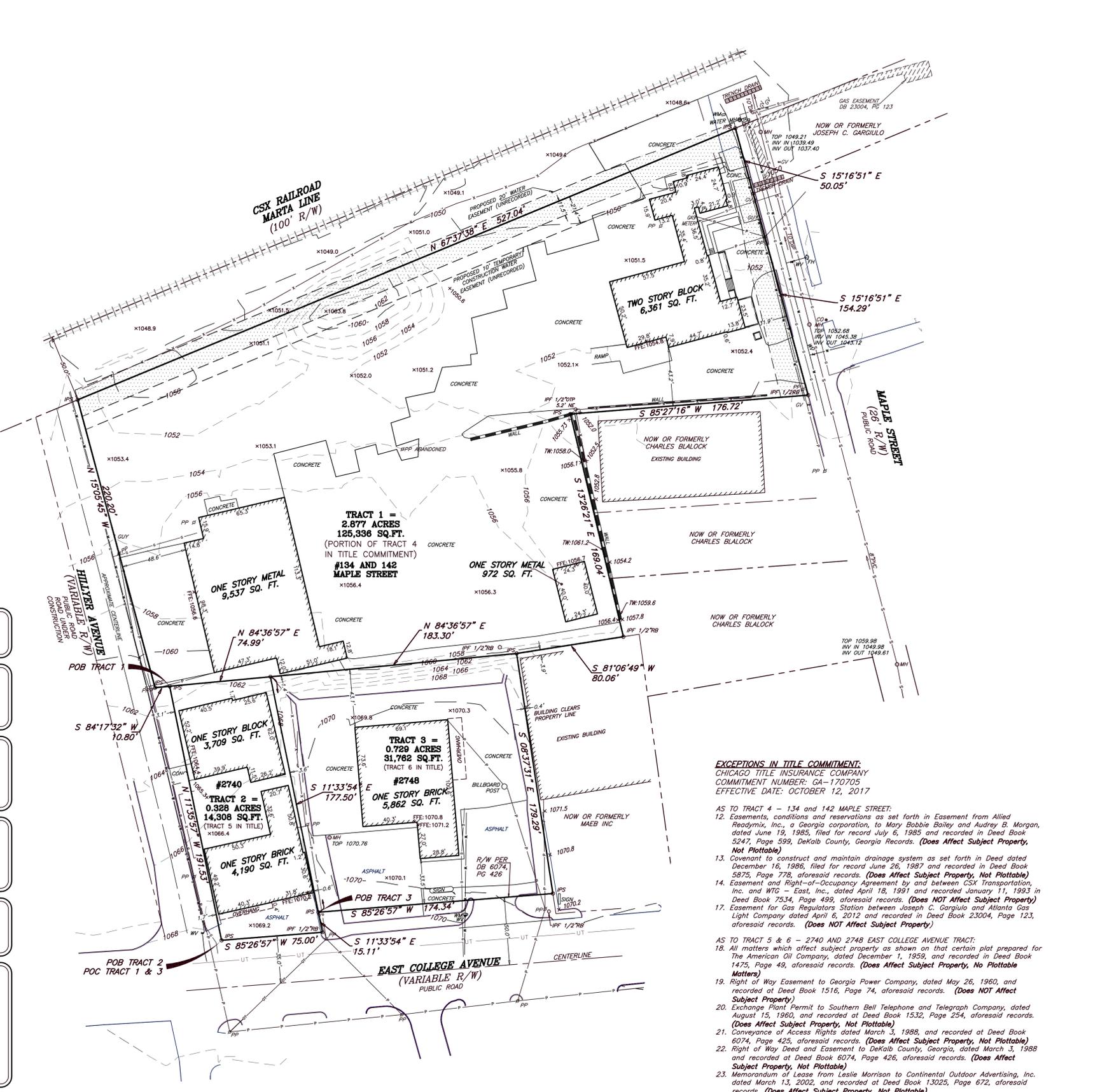
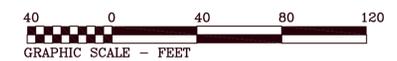


**LEGEND:**

- IRP IRON PIN FOUND
- IFS IRON PIN SET
- RB REBAR
- OT OPEN TOP PIPE
- R/W RIGHT OF WAY
- MH MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- JB JUNCTION BOX
- RTDI RAISED TOP DROP INLET
- HW HEADWALL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GATE VALVE
- 24" C&G 24" CURB & GUTTER
- GUY GUY WIRE
- PO POWER POLE
- OTP TELEPHONE POLE
- LP LIGHT POLE
- S- SEWER LINE
- Y- FENCE
- T- TELEPHONE LINE
- P- POWER LINE
- W- WATER LINE
- 11 REGULAR PARKING SPACES
- 1 HANDICAP PARKING SPACE
- TRANSFORMER



**Legal Description**  
Tract 1

All that tract or parcel of land lying and being in Land Lot 248 of the 15th District, City of Avondale, DeKalb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at an iron pin set at the intersection of the northerly Right of Way of East College Avenue (Variable R/W) and the easterly Right of Way of Hillier Avenue (Variable R/W); thence running along the Right of Way of Hillier Avenue North 11° 35' 57" East a distance of 191.53 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and continuing along said Right of Way and running South 84° 17' 32" West a distance of 10.80 feet to an iron pin set; thence North 15° 05' 45" West a distance of 220.20 feet to an iron pin set on the southerly Right of Way of CSX Railroad Right of Way (50' from the main line); thence running along said Right of Way North 67° 37' 38" East a distance of 527.04 feet to an iron pin set; thence leaving said Right of Way and running South 15° 16' 51" East a distance of 50.05 feet to a point at the end and the westerly Right of Way of Maple Street (26' R/W); thence running along said Right of Way and running South 15° 16' 51" East a distance of 154.29 feet to a 1/2" rebar found; thence leaving said Right of Way South 85° 27' 16" West a distance of 176.72 feet to an iron pin set; thence South 13° 26' 21" East a distance of 169.04 feet to a 1/2" rebar found; thence South 81° 06' 49" West a distance of 80.06 feet to a 1/2" rebar found; thence South 84° 36' 57" West a distance of 183.30 feet to a point; thence South 84° 36' 57" West a distance of 74.99 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.877 Acres (125,336 Square Feet).

**Legal Description**  
Tract 2

All that tract or parcel of land lying and being in Land Lot 248 of the 15th District, City of Avondale, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northerly Right of Way of East College Avenue (Variable R/W) and the easterly Right of Way of Hillier Avenue (Variable R/W); thence running along the Right of Way of Hillier Avenue North 11° 35' 57" West a distance of 191.53 feet to an iron pin set; thence leaving said Right of Way North 84° 36' 57" East a distance of 74.99 feet to a point; thence South 11° 33' 54" East a distance of 177.50 feet to an iron pin set on the northerly Right of Way of East College Avenue (50' from the centerline at this point); thence running along said Right of Way South 11° 33' 54" East a distance of 15.11 feet to a 1/2" rebar found (35' from the centerline at this point); thence continuing along said Right of Way South 85° 26' 57" West a distance of 75.00 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.328 Acres (14,308 Square Feet).

**Legal Description**  
Tract 3

All that tract or parcel of land lying and being in Land Lot 248 of the 15th District, City of Avondale, DeKalb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at an iron pin set at the intersection of the northerly Right of Way of East College Avenue (Variable R/W) and the easterly Right of Way of Hillier Avenue (Variable R/W); thence running along the Right of Way of East College Avenue thence North 85° 26' 57" East a distance of 75.00 feet to a 1/2" rebar found (35' from the centerline at this point); thence continuing along said Right of Way North 11° 33' 54" West a distance of 15.11 feet to an iron pin set (50' from the centerline at this point) and the TRUE POINT OF BEGINNING, from point thus established and North 84° 36' 57" East a distance of 183.30 feet to an iron pin set; thence South 08° 37' 31" East a distance of 179.29 feet to an iron pin set on the northerly Right of Way of East College Avenue (50' from the centerline at this point); thence running along said Right of Way South 85° 26' 57" West a distance of 174.34 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.729 Acres (31,762 Square Feet).

**SURVEYOR'S CERTIFICATE:**  
To Trammell Crow Residential and Chicago Title Insurance Company:

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, 8, 11 and 13 of Table A thereof. The fieldwork was completed on November 8, 2017.

**ZONING NOTE:**  
THE SUBJECT PROPERTY IS ZONED CBD (CENTRAL BUSINESS DISTRICT)

**TOPOGRAPHIC NOTE:**  
THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE VERTICAL DATUM IS NAVD 88.

**UNDERGROUND UTILITY NOTE:**  
UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

**FLOOD NOTE:**  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0069J, DATED MAY 16, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

**REFERENCE:**  
1. ALTA/ACSM LAND TITLE SURVEY FOR ALLIANCE RESIDENTIAL COMPANY, PREPARED BY TERRA MARK LAND SURVEYING, INC.

**SURVEY NOTES:**  
1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS  
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
3. TECHNICAL SURVEY SERVICES, INC. AT THE TIME OF THIS SURVEY HAS A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF \$1,000,000 PER CLAIM AND \$1,000,000 POLICY AGGREGATE, WITH A \$5,000 DEDUCTIBLE PER CLAIM.

**CLOSURE STATEMENT:**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN XXX.XXX FEET AND AN ANGULAR ERROR OF .XX" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.  
A XXXXXXXX TOTAL STATION AND ANXXXXXXXXXX DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN XXXXXXXX FEET.

**EXCEPTIONS IN TITLE COMMITMENT:**  
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: GA-170705  
EFFECTIVE DATE: OCTOBER 12, 2017

AS TO TRACT 4 - 134 AND 142 MAPLE STREET:  
12. Easements, conditions and reservations as set forth in Easement from Allied Realty, Inc., a Georgia corporation, to Mary Bobbie Bailey and Audrey E. Morgan, dated June 19, 1985, filed for record July 6, 1985 and recorded in Deed Book 5247, Page 599, DeKalb County, Georgia Records. (Does Affect Subject Property, Not Plottable)  
13. Covenant to construct and maintain drainage system as set forth in Deed dated December 16, 1986, filed for record June 26, 1987 and recorded in Deed Book 5875, Page 778, aforesaid records. (Does Affect Subject Property, Not Plottable)  
14. Easement and Right-of-Occupancy Agreement by and between CSX Transportation, Inc. and WTC - East, Inc., dated April 18, 1991 and recorded January 11, 1993 in Deed Book 7534, Page 499, aforesaid records. (Does NOT Affect Subject Property)  
17. Easement for Gas Regulators Station between Joseph C. Gargiulo and Atlanta Gas Light Company dated April 6, 2012 and recorded in Deed Book 23004, Page 123, aforesaid records. (Does NOT Affect Subject Property)

AS TO TRACT 5 & 6 - 2740 AND 2748 EAST COLLEGE AVENUE TRACT:  
18. All matters which affect subject property as shown on that certain plat prepared for the American Oil Company, dated December 1, 1959, and recorded in Deed Book 1475, Page 49, aforesaid records. (Does Affect Subject Property, No Plottable Matters)  
19. Right of Way Easement to Georgia Power Company, dated May 26, 1960, and recorded in Deed Book 1516, Page 74, aforesaid records. (Does NOT Affect Subject Property)  
20. Exchange Plant Permit to Southern Bell Telephone and Telegraph Company, dated August 15, 1960, and recorded in Deed Book 1532, Page 254, aforesaid records. (Does Affect Subject Property, Not Plottable)  
21. Conveyance of Access Rights dated March 3, 1988, and recorded in Deed Book 6074, Page 425, aforesaid records. (Does Affect Subject Property, Not Plottable)  
22. Right of Way Deed and Easement to DeKalb County, Georgia, dated March 3, 1988 and recorded in Deed Book 6074, Page 426, aforesaid records. (Does Affect Subject Property, Not Plottable)  
23. Memorandum of Lease from Leslie Morrison to Continental Outdoor Advertising, Inc. dated March 13, 2002, and recorded in Deed Book 13025, Page 672, aforesaid records. (Does Affect Subject Property, Not Plottable)



Aubrey J. Akin, R.L.S. #3138  
Date of Plat: November 8, 2017

**TSS**  
TECHNICAL SURVEY SERVICES  
Land Surveyors  
794 West Circle, SW  
Conyers, Georgia 30012  
(770) 922-6391 Office  
(770) 922-0767 Fax  
www.tss-atl.com

Date	Revision
1-16-18 <td>ADD PROPOSED WATER EASEMENT </td>	ADD PROPOSED WATER EASEMENT

No. 1

Field Date: 11/08/17  
Plat Date: 11/08/17  
Scale: 1" = 40'

ALTA/NSPS LAND TITLE SURVEY FOR TRAMMELL CROW RESIDENTIAL LAND LOT 248 15TH DISTRICT CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA

1  
SHEET 1 OF 1

JOB #:  
CRD:  
DWG: