

CLERK OF COURT RECORDING INFORMATION

N232°33'0"E
C=48.71
R=342.06'
A=48.75°

N27°25'29"E
C=95.54'

N63°13'55"E
C=5.69'

N27°21'02"E
C=43.23'
R=3059.99'
A=63.22°

N26°45'32"E
C=279.52'

N4°24'56"W
C=11.25'

N26°45'25"E
C=99.87'

N26°45'25"E
C=99.87'

N63°09'02"W
C=13.69'

N26°45'25"E
C=99.87'

N26°45'25"E
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N26°45'25"E
C=99.87'

N26°45'25"E
C=99.87'

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC 898 SWEET BRIAR TRAIL CONYERS, GEORGIA 30094 (770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

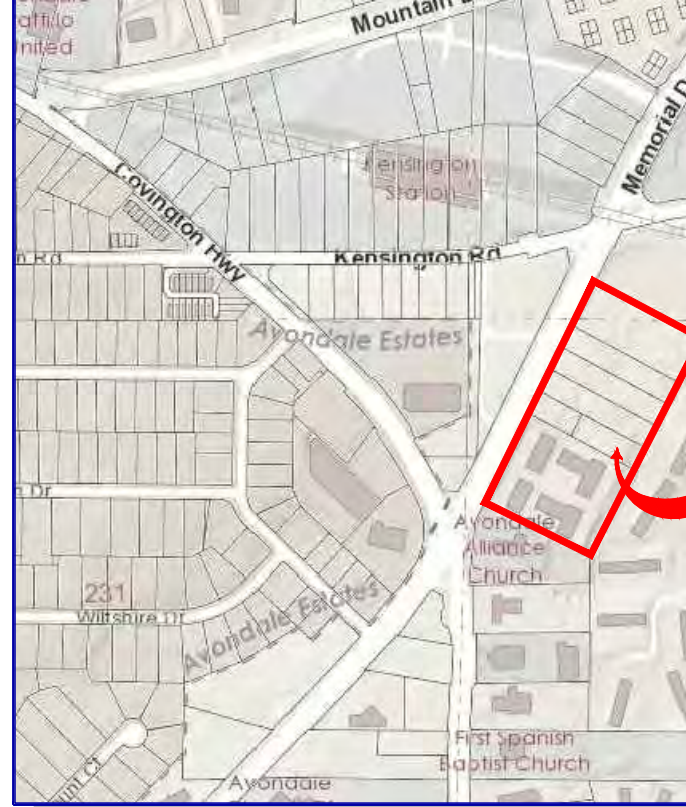
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

SITE PHOTOGRAPHS



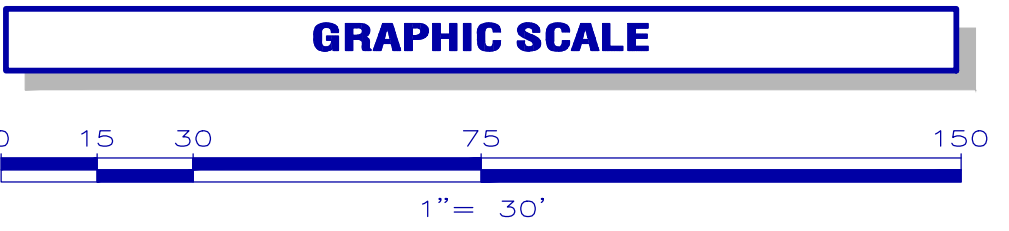
VICINITY MAP

SITE LOCATION - LATITUDE: 33-46-14 LONGITUDE: 84-14-57



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC ARE CONDITIONER	AS OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BORE SINK LINE	WU GUY WIRE
CL CURB INLET	PL POWER LINE
CM CORRUGATED METAL PIPE	LP LIGHT POLE
CMF CONCRETE MONUMENT FND	ET ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	WV WATER VAULT
CPED COMMUNICATION PEDDESTAL	GV GAS VALVE
CTP CRIMPED TOP PIPE	GM GAS METER
DI DUCTILE IRON PIPE	WM WATER METER
DWCD DOUBLE WING CATCH BASIN	FD FIRE HYDRANT
FENCE	UE UNDERGROUND ELECTRIC LINE
FND FOUND	UG UNDERGROUND GAS LINE
GM GAS METER	UC UNDERGROUND COMMUNICATION LINE
INV INVERT	UW UNDERGROUND WATER LINE
JN JUNCTION BOX	PK PK NAIL SET
MH MANHOLE	PI POINT OF BEGINNING
OC OUTLET CONTROL STRUCTURE	POC POINT OF COMMENCEMENT
OP OPEN TOP PIPE	RR REINFORCED CONCRETE PIPE
PM POWER METER	RB IRON REINFORCING BAR
PK PK NAIL SET	RBS 5/8" REBAR SET CAPPED LSF 621
PI POINT OF BEGINNING	SS SANITARY SEWER
POC POINT OF COMMENCEMENT	SWCB SINGLE WING CATCH BASIN
RR REINFORCED CONCRETE PIPE	TRANS ELECTRIC TRANSFORMER
RB IRON REINFORCING BAR	
RBS 5/8" REBAR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

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 13080000A, AND THE DATE OF SAID MAP IS 05/16/13. THE PROPERTY LIES WITHIN "ZONE A". THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-NORTH ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. PARCELS 1-6 ARE ZONED "O" (OFFICE-INSTITUTIONAL DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY. PARCELS 7 IS ZONED "R-1" (HIGH DENSITY RESIDENTIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY. THE MINIMUM YARD SETBACKS ARE DETERMINED BY SITE PLAN.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES
1. RIGHT-OF-WAY PLAN FOR HWY 54, PREPARED BY ARCADIS FOR PROJECT CSPPP-0007-001300, DEKALB COUNTY, DATED 09/08/06.

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 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 stated herein, 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 43-6-67.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

TOTAL SITE AREA
11.132 Acres
484,915 SF



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
Email: info@geosurvey.com
Certificate of Authorization #LSF-000621

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,245, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

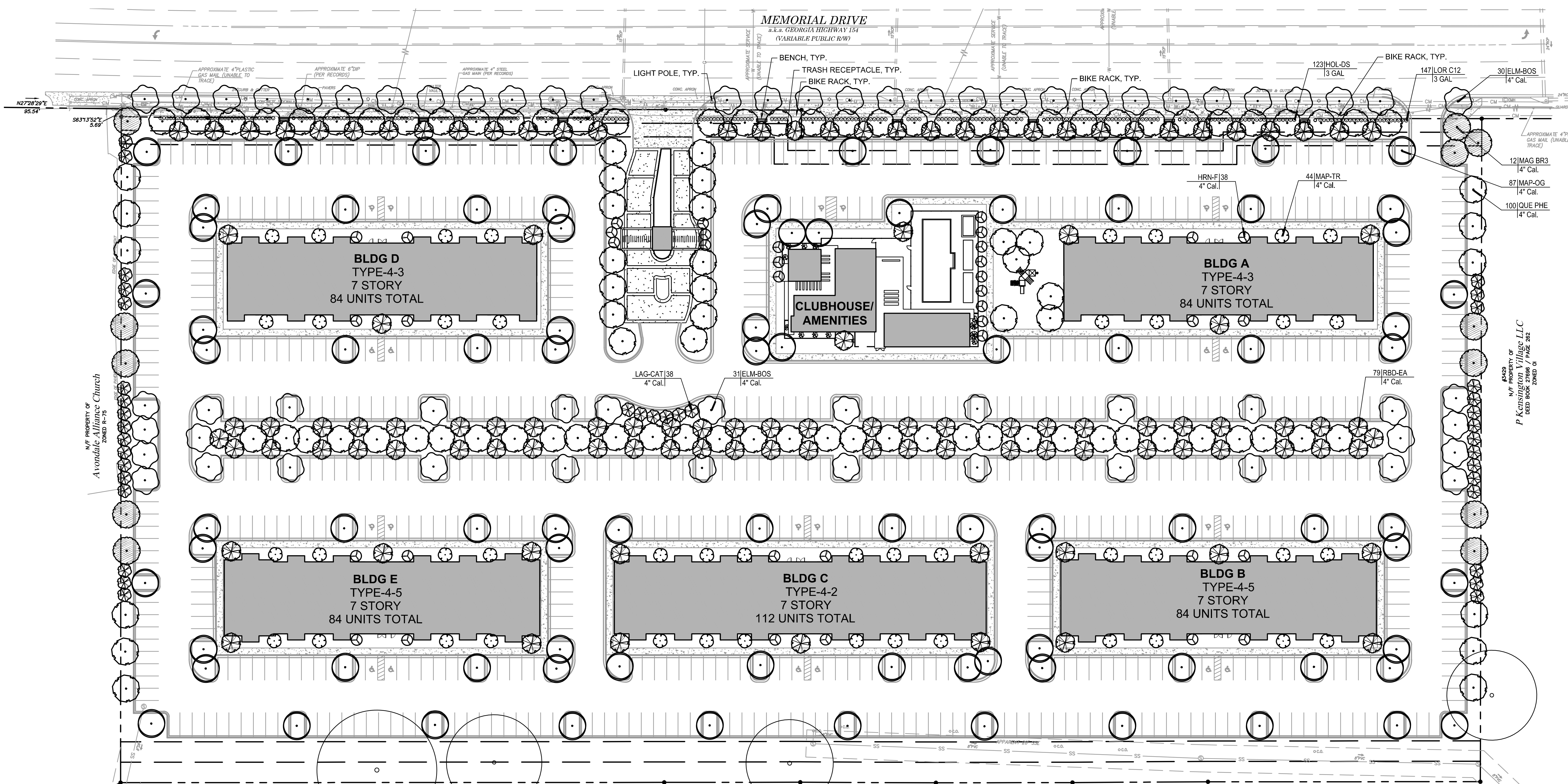
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 265,666 FEET. (S.M. INT.)

BOUNDARY & TOPOGRAPHIC SURVEY OF

#4159 - #4215 Memorial Drive

FOR
**4151 Memorial LLC
I Michelle Robinson
William C Ritchie
John S Spinelli**

GS JOB NO:	20196287	DRAWING SCALE:	1" = 30'	SURVEY DATE:	10/22/2019
FIELD WORK:	CM/ZM	CITY:	UNINCORPORATED	REVISIONS:	
PROJ MGR:	BDC	COUNTY:	DEKALB	STATE:	GA
REVIEWED:	JRC	LAND LOT:	230 & 251		
DWG FILE:	20196287-01.dwg	DISTRICT:	15TH		



SITE DENSITY:

TOTAL SITE: 11.132 ACRES
 REQUIRED UNITS PER ACRE: 30 UNITS
 11.132 ACRES * 30 UNITS = 333.96 DENSITY UNITS REQUIRED

PRESERVED TREE UNITS (FROM SAMPLE AREA METHOD): 81.6 UNITS
 PRESERVED SPECIMEN UNITS: 45.8 UNITS

333.9 - 81.6 - 45.8 = 206.5 UNITS TO REPLACE
 TOTAL UNITS REPLACED: 206.5 UNITS

SITE DENSITY SATISFIED

SPECIMEN REQUIREMENTS:

TOTAL EXISTING SPECIMEN INCHES: 589"
 TOTAL SPECIMEN INCHES TO BE REMOVED: 445"

445 * 1.5 = 667.5 INCHES TO REPLACE
 TOTAL INCHES REPLACED: 668"

SPECIMEN REPLACEMENT SATISFIED

PRESERVATION REQUIREMENTS:

TOTAL SITE: 11.132 ACRES
 AVERAGE UNITS PER ACRE: 118.3 UNITS (CALCULATION PROVIDED BY ARBORIST USING 10 FACTOR PRISM METHOD)

11.132 * 118.3 = 1316.9 EXISTING UNITS
 1316.9 * 25% = 329.2 UNITS REQUIRED TO PRESERVE

TOTAL PRESERVED AREA: .69 ACRES
 .69 * 118.3 = 81.6 UNITS PRESERVED ON SITE

6% OF EXISTING TREES PRESERVED

PRESERVATION REQUIREMENTS NOT SATISFIED DUE TO HARDSHIP (STEEP GRADING AROUND SITE)

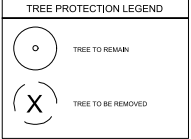
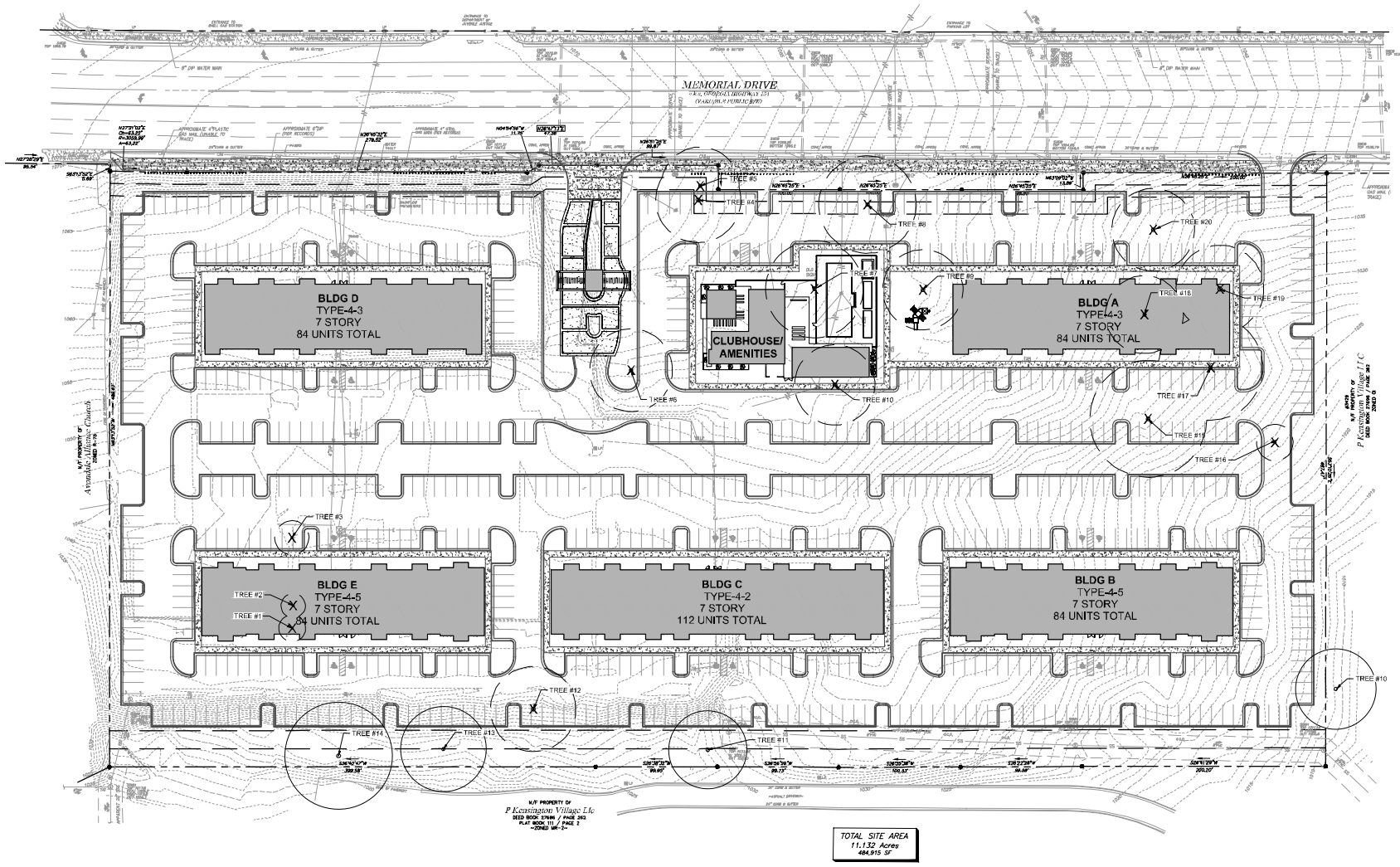
PLANT SCHEDULE PRIVATE PROPERTY

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	CONT	REMARKS	UNITS	SITE DENSITY QUANTITY	TOTAL UNITS
	MAP-TR	44	ACER BUERGERIANUM	TRIDENT MAPLE	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	.7	44	30.8
	MAP-OG	87	ACER RUBRUM 'OCTOBER GLORY'™	OCTOBER GLORY MAPLE	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	.7	87	60.9
	HRN-F	38	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	.7	38	26.6
	MAG BR3	12	*MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	.5	0	0
	QUE PHE	100	QUERCUS PHELLOS	WILLOW OAK	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	.7	100	70.0
	ELM-BOS	31	*ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	.7	26	18.2
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	CONT	REMARKS	UNITS	SITE DENSITY QUANTITY	TOTAL UNITS
	RBD-EA	112	*CERCIS CANADENSIS	EASTERN REDBUD	4" CAL.	12-14' HT	B&B	SINGLE TRUNK, STRAIGHT TRUNK, FULL HEAD	.7	0	0
	LAG-CAT	38	*LAGERSTROEMIA INDICA 'CATAWBA'	CATAWBA CRAPE MYRTLE	4" CAL.	10-12' HT	B&B	MULTI-TRUNK, 5 CANES, FULL HEAD	.7	0	0
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPR	SPACING	REMARKS		
	HOL-DS	123	ILEX VOMITORIA 'SCHILLINGS DWARF'	DWARF SCHILLINGS HOLLY	3 GAL	18-24"	16-18"	30" o.c.	DENSE FOLIAGE		
	LOR C12	147	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	3 GAL	18-24"	16-18"	30" o.c.	DENSE FOLIAGE		
183.4 UNITS											

*TREES TO COUNT TOWARD SPECIMEN RECOMPENSE

PLANT SCHEDULE STREETScape

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	CONT	REMARKS
	ELM-BOS	30	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD

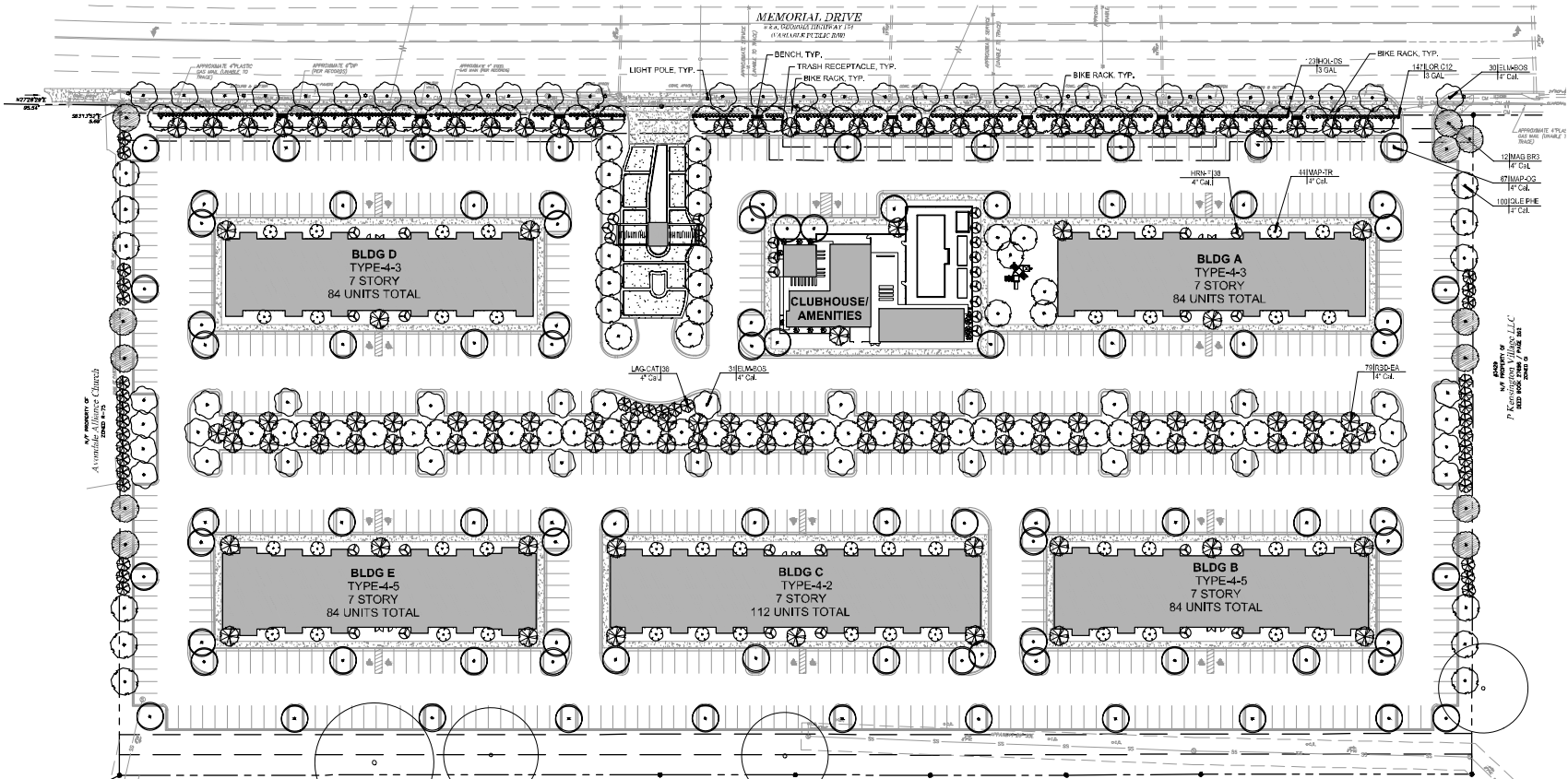


EXISTING TREE DATA TABLE

TREE #	DBH	SPECIES	IMPACT %	STATUS*	RCMP, DBH
1	11	DOGWOOD	100	TO REMOVE	11
2	10	DOGWOOD	100	TO REMOVE	10
3	14	RED BUD	100	DDH	0
4	35	RED OAK	100	TO REMOVE	35
5	32	RED OAK	100	TO REMOVE	32
6	34	RED OAK	100	TO REMOVE	34
7	40	RED OAK	100	TO REMOVE	40
8	40	RED OAK	100	TO REMOVE	40
9	33	RED OAK	100	DDH	0
10	33	RED OAK	0	REMAIN	0
BOUNDARY	11	WILLOW OAK	0	REMAIN	0
12	35	PIKE	100	TO REMOVE	35
13	35	POPLAR	0	REMAIN	0
14	44	POPLAR	0	REMAIN	0
15	48	POPLAR	100	TO REMOVE	48
16	15	SOURWOOD	100	TO REMOVE	15
17	43	WHITE OAK	100	TO REMOVE	43
18	32	WHITE OAK	100	TO REMOVE	32
19	36	BEECH	100	TO REMOVE	36
20	34	POST OAK	100	TO REMOVE	34
					445

MP PROPERTY OF
P. KENSINGTON VILLAGE, L.L.C.
RED BOOK 2/19 / PAGE 303
PLAN BOOK 111 / PAGE 2
25840 16'-2"

TOTAL SITE AREA
11.132 Acres
484,919 SF



SITE DENSITY:

TOTAL SITE: 11.132 ACRES
 REQUIRED UNITS PER ACRE: 30 UNITS
 11.132 ACRES * 30 UNITS = 333.96 DENSITY UNITS REQUIRED

PRESERVED TREE UNITS (FROM SAMPLE AREA METHOD): 81.6 UNITS
 PRESERVED SPECIMEN UNITS: 45.8 UNITS
 333.9 - 81.6 - 45.8 = 206.5 UNITS TO REPLACE
 TOTAL UNITS REPLACED: 206.5 UNITS
SITE DENSITY SATISFIED

SPECIMEN REQUIREMENTS:

TOTAL EXISTING SPECIMEN INCHES: 589"
 TOTAL SPECIMEN INCHES TO BE REMOVED: 445"
 445 * 1.5 = 667.5 INCHES TO REPLACE
 TOTAL INCHES REPLACED: 668"
SPECIMEN REPLACEMENT SATISFIED

PRESERVATION REQUIREMENTS:

TOTAL SITE: 11.132 ACRES
 AVERAGE UNITS PER ACRE: 118.3 UNITS (CALCULATION PROVIDED BY ARBORIST USING 10 FACTOR PRISM METHOD)
 11.132 x 118.3 = 1316.8 EXISTING UNITS
 1316.8 x 25% = 329.2 UNITS REQUIRED TO PRESERVE

TOTAL PRESERVED AREA: .69 ACRES
 .69 x 118.3 = 81.6 UNITS PRESERVED ON SITE
 6% OF EXISTING TREES PRESERVED
PRESERVATION REQUIREMENTS NOT SATISFIED DUE TO HARDSP (STEEP GRADING AROUND SITE)

PLANT SCHEDULE PRIVATE PROPERTY

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	CONT.	REMARKS	UNITS	SITE DENSITY QUANTITY	TOTAL UNITS
	MAF-TR	44	ACER BUERGERIANUM	TRIDENT MAPLE	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	7	44	30.8
	MAF-OG	87	ACER RUBRUM 'OCTOBER GLORY'™	OCTOBER GLORY MAPLE	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	7	87	60.9
	HRNF	38	CARRINUS BETULUS 'FAS' 'IBATA'	PYRAMIDAL EUROPEAN HORNBEAM	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	7	38	26.6
	MAG-BR3	12	*MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	.5	0	0
	QUE-PHE	100	QUERCUS PHELLOS	WILLOW OAK	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	7	100	70.0
	ELM-BOS	31	*ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	4" CAL.	14'-16" HT.	B&B	STRAIGHT TRUNK, FULL HEAD	7	26	18.2
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	CONT.	REMARKS	UNITS	SITE DENSITY QUANTITY	TOTAL UNITS
	RBD-EA	112	*CERCIS CANADENSIS	EASTERN REDBUD	4" CAL.	12-14' HT.	B&B	SINGLE TRUNK, STRAIGHT TRUNK, FULL HEAD	7	0	0
	LAC-CAT	38	*LAGERSTROEMIA INDICA 'CATAMBA'	CATAMBA CHAPE MYRTLE	4" CAL.	10-12' HT.	B&B	MULTI TRUNK, SCANES, FULL HEAD	7	0	0
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPR	SPACING	REMARKS	UNITS	TOTAL UNITS
	HCL-OS	123	ILEX VOMITORIA 'SCHILLINGS DWARF'	DWARF SCHILLINGS HOLLY	3 GAL	18-24"	16"-8"	30' o.c.	DENSE FOLIAGE		1834 UNITS
	LOR-C12	147	LOROPETALUM CHINENSIS 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	3 GAL	18-24"	16"-8"	30' o.c.	DENSE FOLIAGE		

*TREES TO COUNT TOWARD SPECIMEN RECOMPENSE

PLANT SCHEDULE STREETSCAPE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	CONT.	REMARKS
	ELM-BOS	30	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	4" CAL.	14'-6' HT.	B&B	STRAIGHT TRUNK, FULL HEAD

Parcels 1 & 2

All that tract or parcel of land lying and being in Land Lot 230 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Easterly right-of-way line of Covington Highway (variable right-of-way) and the Southeasterly right-of-way line of Memorial Drive, a.k.a. Georgia Highway 154 (variable right-of-way); Thence along the Southeasterly right-of-way line of Memorial Drive following along a curve to the right having an arc length of 48.75 feet, with a radius of 342.06 feet, being subtended by a chord bearing of North 23 degrees 23 minutes 30 seconds East, for a distance of 48.71 feet to a point; Thence North 27 degrees 28 minutes 29 seconds East, a distance of 95.54 feet to a point; Thence South 63 degrees 13 minutes 52 seconds East, a distance of 5.69 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line along a curve to the left having an arc length of 63.22 feet, with a radius of 3059.99 feet, being subtended by a chord bearing of North 27 degrees 21 minutes 02 seconds East, for a distance of 63.22 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 32 seconds East, a distance of 279.52 feet to a 5/8"-inch rebar set; Thence North 04 degrees 54 minutes 56 seconds West, a distance of 11.75 feet to a 5/8"-inch rebar set; Thence North 26 degrees 47 minutes 13 seconds East, a distance of 47.26 feet to a 5/8"-inch rebar set; Thence departing said right-of-way line South 63 degrees 08 minutes 35 seconds East, a distance of 201.00 feet to a rebar with cap found; Thence North 26 degrees 49 minutes 05 seconds East, a distance of 100.04 feet to a 5/8"-inch rebar set; Thence South 63 degrees 11 minutes 31 seconds East, a distance of 293.25 feet to a 1/2-inch rebar found; Thence South 26 degrees 38 minutes 32 seconds West, a distance of 99.95 feet to a 5/8-inch rebar found; Thence South 26 degrees 40 minutes 47 seconds West, a distance of 399.58 feet to a rebar with cap found; Thence North 63 degrees 13 minutes 52 seconds West, a distance of 489.62 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 5.166 Acres.

Parcel 3

All that tract or parcel of land lying and being in Land Lot 230 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Easterly right-of-way line of Covington Highway (variable right-of-way) and the Southeasterly right-of-way line of Memorial Drive, a.k.a. Georgia Highway 154 (variable right-of-way); Thence along the Southeasterly right-of-way line of Memorial Drive following along a curve to the right having an arc length of 48.75 feet, with a radius of 342.06 feet, being subtended by a chord bearing of North 23 degrees 23 minutes 30 seconds East, for a distance of 48.71 feet to a point; Thence North 27 degrees 28 minutes 29 seconds East, a distance of 95.54 feet to a point; Thence South 63 degrees 13 minutes 52 seconds East, a distance of 5.69 feet to a 5/8"-inch rebar set; Thence continue along said right-of-way line along a curve to the left having an arc length of 63.22 feet, with a radius of 3059.99 feet, being subtended by a chord bearing of North 27 degrees 21 minutes 02 seconds East, for a distance of 63.22 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 32 seconds East, a distance of 279.52 feet to a 5/8"-inch rebar set; Thence North 04 degrees 54 minutes 56 seconds West, a distance of 11.75 feet to a 5/8"-inch rebar set; Thence North 26 degrees 47 minutes 13 seconds East, a distance of 47.26 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence continue North 26 degrees 51 minutes 25 seconds East, a distance of 99.87 feet to a 5/8"-inch rebar set; Thence South 63 degrees 11 minutes 31 seconds East, a distance of 19.75 feet to a concrete monument found; Thence departing said right-of-way line South 63 degrees 11 minutes 31 seconds East, a distance of 181.18 feet to a point; Thence South 26 degrees 49 minutes 05 seconds West, a distance of 100.04 feet to a rebar with cap found; Thence North 63 degrees 08 minutes 35 seconds West, a distance of 201.00 feet to a 5/8"-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.461 Acres.

Parcels 4, 5, 6 & 7

All that tract or parcel of land lying and being in Land Lots 230 and 251 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Easterly right-of-way line of Covington Highway (variable right-of-way) and the Southeasterly right-of-way line of Memorial Drive, a.k.a. Georgia Highway 154 (variable right-of-way); Thence along the Southeasterly right-of-way line of Memorial Drive following along a curve to the right having an arc length of 48.75 feet, with a radius of 342.06 feet, being subtended by a chord bearing of North 23 degrees 23 minutes 30 seconds East, for a distance of 48.71 feet to a point; Thence North 27 degrees 28 minutes 29 seconds East, a distance of 95.54 feet to a point; Thence South 63 degrees 13 minutes 52 seconds East, a distance of 5.69 feet to a 5/8"-inch rebar set; Thence continue along said right-of-way line along a curve to the left having an arc length of 63.22 feet, with a radius of 3059.99 feet, being subtended by a chord bearing of North 27 degrees 21 minutes 02 seconds East, for a distance of 63.22 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 32 seconds East, a distance of 279.52 feet to a 5/8"-inch rebar set; Thence North 04 degrees 54 minutes 56 seconds West, a distance of 11.75 feet to a 5/8"-inch rebar set; Thence North 26 degrees 47 minutes 13 seconds East, a distance of 47.26 feet to a 5/8"-inch rebar set; Thence continue North 26 degrees 51 minutes 25 seconds East, a distance of 99.87 feet to a 5/8"-inch rebar set; Thence South 63 degrees 11 minutes 31 seconds East, a distance of 19.75 feet to a concrete monument found, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line North 26 degrees 45 minutes 25 seconds East, a distance of 100.00 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 25 seconds East, a distance of 100.00 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 25 seconds East, a distance of 99.98 feet to a 5/8"-inch rebar set; Thence North 63 degrees 09 minutes 02 seconds West, a distance of 13.89 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 25 seconds East, a distance of 200.00 feet to a 5/8"-inch rebar set; Thence departing the Southeasterly right-of-way line of Memorial Drive South 63 degrees 10 minutes 26 seconds East, a distance of 487.47 feet to a 1/2-inch rebar found; Thence South 26 degrees 41 minutes 29 seconds West, a distance of 200.20 feet to a 1/2-inch rebar found; Thence South 26 degrees 22 minutes 28 seconds West, a distance of 99.59 feet to a 1/2-inch rebar found; Thence South 26 degrees 35 minutes 38 seconds West, a distance of 100.33 feet to a 2-inch open top pipe found; Thence South 26 degrees 56 minutes 29 seconds West, a distance of 99.73 feet to a 1/2-inch rebar found; Thence North 63 degrees 11 minutes 31 seconds West, a distance of 293.25 feet to a point; Thence North 63 degrees 11 minutes 31 seconds West, a distance of 181.18 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 5.505 Acres.



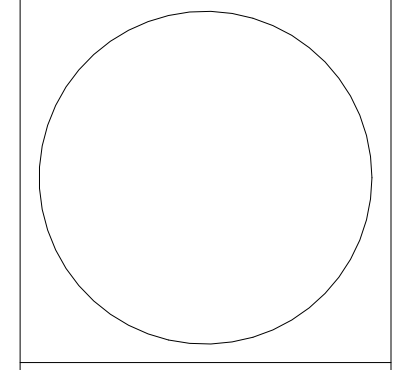
① SOUTH ELEVATION
3/32" = 1'-0"



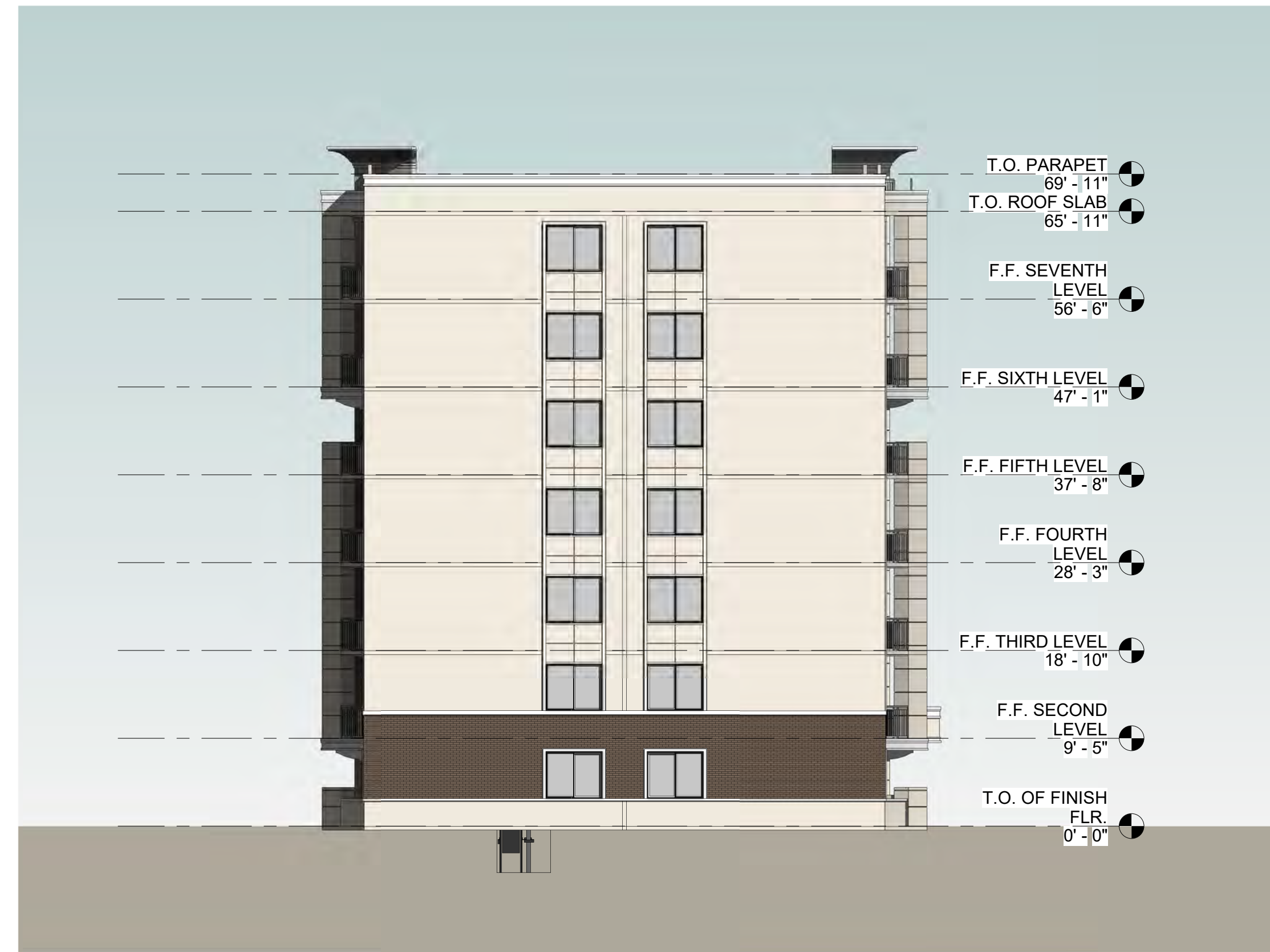
② NORTH ELEVATION
3/32" = 1'-0"

No.	DATE	DESCRIPTION

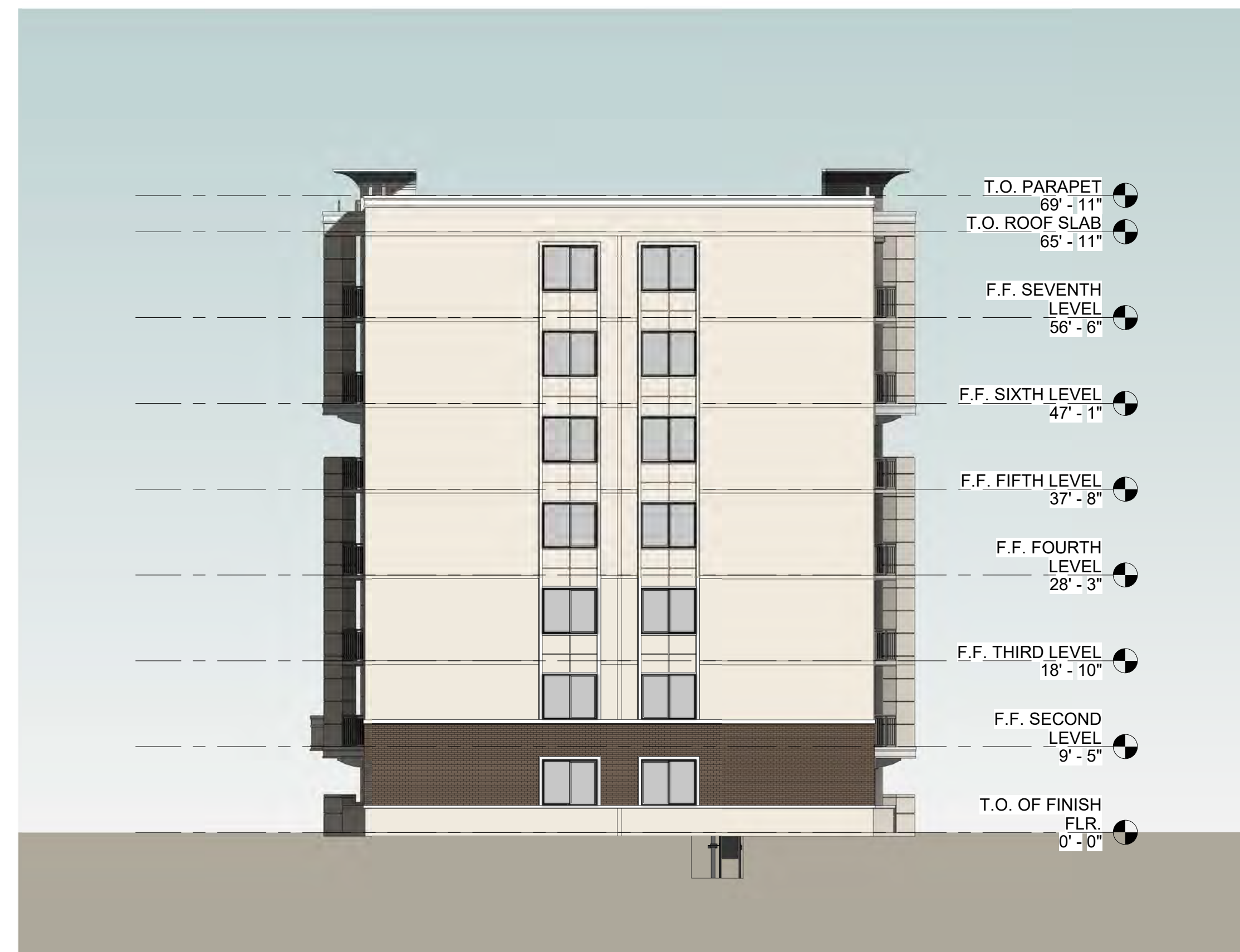
PROJECT No. Project Number
DRAWN BY: A.C./R.P.
CHECKED BY: LB
DATE: 02/25/2020



LEOPOLDO BELLON, AIA (AR-8737)
NORTH & SOUTH ELEVATIONS



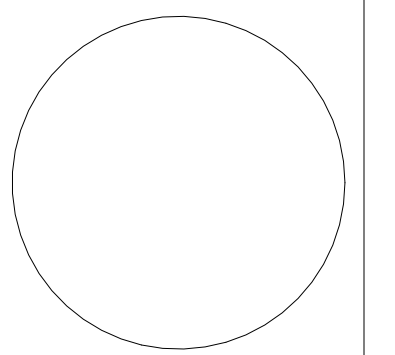
① East
3/32" = 1'-0"



② West
3/32" = 1'-0"

No.	DATE	DESCRIPTION

PROJECT No. Project Number
DRAWN BY: A.C./R.P.
CHECKED BY: L.B.
DATE: 02/25/20



LEOPOLDO BELLON, AIA (AR-8737)

EAST & WEST ELEVATIONS

A-2

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