



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc. _____

Daytime Phone: _____ E-Mail: _____

Mailing Address: _____

Owner Name: _____
(If more than one owner, attach contact information for each owner)

Daytime Phone: _____ E-Mail: _____

Mailing Address: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: _____

_____ DeKalb County, GA _____

Parcel ID: _____ Acreage or Square Feet: _____ Commission Districts: _____

Existing Zoning: _____ Proposed Special Land Use (SLUP): Convenience Store w/ Fuel

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: _____ Signature of Applicant: _____

Handwritten signature: Kenneth J. Peters



January 23, 2025

Current Property Owner

Re: Notice of Proposed Development
Murphy Oil Gas Station
K&W Ref. No. 240313

Dear Property Owner:

This document shall serve as the Letter of Intent and Notice of Development by Keck & Wood acting as applicant on behalf of Murphy Oil USA, Inc. The purpose of this notification is to invite adjoining property owners, neighborhood association(s), and community groups to a Pre-Submittal Community Meeting and to make aware that Murphy Oil USA, Inc. seeks to apply for a Special Land Use Permit with Dekalb County to construct a gasoline service station and convenience store.

The site of the proposed Murphy store is located on a previously developed and currently unoccupied tract at 5922 Memorial Drive, Stone Mountain, GA 30083. The parcel is +/- 0.96 acres in size and zoned C-1 Local Commercial. Murphy Oil USA, Inc. plans to construct a 2,824 square foot convenience store with a separate canopy structure containing six (6) fueling multi-pump dispensers at this location.

The Pre-Submittal Community Meeting will be held virtually on Monday, February 10, 2025 at 6:00 PM EST. The meeting can be accessed via the following methods:

Murphy Gas Station Community Meeting

Monday, February 10 · 6:00 – 7:00pm

Time zone: America/New York

Google Meet joining info

Video call link: <https://meet.google.com/xer-djcg-qat>

Or dial: (US) +1 307-370-1346 PIN: 462 532 359#

If you have a web browser other than Google, you may get a request for a code. The code is the same as the Video call link, **xer-djcg-qat**.

We have also provided a link on our website at <https://keckwood.com/bid-information/georgia-project-bids/>. If you have trouble typing in the above address, go to the website **keckwood.com**. In the top right corner, click on **Bid Information**, and **Georgia Project Bids**. The link will be posted on this webpage.

Lastly, you can email at 5922MemorialDrive@keckwood.com, and I can respond with a calendar invite that will contain the meeting links.

January 23, 2025
Page 2 of 2

If you should have any questions or require additional information, please contact me at our Duluth, GA office at (678) 417-4000.

Sincerely,

KECK & WOOD, INC.

A handwritten signature in blue ink that reads "Kenneth J. Peters". The signature is written in a cursive style with a large initial 'K'.

Kenneth Peters, PE

First name	Last name	Email	Duration	Time joined	Time exited
Furiousdreams	Admin Victoria Webb	***@***.com	48 min	5:59 PM	6:47 PM
Joe	Arrington	jarr*****@***.com	1 hr 27 min	5:54 PM	7:22 PM
Jehosaphat	Bruton	jeho*****@***.com	1 hr 2 min	5:58 PM	7:00 PM
Jan	Dunaway	jdun*****@***.com	1 hr 2 min	5:58 PM	7:00 PM
Steve	Goss	stev*****@***.com	59 min	5:59 PM	6:58 PM
Mike	Hull	mhull@keckwood.com	1 hr 5 min	5:56 PM	7:01 PM
Nader	Mezher	nade*****@***.com	1 hr 1 min	6:00 PM	7:01 PM
Ken	Peters	kpeters@keckwood.com	1 hr 14 min	5:50 PM	7:10 PM
Greg	Sistrunk	gsistrunk@keckwood.com	58 min	6:00 PM	6:58 PM
Joe Jean Borowski			39 min	6:21 PM	7:00 PM
+1 404-***-**73	Joe Arrington		4 min	6:49 PM	6:53 PM
+1 870-***-**67	Stephen Oliver		48 min	6:12 PM	7:01 PM

Community Meeting
 18 071 02 006, 5922 Memorial Drive, Stone Mountain, GA 30083
 VIA: GOOGLE MEETS
 Monday, February 10, 2025 6:00 PM - 7:00 PM

Ken Peters (You, presenting, annotating) Stop presenting

6:23 PM | Murphy Gas Station Community Meeting

People

Add people

Search for people

IN MEETING

Contributors 11

- Ken Peters (You) Meeting host
- Ken Peters Your presentation
- +1 870-***-***67
- Furiousdreams Admin
- Jan Dunaway
- Jehosaphat Bruton
- Joe Arrington

Ken Peters (You, presenting, annotating) Stop presenting

6:24 PM | Murphy Gas Station Community Meeting

People

+ Add people

- Jehosaphat Bruton
- Joe Arrington
- Joe Jean Borowski
- Mike Hull
- Nader Mezher
- Steve Goss

Also invited 2

- stephen.oliver@murphyusa.com
- ledmond25@gmail.com

Participants:

- Mike Hull
- Jehosaphat B...
- Steve Goss
- Jan Dunaway
- +1 870-***-***67
- Furiousdream...
- 4 others
- Ken Peters

Ken Peters (You, presenting, annotating) Stop presenting

MEMORIAL DR

6:50 PM | Murphy Gas Station Community Meeting

People

Add people

Contributors 12

- Ken Peters (You) Meeting host
- Ken Peters Your presentation
- +1404-***-***73
- +1870-***-***67
- Greg Sistrunk
- Jan Dunaway
- Jehosaphat Bruton
- Joe Arrington
- Joe Jean Borowski

Mike Hull

Joe Jean Borowski

Jan Dunaway

Greg Sistrunk

4 others

Ken Peters

Ken Peters (You, presenting, annotating) Stop presenting

MEMORIAL DR

VICINITY

PAYMENT

6:51 PM | Murphy Gas Station Community Meeting

People

Add people

- Greg Sistrunk
- Jan Dunaway
- Jehosaphat Bruton
- Joe Arrington
- Joe Jean Borowski
- Mike Hull
- Nader Mezher
- Steve Goss

Also invited 2

4 others

Ken Peters

Greg Sistrunk

Jan Dunaway

Mike Hull

Joe Jean Boro...

+1 404-***-***73

+1 870-***-***67



February 17, 2025

Dekalb County
Board of Commissioners
Attn: Director of Planning and Sustainability
178 Sams Street
Decatur, GA 30030

RE: SPECIAL LAND USE PERMIT APPLICATION AND LETTER OF APPLICATION
FOR MURPHY OIL USA
(5922 MEMORIAL DRIVE, STONE MOUNTAIN, GEORGIA)

Dear Board of Commissioners, Planning Commission and Planning Staff:

Keck & Wood, Inc. submits this Letter of Application on behalf of Murphy Oil USA (the “Applicant”) for the purpose of requesting a special land use permit to allow a convenience store with fuel. The site is an approximate 0.96 acre-tract (the “Property”) located at 5922 Memorial Drive, Stone Mountain, Georgia. The tax parcel for the Property is 18 071 02 006. The Property is currently zoned C-1 (Local Commercial). The Applicant intends to redevelop the property and construct a Murphy Oil convenience store with fuel pumps. The special land use permit will allow for a quality development and construction of a Murphy Oil location, similar to the newer Murphy Oil locations throughout the State.

The Property currently is developed and is unoccupied. The Property currently contains an existing 6,912 square foot commercial building and asphalt parking lot and drive aisles. The Property is a corner lot containing an existing access driveway to Memorial Drive and an existing access driveway to Lauren Parkway (private).

The proposed Murphy Oil store will redevelop the site and will consist of a single building totaling approximately 2,824 square feet. The proposal calls for a total of six gas pumps located under a single canopy. The surrounding properties are all zoned C-1. The property to the west and opposite of Lauren Parkway is currently a tire store. The property to the north and east of the property is currently undeveloped. The properties to the south and opposite of Memorial Drive are a mix of retail uses. As indicated, the Applicant is seeking to obtain a Special Land Use Permit to allow for the convenience store with fuel. A copy of the site plan is enclosed herein for your convenience.

Murphy Oil has successfully operated as a convenience store in numerous locations throughout the State, providing a safe and valuable service to the citizens of the State of Georgia and they look forward to continuing that same level of service at this location. The proposed location is centrally located at the intersection of Memorial Drive and Lauren Parkway (private), and is surrounded by more intense commercial uses along Memorial Drive. The site has access to both Memorial Drive and Lauren Parkway, and the requested special Land use permit will provide ample parking and circulation, in compliance with Dekalb County and GDOT transportation requirements. The property has access to a public water supply, public sanitary sewer, and convenient direct access to major thoroughfares and state and interstate highways.

The proposed development of the Property would allow for redevelopment of the property and an opportunity to bring it up to current standards based on the Code of Ordinances. The Applicant is committed to developing a quality convenience store to serve Dekalb County residents and visitors. Based on the Memorial Drive Revitalization Plan Online Survey (Social Pinpoint), residents of the area complained of the existing convenience stores in the area due to unkept properties, unsafe environments, loitering, prostitution, and illegal

Director of Planning & Sustainability

February 17, 2025

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activity. The redevelopment of the Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with fuel. Murphy Oil USA provides up to sixteen (16) security cameras that see every spot of the Property, and the cameras are under surveillance by Murphy's security staff 24 hours a day, 7 days a week.

During the Pre-submittal Community Meeting, residents stressed concerns with impacts to Snapfinger Creek to the west of the site and an unnamed tributary to Snapfinger Creek to the north of the site. If this application is approved, the design of the site will meet all State and County requirements for Erosion and Sediment Control, Stormwater Management and Water Quality Treatment. Murphy Oil USA maintains a Spill Prevention Plan for all their stores and Murphy's Underground Storage Tank (UST) system meets and exceeds the minimum requirements for underground storage tanks by the GA EPD.

The Applicant and its representatives welcome the opportunity to meet with staff of the Dekalb County Department of Planning & Sustainability to answer any questions or to address any concerns relating to the matters set forth in this Letter of Application or in the Special Land Use Permit Application filed herewith. The Applicant respectfully requests your approval of the Special Land Use Permit Application.

Respectfully submitted,

Keck & Wood, Inc.



Kenneth L. Peters, P.E.
Senior Project Manager

Enclosures

MURPHY OIL USA'S **IMPACT ANALYSIS**

- A. ADEQUACY OF THE SIZE OF THE SITE FOR THE USE CONTEMPLATED AND WHETHER OR NOT ADEQUATE LAND AREA IS AVAILABLE FOR THE PROPOSED USE INCLUDING PROVISION OF ALL REQUIRED YARDS, OPEN SPACE, OFF-STREET PARKING, TRANSITIONAL BUFFER ZONES, AND ALL OTHER APPLICABLE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE USE IS PROPOSED TO BE LOCATED.

The Subject Property has a total acreage of 0.96 acres. The site is adequate for the proposed store. Compliance with all dimensional setback requirements, as well as transitional buffer requirements, open space and off-street parking requirements is shown on the submitted site plan.

- B. COMPATIBILITY OF THE PROPOSED USE WITH ADJACENT PROPERTIES AND LAND USES AND WITH OTHER PROPERTIES AND LAND USES IN THE DISTRICT, AND WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF TRAFFIC VOLUME/CONGESTION, NOISE, SMOKE, ODOR, DUST, OR VIBRATION GENERATED BY THE PROPOSED USE.

The proposed fuel pumps and beer & wine accessory outlet is compatible with the uses in the area. The Subject Property has +/- 203 lineal feet of frontage on Memorial Drive. Memorial Drive is a commercial corridor with a variety of uses. The Subject Property as zoned C-1 is currently developed with an abandoned 6,912 square foot building and associated asphalt parking lot and drive aisles. All parcels surrounding the Subject Property are zoned C-1. The parcel to the west and opposite Lauren Parkway is an existing tire store. The parcel to the north and east is currently undeveloped. The proposed use on the Subject Property will serve the existing traffic along Memorial Drive and will not create adverse impacts from additional traffic volume or congestion. The proposed use will not create adverse impacts on any adjoining land use through noise, smoke, odor, dust, or vibration generated by the proposed use.

- C. ADEQUACY OF PUBLIC SERVICES, PUBLIC (OR PRIVATE) FACILITIES, AND UTILITIES TO SERVE THE PROPOSED USE;

There is adequate public services, public facilities and utilities to serve the proposed use. The Subject Property has existing access to public water and sewer.

- D. ADEQUACY OF THE PUBLIC STREET ON WHICH THE USE IS PROPOSED TO BE LOCATED AND WHETHER OR NOT THERE IS SUFFICIENT TRAFFIC-CARRYING CAPACITY FOR THE USE PROPOSED SO AS NOT TO UNDULY INCREASE TRAFFIC AND CREATE CONGESTION IN THE AREA.

Memorial Drive is a major arterial right of way with adequate capacity to carry the proposed use. The Subject Property will have a secondary access point on Lauren Parkway. Memorial Drive and Lauren Parkway is an intersection with a traffic light which will assist with controlling access into the Subject Property. The proposed access on Memorial Drive will be a right in/right out and located where the existing access drive is currently located.

- E. ADEQUACY OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY AND TO ALL PROPOSED BUILDINGS, STRUCTURES, AND USES THEREON, WITH PARTICULAR REFERENCE TO PEDESTRIAN AND AUTOMOTIVE SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND ACCESS IN THE EVENT OF FIRE OR OTHER EMERGENCY.

The proposed redevelopment will have adequate ingress and egress to the Subject Property and to the proposed building and fueling stations. The proposed site will provide pedestrian access from the public sidewalks to the building entrance and will take into consideration pedestrian safety. The fuel trucks will access the site from Lauren Parkway, with regular automotive traffic having access from both Memorial Drive and Lauren Parkway in order to provide adequate circulation.

- F. WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF THE MANNER AND HOURS OF OPERATION OF THE PROPOSED USE.

The proposed use will have similar hours of operation as the Walmart opposite Memorial Drive. Therefore, the hours of operation will not create adverse impacts upon any adjoining use. All lighting will be downward facing. There will be up to sixteen (16) security cameras that see every spot of the Subject Property, which are under surveillance by Murphy's security staff 24 hours a day, 7 days a week. This will assist with cracking down on loitering, and other criminal activity in the immediate area.

- G. WHETHER THE PROPOSED USE IS OTHERWISE CONSISTENT WITH THE REQUIREMENTS OF THE ZONING DISTRICT CLASSIFICATION IN WHICH THE USE IS PROPOSED TO BE LOCATED.

The proposed use is consistent with all Dekalb County zoning requirements of the zoning classification.

- H. WHETHER THE PROPOSED USE IS CONSISTENT WITH, ADVANCES, CONFLICTS, OR DETRACTS FROM THE POLICIES OF THE COMPREHENSIVE PLAN.

The Subject Property has a land use designation of Local Commercial and is within a Commercial Redevelopment Corridor. The proposed use is consistent with the zoning district and the redevelopment of the site is consistent with and advances the intent of the Commercial Redevelopment Corridor.

- I. WHETHER THERE IS ADEQUATE PROVISION OF REFUSE AND SERVICE AREAS.

The refuse area will be located as shown on the submitted site plan and enclosed on all four sides. Service area for the fuel delivery trucks will provide adequate space for the fuel trucks to unload with additional space for vehicle circulation.

- J. WHETHER THE LENGTH OF TIME FOR WHICH THE SPECIAL LAND USE PERMIT IS GRANTED SHOULD BE LIMITED IN DURATION.

There should not be a time limit on the duration of this special land use permit, if granted. The proposed use is suitable for the current location.

- K. WHETHER THE SIZE, SCALE AND MASSING OF PROPOSED BUILDINGS ARE APPROPRIATE IN RELATION TO THE SIZE OF THE SUBJECT PROPERTY AND IN RELATION TO THE SIZE, SCALE AND MASSING OF ADJACENT AND NEARBY LOTS AND BUILDINGS; AND WHETHER THE PROPOSED USE WILL CREATE ANY SHADOW IMPACT ON ANY ADJOINING LOT OR BUILDING AS A RESULT OF THE PROPOSED BUILDING HEIGHT.

The size, scale and massing of the proposed development is appropriate in relation to the size of the Subject Property and in relation to the size, scale and massing of adjacent and nearby lots. The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

- L. WHETHER THE PROPOSED USE WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

To the best of the Applicant's knowledge, the proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources.

- M. WHETHER THE PROPOSED USE SATISFIES THE REQUIREMENTS CONTAINED WITHIN THE SUPPLEMENTAL REGULATIONS FOR SUCH SPECIAL LAND USE PERMIT.

The proposed use satisfies the requirements contained within the supplemental regulations for the Applicant's special land use permit.

- N. WHETHER THE PROPOSED USE WOULD BE CONSISTENT WITH THE NEEDS OF THE NEIGHBORHOOD OR THE COMMUNITY AS A WHOLE, AS EXPRESSED AND EVIDENCED DURING THE REVIEW PROCESS.

The proposed use is consistent with the needs of the neighborhood and community as a whole and is compatible with the neighborhood. Based on the Memorial Drive Revitalization Plan Online Survey (Social Pinpoint), many of the people polled had negative things to say about the existing convenience stores along the corridor due to unkept properties, unsafe environments, loitering, prostitution, and illegal activity. The redevelopment of the Subject Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with both fuel pumps and beer and wine accessory uses. Murphy Oil USA provides security cameras as noted previously and has a plan in place for all stores to keep the sites clean and orderly.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 2-13-2025

TO WHOM IT MAY CONCERN:

(I), (WE) Land Mass Management, LLC
Name of owners(s) (If more than one owner, attach a separate sheet)

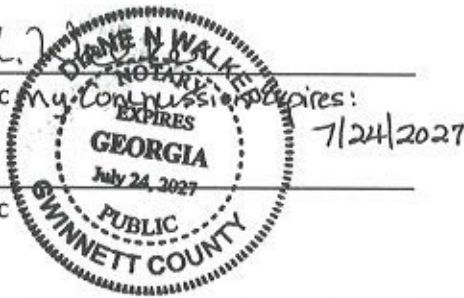
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc.

Name of Agent or Representative

to file an application on (my), (our) behalf.

Diane N. Walker
Notary Public



[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No _____*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant /Date

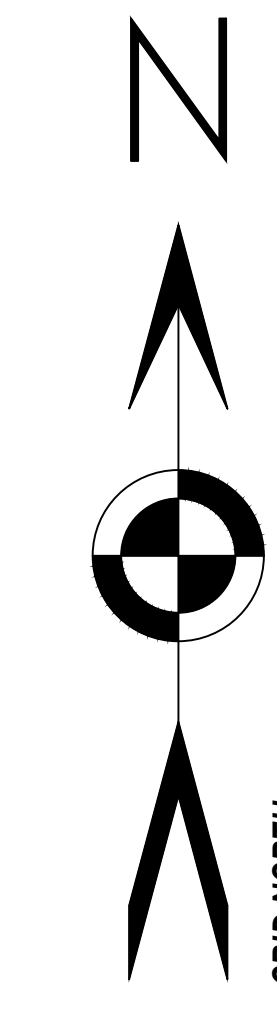
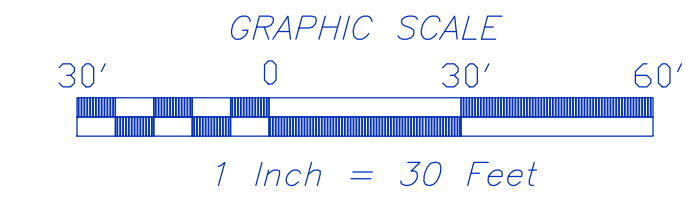
Check one: Owner _____ Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is “no”.

LINE	BEARING	DISTANCE
L1	S46°17'02"W	28.68'
L2	S69°34'01"W	68.57'
L3	N58°21'19"W	17.09'
L4	S27°35'07"E	7.73'
L5	S48°39'48"W	114.52'
L6	N38°15'14"W	19.98'
L7	S48°10'52"W	198.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1360.26'	172.47'	172.35'	S52°22'46"W
C2	1869.80'	203.17'	203.07'	S60°21'10"W
C3	4427.50'	64.91'	64.91'	S50°27'56"W
C4	6727.40'	162.29'	162.29'	S49°21'16"W



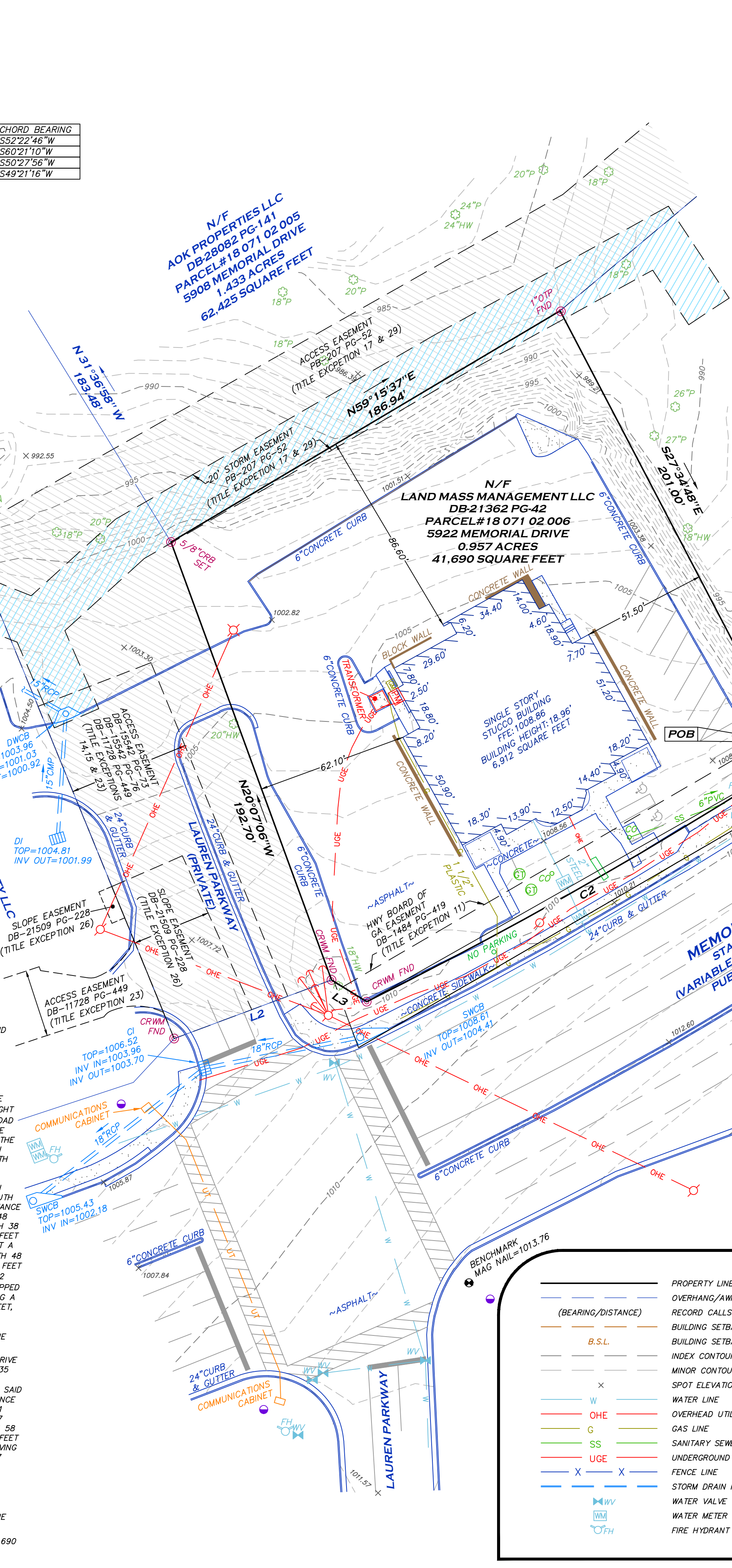
AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF HAIRSTON ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF MEMORIAL DRIVE (AKA STATE ROUTE 10) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY OF HAIRSTON ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4427.50 FEET AND AN ARC DISTANCE OF 64.91 FEET, WITH A CHORD BEARING OF SOUTH 50 DEGREES 27 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 64.91 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6727.40 FEET AND AN ARC DISTANCE OF 162.29 FEET, WITH A CHORD BEARING OF SOUTH 49 DEGREES 21 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 162.29 FEET TO A POINT; SOUTH 48 DEGREES 39 MINUTES 48 SECONDS WEST A DISTANCE OF 172.35 FEET TO A POINT; SOUTH 52 DEGREES 22 MINUTES 46 SECONDS WEST A DISTANCE OF 28.68 FEET TO A POINT; SOUTH 69 DEGREES 34 MINUTES 01 SECONDS WEST A DISTANCE OF 68.57 FEET TO A POINT; SOUTH 58 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 17.09 FEET TO A POINT; SOUTH 27 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 7.73 FEET TO A POINT; SOUTH 48 DEGREES 39 MINUTES 48 SECONDS WEST A DISTANCE OF 114.52 FEET TO A POINT; NORTH 38 DEGREES 15 MINUTES 14 SECONDS WEST A DISTANCE OF 19.98 FEET TO A POINT; SOUTH 48 DEGREES 10 MINUTES 52 SECONDS WEST A DISTANCE OF 198.20 FEET TO A POINT; SOUTH 46 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 28.68 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1869.80 FEET, WITH AN ARC DISTANCE OF 203.17 FEET, WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 203.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 58 DEGREES 21 MINUTES 16 SECONDS WEST A DISTANCE OF 170.9 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF MEMORIAL DRIVE NORTH 20 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 192.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 59 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 186.94 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 27 DEGREES 34 MINUTES 48 SECONDS EAST A DISTANCE OF 201.00 FEET TO A 1/2-INCH REBAR FOUND; SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 7.73 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1869.80 FEET, WITH AN ARC DISTANCE OF 203.17 FEET, WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 203.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 58 DEGREES 21 MINUTES 16 SECONDS WEST A DISTANCE OF 170.9 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF MEMORIAL DRIVE NORTH 20 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 192.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 59 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 186.94 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 27 DEGREES 34 MINUTES 48 SECONDS EAST A DISTANCE OF 201.00 FEET TO A 1/2-INCH REBAR FOUND; SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.957 ACRES (41,690 SQUARE FEET).



N/F STS AUTOMOTIVE INC
DB-23240 PG-131
PARCEL# 18 071 02 009
5952 MEMORIAL DRIVE

N/F AOK PROPERTIES LLC
DB-28082 PG-141
PARCEL# 18 071 02 008
5944 MEMORIAL DRIVE
0.902 ACRES
39,274 SQUARE FEET

N/F LAND MASS MANAGEMENT LLC
DB-21362 PG-42
PARCEL# 18 071 02 006
5922 MEMORIAL DRIVE
0.957 ACRES
41,690 SQUARE FEET

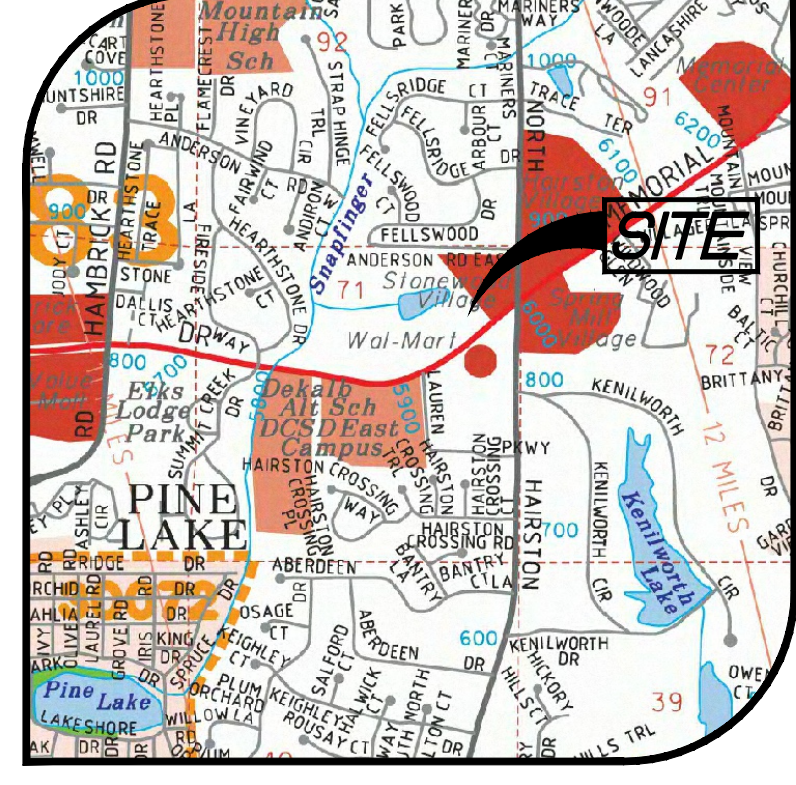
N/F STS AUTOMOTIVE INC
DB-23240 PG-131
PARCEL# 18 071 02 009
5952 MEMORIAL DRIVE

SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 1, 2024.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1" IN 34,915' WITH AN ANGULAR ERROR OF 3.36 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRK7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAN HAS A MAP CLOSURE OF 1" IN 604,263'.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13089C0087, WITH A DATE OF IDENTIFICATION OF MAY 16, 2013 FOR COUNTY MAPS AND OTHER ZONING RESTRICTIONS, REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.
- BEARING BASIS (NAD83, GA WEST) AND VERTICAL DATUM (NAVD83, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRK7 GPS RECEIVER UTILIZING CRUISE-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESTONES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 21362, PAGE 42 AND DEED BOOK 28082, PAGE 141, DEKALB COUNTY RECORDS.
- THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2419602A, DATED SEPTEMBER 11, 2024, AT 12:00AM.
- NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO MEMORIAL DRIVE, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, CORES, OR OVERLAPS ARE KNOWN TO EXIST.

LEGEND

(BEARING/DISTANCE)	PROPERTY LINE	SWCB	GAS METER
(BEARING/DISTANCE)	OVERHANG/WARNING RECORD	SWCB	GAS VALVE
B.S.L.	BUILDING SETBACK LINE	SWCB	POWER METER
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	SANITARY SEWER MANHOLE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	DROP INLET
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	CURB INLET
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	DOUBLE-WING CATCH BASIN
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	REBAR
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	CAPPED REBAR
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	CONCRETE R/W MONUMENT
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	OPEN TOP PIPE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	UNDERGROUND UTILITY LINE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	SANITARY SEWER LINE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	UNDERGROUND ELECTRIC LINE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	FENCE LINE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	STORM DRAIN PIPE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	LIGHT POLE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	FOUND
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	SIGNAL POLE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	SIGN
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	TREE
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	WOOD
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	REDWOOD
(BEARING/DISTANCE)	BUILDING SETBACK LINE	SWCB	PINE



ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

SURVEYOR'S CERTIFICATION

THIS PLAN 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 PLAN 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 PLAN 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.

TO MURPHY OIL USA, INC., A DELAWARE CORPORATION, FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(B)(1), 8, 9, 11(A)(B), 13, 14, & 16-19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 01, 2024.

ADAM T. BRATTON, GEORGIA RLS# 3489
DATE OF PLAT OR MAP: NOVEMBER 05, 2024

PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: L5F001880

PREPARED FOR:
MURPHY OIL USA, INC., A DELAWARE CORPORATION
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
5922 MEMORIAL DRIVE
STONE MOUNTAIN, GA 30083
PARCEL # 18 071 02 006

STATE: GEORGIA
COUNTY: DEKALB
DISTRICT: 18
LAND LOT: 71

REVISIONS
DATE: DESCRIPTION

PROFESSIONAL LAND SURVEYORS
LAND SURVEYOR
No. 3489
ADAM THOMAS BRATTON

DATE: NOVEMBER 05, 2024
JOB #: 245018
SCALE: 1"=30'
SHEET 1 OF 2

TITLE EXCEPTIONS

MURPHY OIL USA, INC., A DELAWARE CORPORATION FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2419600A COMMITMENT DATE: SEPTEMBER 11, 2024 AT 12:00 AM

SCHEDULE B, PART II - EXCEPTIONS

AS TO FEE PROPERTY: 11. EASEMENT IN WARRANTY DEED FROM EDNA MAE STEPHENS TO GROVER STEPHENS, DATED OCTOBER 24, 1960, RECORDED OCTOBER 27, 1960, IN DEED BOOK 1484, PAGE 419, DEKALB COUNTY, GEORGIA RECORDS.

12. EASEMENT FROM LINGERLONG, INC., TO GEORGIA POWER COMPANY, DATED JUNE 17, 1983, RECORDED SEPTEMBER 21, 1983, IN DEED BOOK 4839, PAGE 66, AFORESAID RECORDS.

13. PERMANENT UTILITY EASEMENT AGREEMENT BY VENTO MANAGEMENT CORPORATION, DATED MARCH 10, 1995, RECORDED AUGUST 7, 1995, IN DEED BOOK 8625, PAGE 181, AFORESAID RECORDS.

14. AFFIDAVIT BY LOUIS E. CHAMBERS, JR., RECORDED OCTOBER 15, 2003, IN DEED BOOK 15542, PAGE 73, AFORESAID RECORDS.

15. AFFIDAVIT BY KEVIN M. CHAMBERS, RECORDED OCTOBER 15, 2003, IN DEED BOOK 15542, PAGE 76, AFORESAID RECORDS.

16. RIGHT OF WAY DEED FROM LAND MASS MANAGEMENT, LLC, TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 12, 2009, RECORDED APRIL 7, 2009, IN DEED BOOK 21362, PAGE 42, AFORESAID RECORDS.

17. PROPOSED 20' STORM EASEMENT AND PROPOSED ACCESS EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 207, PAGE 52, AFORESAID RECORDS.

18. EASEMENT BETWEEN JOE M. ALMAND AND DEKALB COUNTY, GEORGIA, DATED SEPTEMBER 16, 1970, RECORDED OCTOBER 5, 1970, IN DEED BOOK 2579, PAGE 226, DEKALB COUNTY, GEORGIA RECORDS.

19. EASEMENT IN FAVOR OF CITIZENS AND SOUTHERN NATIONAL BANK, AS THE EXECUTOR UNDER THE WILL OF OTIS A. KING, RECORDED IN DEED BOOK 3747, PAGE 187, AFORESAID RECORDS.

20. EASEMENT BETWEEN BRANCH INTERALLIANS REALTY FUND, L.P., AND ETHEL P. ALMAND, JUDITH ALMAND JACKSON, SUSAN ALMAND BROWN AND JOE E. ALMAND, JR., DATED NOVEMBER 6, 1991, RECORDED NOVEMBER 8, 1991, IN DEED BOOK 7096, PAGE 507, AFORESAID RECORDS.

21. CONVEYANCE OF ACCESS RIGHTS BETWEEN THE DEPARTMENT OF TRANSPORTATION AND JOE M. ALMAND, INC., DATED JANUARY 4, 1984, RECORDED JANUARY 6, 1984, IN DEED BOOK 4900, PAGE 1, AFORESAID RECORDS.

22. ALL MATTERS APPEARING ON PLAT RECORDED IN PLAT BOOK 23, PAGE 28, AFORESAID RECORDS.

23. AGREEMENT CONCERNING EASEMENTS BY BOOS-MEMORIAL, LLC AND BANK OF AMERICA, N.A. FKA NATIONALSBANK, N.A. (SOUTH) FKA THE CITIZENS AND SOUTHERN TRUST COMPANY (GEORGIA) N.S. AND MAY SUSAN A. BROWN, AS CO-EXECUTORS AND CO-TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF ETHEL GORDON POWER ALMAND AKA ETHEL P. ALMAND, DATED NOVEMBER 22, 2000, RECORDED DECEMBER 1, 2000, IN DEED BOOK 11728, PAGE 449, AFORESAID RECORDS.

24. EASEMENT EVIDENCED BY SUBORDINATION, NON-DISTURBANCE & ATTORNEY AGREEMENT BETWEEN BOOS-MEMORIAL, LLC, MORGAN TIRE AND AUTO, INC., AND AMSOUTH BANK, DATED NOVEMBER 27, 2000, RECORDED DECEMBER 1, 2000, IN DEED BOOK 11728, PAGE 504, AFORESAID RECORDS.

25. RIGHT-OF-WAY EASEMENT FROM JOE M. ALMAND TO GEORGIA POWER COMPANY, DATED SEPTEMBER 20, 1972, RECORDED IN DEED BOOK 2894, PAGE 136, AFORESAID RECORDS.

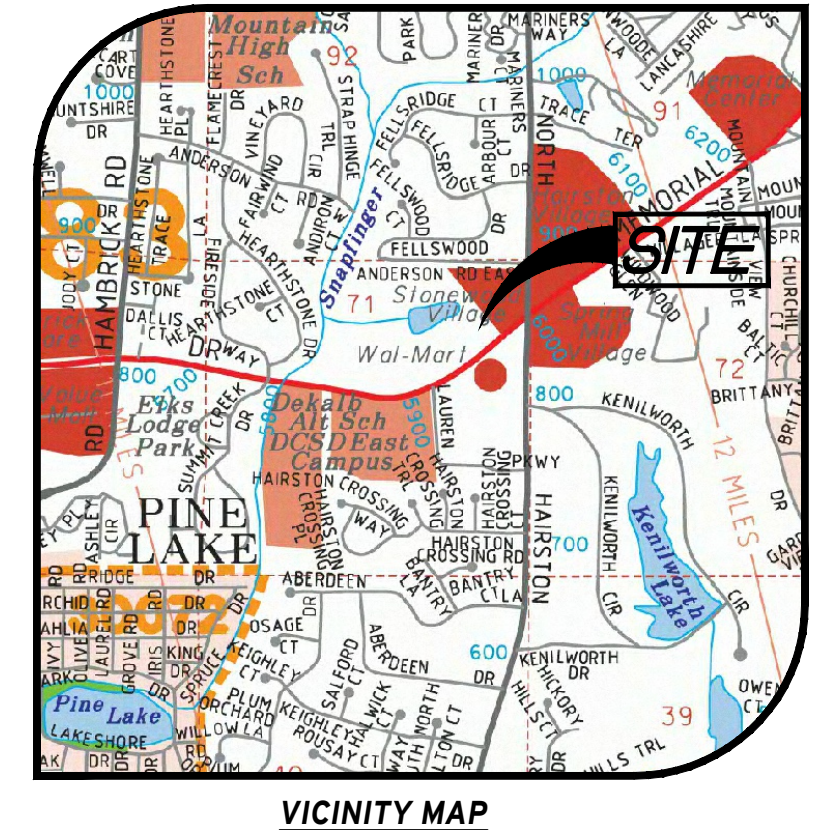
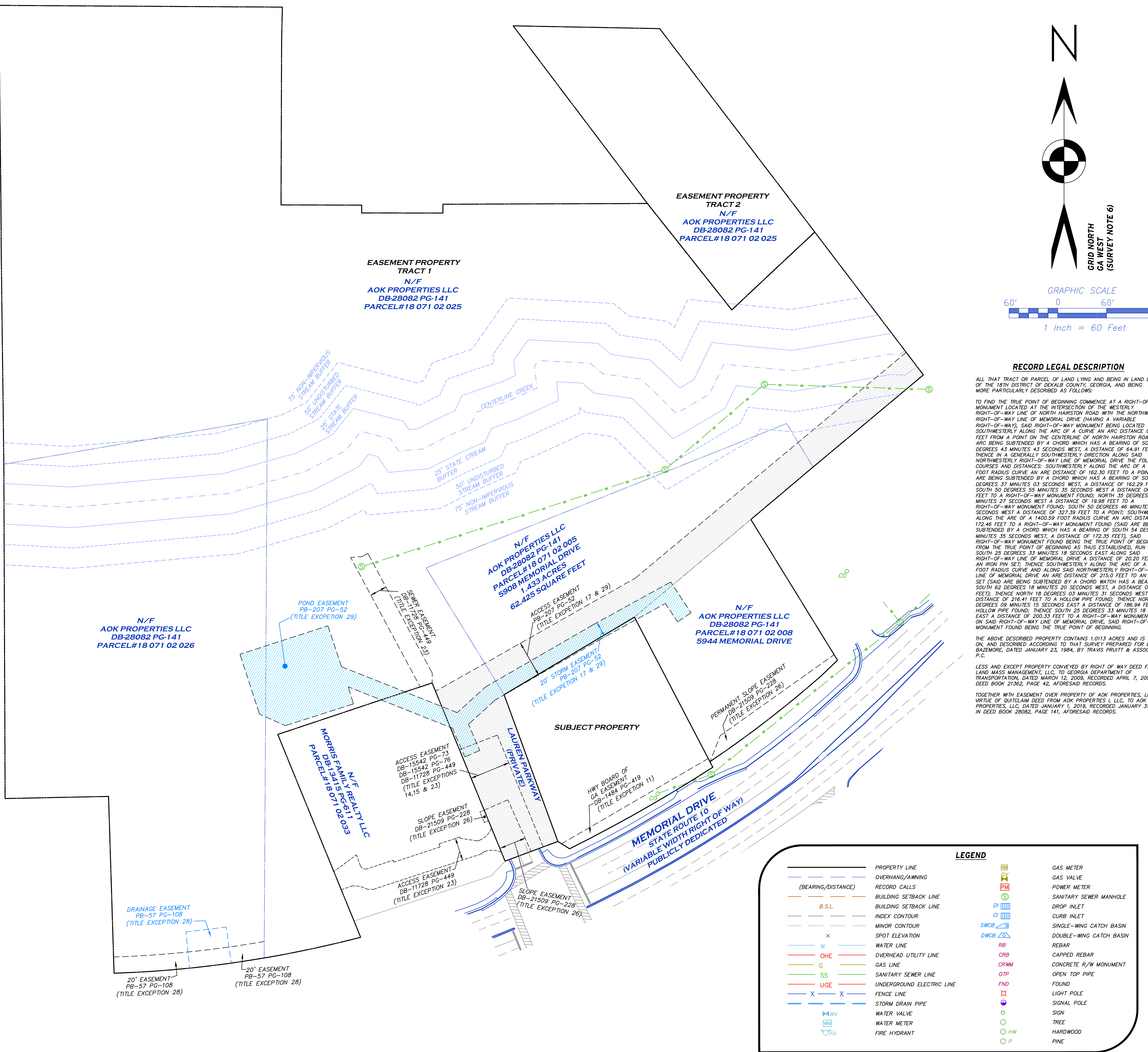
26. NOTICE OF FILING OF DECLARATION OF TAKING PURSUANT TO CIVIL ACTION NO. DEKALB04-3742 DEKALB COUNTY, GEORGIA VERSUS BOARD OF NORTH GEORGIA, DATED APRIL 27, 2008, FILED OF RECORD JUNE 23, 2008, AS RECORDED IN DEED BOOK 21509, PAGE 228, AFORESAID RECORDS.

27. PERMANENT UTILITY EASEMENT AGREEMENT BY VENTO MANAGEMENT CORPORATION, TO DEPARTMENT OF TRANSPORTATION OF THE STATE OF GEORGIA, DATED MARCH 10, 1995, RECORDED AUGUST 7, 1995, IN DEED BOOK 8625, PAGE 181, AFORESAID RECORDS.

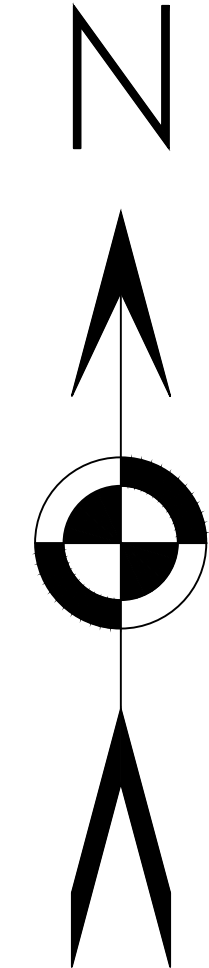
28. DRAINAGE EASEMENT AND EXISTING EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 57, PAGE 108, AFORESAID RECORDS.

29. 25' STATE BUFFER, 75' UNDISTURBED COUNTY BUFFER, OVERHEAD POWER LINE, PROPOSED 20' STORM EASEMENT, PROPOSED ACCESS EASEMENT, PROPOSED POND AND SANITARY SEWER EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 207, PAGE 52, AFORESAID RECORDS.

SAID PLAT DEPICTS A 25'-FT BUFFER, A 75'-FT BUFFER, A 20'-FT STORM EASEMENT, AN ACCESS EASEMENT, AND A POND EASEMENT. SAID EASEMENTS DO AFFECT EASEMENT PROPERTY AS SHOWN. SAID PLAT ALSO DEPICTS AN OVERHEAD POWER LINE. SAID LINE IS SHOWN SAID PLAT DOES NOT DEPICT A SANITARY SEWER EASEMENT.



VICINITY MAP



GRAPHIC SCALE 1 Inch = 60 Feet

RECORD LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A RIGHT-OF-WAY MONUMENT LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF NORTH HAIRSTON ROAD WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MEMORIAL DRIVE (HAVING A VARIABLE RIGHT-OF-WAY), SAID RIGHT-OF-WAY MONUMENT BEING LOCATED SOUTHWESTERLY ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 64.91 FEET FROM A POINT ON THE CENTERLINE OF NORTH HAIRSTON ROAD (SAID ARC BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF SOUTH 52 DEGREES 43 MINUTES 43 SECONDS WEST, A DISTANCE OF 64.91 FEET), RUN THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MEMORIAL DRIVE, THE FOLLOWING COURSES AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF A 5784.58 FOOT RADIUS CURVE AN ARC DISTANCE OF 162.29 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF SOUTH 52 DEGREES 37 MINUTES 03 SECONDS WEST, A DISTANCE OF 162.29 FEET), SOUTH 50 DEGREES 55 MINUTES 35 SECONDS WEST A DISTANCE OF 114.52 FEET TO A RIGHT-OF-WAY MONUMENT FOUND; NORTH 35 DEGREES 59 MINUTES 27 SECONDS WEST A DISTANCE OF 19.98 FEET TO A RIGHT-OF-WAY MONUMENT FOUND; SOUTH 50 DEGREES 46 MINUTES 39 SECONDS WEST A DISTANCE OF 327.39 FEET TO A POINT; SOUTHWESTERLY ALONG THE ARC OF A 1400.59 FOOT RADIUS CURVE AN ARC DISTANCE OF 172.46 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (SAID ARC BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF SOUTH 54 DEGREES 24 MINUTES 35 SECONDS WEST, A DISTANCE OF 172.35 FEET), SAID RIGHT-OF-WAY MONUMENT FOUND BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, RUN THENCE SOUTH 25 DEGREES 33 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE OF MEMORIAL DRIVE A DISTANCE OF 20.20 FEET TO AN IRON PIN SET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1429.9 FOOT RADIUS CURVE AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MEMORIAL DRIVE AN ARC DISTANCE OF 210.25 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF SOUTH 62 DEGREES 18 MINUTES 20 SECONDS WEST, A DISTANCE OF 214.79 FEET); THENCE NORTH 18 DEGREES 03 MINUTES 31 SECONDS WEST A DISTANCE OF 210.41 FEET TO A HOLLOW PIPE FOUND; THENCE NORTH 60 DEGREES 09 MINUTES 15 SECONDS EAST A DISTANCE OF 186.94 FEET TO A HOLLOW PIPE FOUND; THENCE SOUTH 25 DEGREES 33 MINUTES 18 SECONDS EAST A DISTANCE OF 200.33 FEET TO A RIGHT-OF-WAY MONUMENT FOUND ON SAID RIGHT-OF-WAY LINE OF MEMORIAL DRIVE, SAID RIGHT-OF-WAY MONUMENT FOUND BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.0113 ACRES AND IS SHOWN ON LAND MASS MANAGEMENT, LLC, TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 12, 2009, RECORDED APRIL 7, 2009, IN DEED BOOK 21362, PAGE 42, AFORESAID RECORDS.

TOGETHER WITH EASEMENT OVER PROPERTY OF AOK PROPERTIES, LLC BY VIRTUE OF QUILTAM DEED FROM AOK PROPERTIES, LLC TO AOK PROPERTIES, LLC, DATED JANUARY 1, 2019, RECORDED JANUARY 31, 2020, IN DEED BOOK 28082, PAGE 141, AFORESAID RECORDS.

LESS AND EXCEPT PROPERTY CONVEYED BY RIGHT OF WAY DEED FROM LAND MASS MANAGEMENT, LLC, TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 12, 2009, RECORDED APRIL 7, 2009, IN DEED BOOK 21362, PAGE 42, AFORESAID RECORDS.

TOGETHER WITH EASEMENT OVER PROPERTY OF AOK PROPERTIES, LLC BY VIRTUE OF QUILTAM DEED FROM AOK PROPERTIES, LLC TO AOK PROPERTIES, LLC, DATED JANUARY 1, 2019, RECORDED JANUARY 31, 2020, IN DEED BOOK 28082, PAGE 141, AFORESAID RECORDS.

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 1, 2024. 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 34,915' WITH AN ANGULAR ERROR OF 3.36 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. 3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRK7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS. 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 604,263'. 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13080024 WITH A DATE OF IDENTIFICATION OF MAY 16, 2013 FOR COMMUNITY NUMBER 130065, IN DEKALB COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. 6) BEARING BASIS (NAD83, GA WEST) AND VERTICAL DATUM (NAVD83, GEOD10) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRK7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL. 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C., UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES. 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY. 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 21362, PAGE 42 AND DEED BOOK 28082 PAGE 141, DEKALB COUNTY RECORDS. 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2419600A, DATED SEPTEMBER 11, 2024, AT 12:00AM. 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY. 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS. 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. 15) SUBJECT PROPERTY HAS DIRECT ACCESS TO MEMORIAL DRIVE, BEING A PUBLICLY DEDICATED RIGHT OF WAY. 16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

SURVEYOR'S 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 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 G.C.G.A. SECTION 15-6-67.

TO MURPHY OIL USA, INC., A DELAWARE CORPORATION, FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, DOWNTON ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(B)(1), 8, 9, 11(A)(B), 13, 14, & 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 01, 2024.

ADAM Y. BRATTON, REGISTRAR #159 3489 DATE OF PLAT OR MAP: NOVEMBER 05, 2024

Professional Land Surveyors logo and seal for Adam Y. Bratton, No. 3489.

PROFESSIONAL LAND SURVEYORS, LLC 317 GRASSDALE ROAD CARTERSVILLE, GA 30120 770-334-8186 WWW.PLS.US INFO@PLS.US GEORGIA C.O.A.: LSF00180

MURPHY OIL USA, INC., A DELAWARE CORPORATION FIDELITY NATIONAL TITLE INSURANCE COMPANY

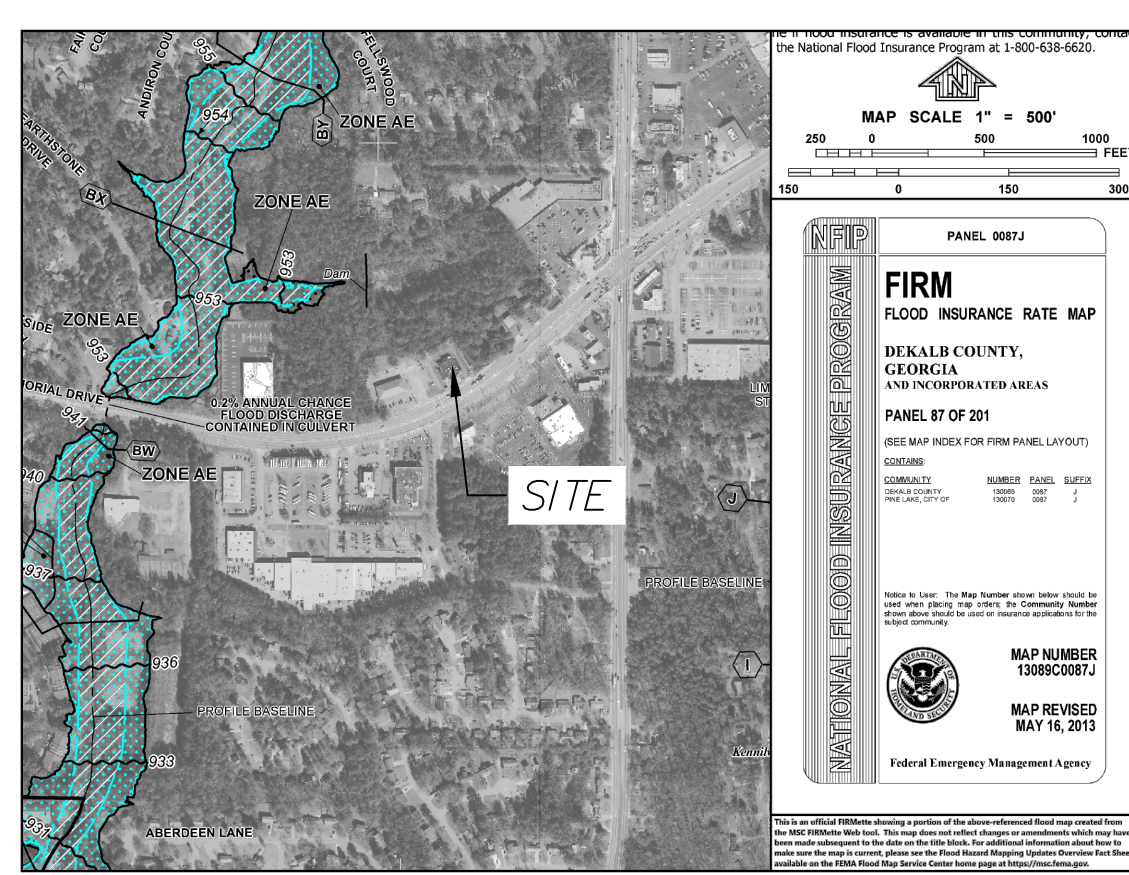
ALTA/NSPS LAND TITLE SURVEY OF: 5922 MEMORIAL DRIVE STONE MOUNTAIN, GA 30083 PARCEL # 18 071 02 006

COUNTY: DEKALB DISTRICT: 18 STATE: GEORGIA LAND LOT: 71

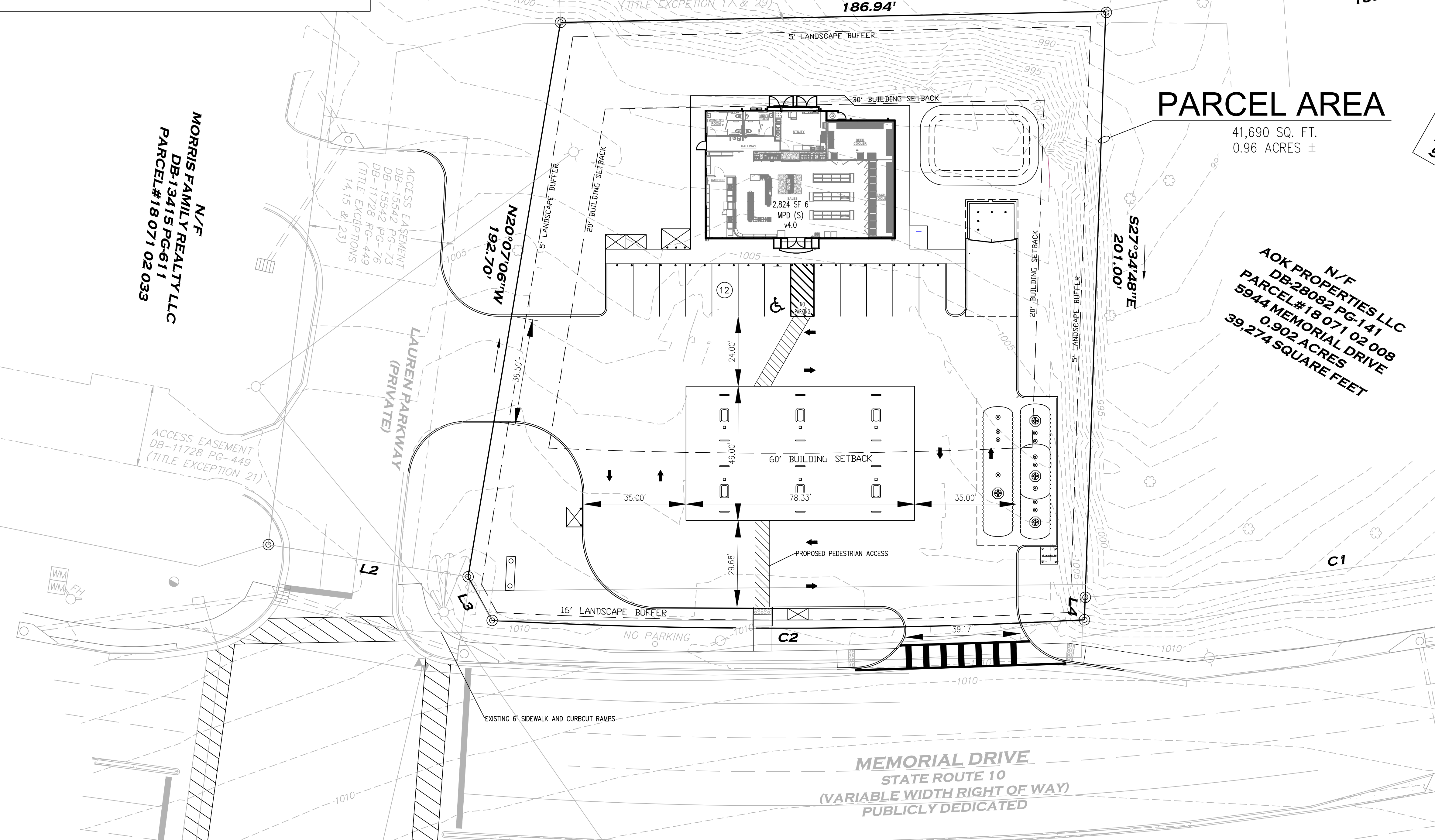
REVISIONS

Table with columns for DATE and DESCRIPTION.

DATE: NOVEMBER 05, 2024 JOB #: 245018 SCALE: 1"=60' SHEET 2 OF 2



N/F
MORRIS FAMILY REALTY LLC
DB-13415 PG-611
PARCEL#1807102033



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	1869.80'	203.17'	203.07'	S60°21'10"W

LINE TABLE

LINE	BEARING	DISTANCE
L3	N58°21'19"W	17.09'
L4	S27°35'07"E	7.73'

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PRE-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	31,869	76.4%
LANDSCAPE AREA	9,822	23.6%
GROSS SITE	41,690	100%

POST-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	24,614	59.0%
LANDSCAPE AREA	17,077	41.0%
GROSS SITE	41,690	100%

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

N/F
AOK PROPERTIES LLC
DB-28082 PG-141
PARCEL#18 071 02 005
5908 MEMORIAL DRIVE
1.433 ACRES
62,425 SQUARE FEET

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (RE: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

BUILDING SETBACKS:
SEE SITE PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A GEORGIA REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

ZONING: C-1 (LOCAL COMMERCIAL)

PARCEL AREA
41,690 SQ. FT.
0.96 ACRES ±

N/F
AOK PROPERTIES LLC
DB-28082 PG-141
PARCEL#18 071 02 008
5944 MEMORIAL DRIVE
0.902 ACRES
39,274 SQUARE FEET

EXISTING

---	PROPERTY LINE	WV	WATER VALVE
---	ADJONER PROPERTY LINE	CO	CLEANOUT
---	EASEMENT LINE	CV	GAS VALVE
---	STORM DRAINAGE PIPE	SS	ELECTRIC METER
---	SANITARY SEWER LINE	WTR	LIGHT POLE
---	WATER LINE	GAS	UTILITY POLE
---	GAS LINE	UGS	DOWNSPOUT
---	UNDERGROUND ELECTRIC	OHE	UNDERGROUND UTILITY BOX
---	OVERHEAD ELECTRIC	TRF	TRANSFORMER
---	OVERHEAD TRAFFIC WIRES	WF	MAILBOX
---	CHAINLINK FENCE	OV	SIGN
---	WIRE FENCE	OC	FIBER OPTIC MARKER
---	OVERHANG	GS	GAS MARKER
---	GUY WIRE	Monf	TRAFFIC SIGNAL BOX
---	DRAINAGE MANHOLE	pinf	IRON PIN-REBAR FOUND
---	CATCH BASIN W/ GRATE	Monf	CONCRETE MONUMENT FOUND
---	SANITARY SEWER MANHOLE	pins	IRON PIN SET-5/8" REBAR
---	WATER METER	pins	TRAFFIC ARROWS

PROPOSED

---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
---	BUILDING CONTROL POINT

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
 - ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
 - BUILDING HEIGHT IS 18'-6" WITH A FLOOR AREA OF 2,824 S. F. AND CANOPY HEIGHT IS 18'-9".

- SITE NOTES**
- OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
 - 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 4" WIDE PAINTED STRIPES, 2" O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
 - GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - MURPHY FREE STANDING SIGN
 - UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)
 - MURPHY EXPRESS ID SIGN PER APPROVED RENDERING
 - PRICE SIGN PER APPROVED ELEVATION
 - LIMITS OF SAWCUT AND PAVEMENT REMOVAL

- SITE DETAILS**
- INTEGRAL CONCRETE CURB
 - DUMPSTER ENCLOSURE
 - CONCRETE SIDEWALK (SEE PAVING & JOINT PLAN)
 - CONCRETE SIDEWALK AROUND BUILDING
 - TRAFFIC SIGN IN BOLLARD
 - STEEL BOLLARD W/ COVER (SINGLE)
 - ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
 - ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
 - "NO PARKING" PAINTED ON PAVEMENT
 - TRAFFIC FLOW ARROW (TYP.)
 - STOP BAR (TYP.)
 - "STOP" SIGN
 - SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
 - CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION)
 - AIR VACUUM UNIT WITH 4'x7' CONCRETE SLAB
 - ATM PAD (SEE FUEL DEVELOPMENT PLAN SHT. FE-1 FOR CONDUITS)
 - 7'x10' CONCRETE SLAB FOR PROPANE TANKS
 - MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
 - 5'x7' ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)

PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:			
		RATIO	REGULAR	UNDER CANOPY	ACCESSIBLE
FUELING STATION	2,824	1/500 S.F.	5	1	6
		PROVIDED:			
		RATIO	REGULAR	UNDER CANOPY	ACCESSIBLE
		1/235 S.F.	11	1	12

NO. OF FUEL ISLANDS: 6
NO. OF VEHICLE FUELING POINTS: 12

SHEET NO.

PARCEL # 6169 139
DISTRICT
LAND LOT

REGISTERED PROFESSIONAL ENGINEER
NO. 28531
02/17/25
KENNETH LEE PETERS

REV-0

DATE	02/13/2025
PRN	GS
DES	PM
DRW	TM

SUP SITE
MURPHY USA (NTI)
5922 MEMORIAL DRIVE
STONE MOUNTAIN, GEORGIA 30083

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
KECK & WOOD LICENSE #F17154
(678) 417-4000
keckwood.com

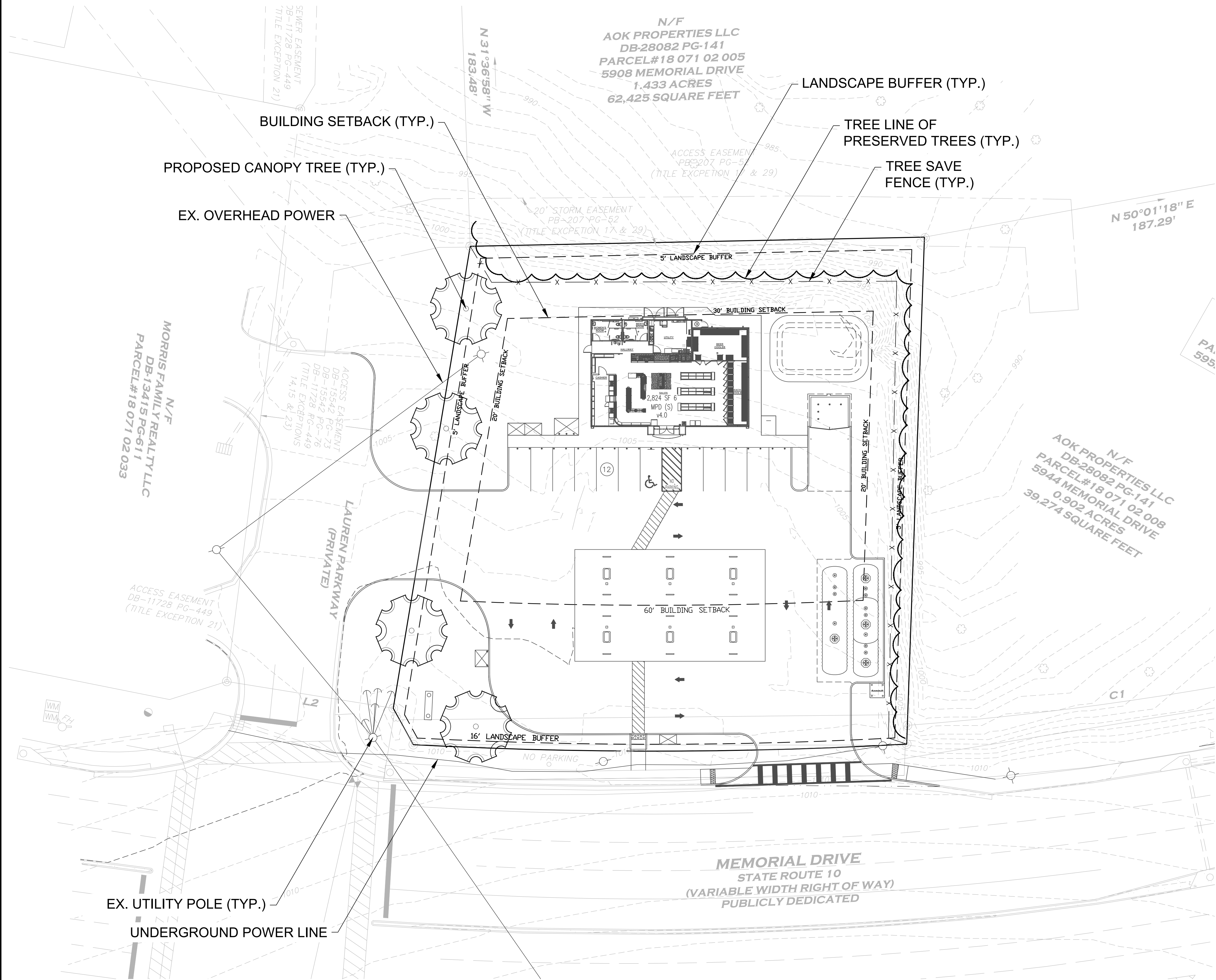
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71731-7000

MURPHY USA

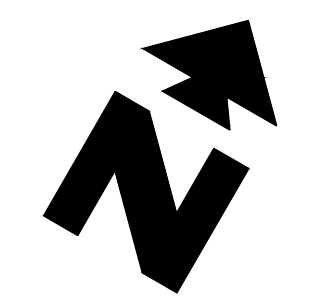
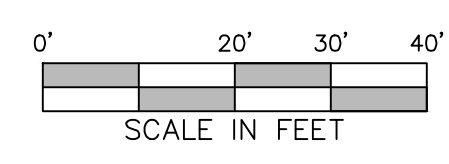
C:\Shared Drive\2024\Projects\240313 - Murphy Oil - Stone Mountain, GA (Diamond & Laurel)\CAD\Drawings\LANDSCAPE.dwg



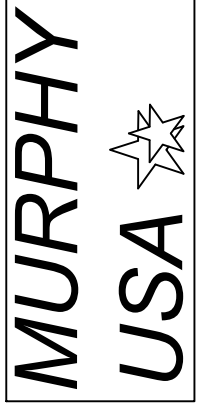
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EXISTING			
—	PROPERTY LINE	°WV	WATER VALVE
---	ADJONER PROPERTY LINE	°CO	CLEANOUT
- - -	EASEMENT LINE	°GV	GAS VALVE
---	STORM DRAINAGE PIPE	⊗	ELECTRIC METER
---	SANITARY SEWER LINE	⊗	LIGHT POLE
---	WATER LINE	⊗	UTILITY POLE
---	GAS LINE	⊗	DOWNSPOUT
---	UNDERGROUND ELECTRIC	⊗	UNDERGROUND UTILITY BOX
---	OVERHEAD ELECTRIC	⊗	TRANSFORMER
---	OVERHEAD TRAFFIC WIRES	⊗	MAILBOX
---	CHAINLINK FENCE	⊗	SIGN
---	WIRE FENCE	⊗	FIBER OPTIC MARKER
---	OVERHANG	⊗	GAS MARKER
---	GUY WIRE	⊗	TRAFFIC SIGNAL BOX
---	DRAINAGE MANHOLE	⊗	IRON PIN-REBAR FOUND
---	CATCH BASIN W/ GRATE	⊗	CONCRETE MONUMENT FOUND
---	SANITARY SEWER MANHOLE	⊗	IRON PIN SET-5/8" REBAR
---	WATER METER	⊗	TRAFFIC ARROWS



MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71731-7000



Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
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keckwood.com

LANDSCAPE EXHIBIT
MURPHY USA (NTI)
5922 MEMORIAL DRIVE
STONE MOUNTAIN, GEORGIA 30083



SHEET NO.
PARCEL # 6169 139
DISTRICT
LAND LOT

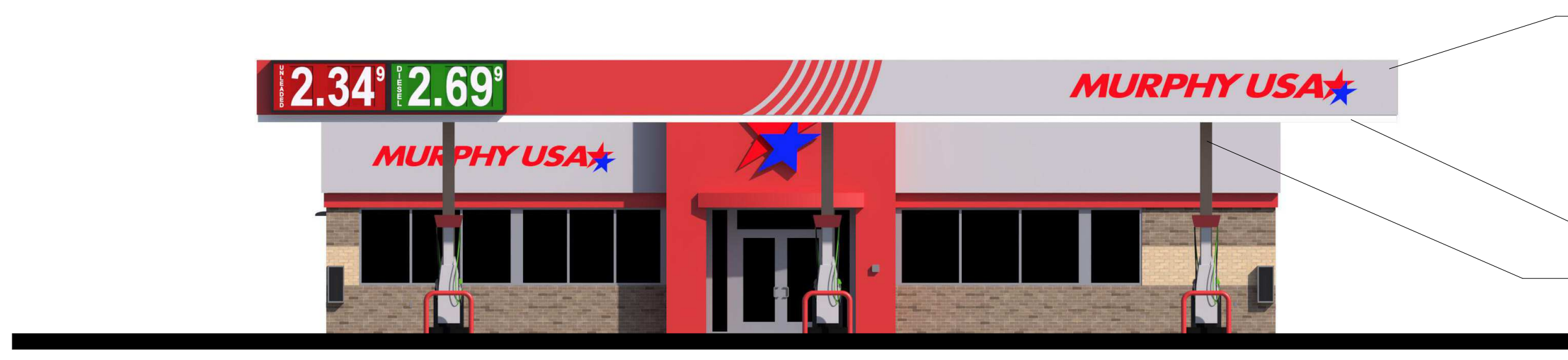
AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

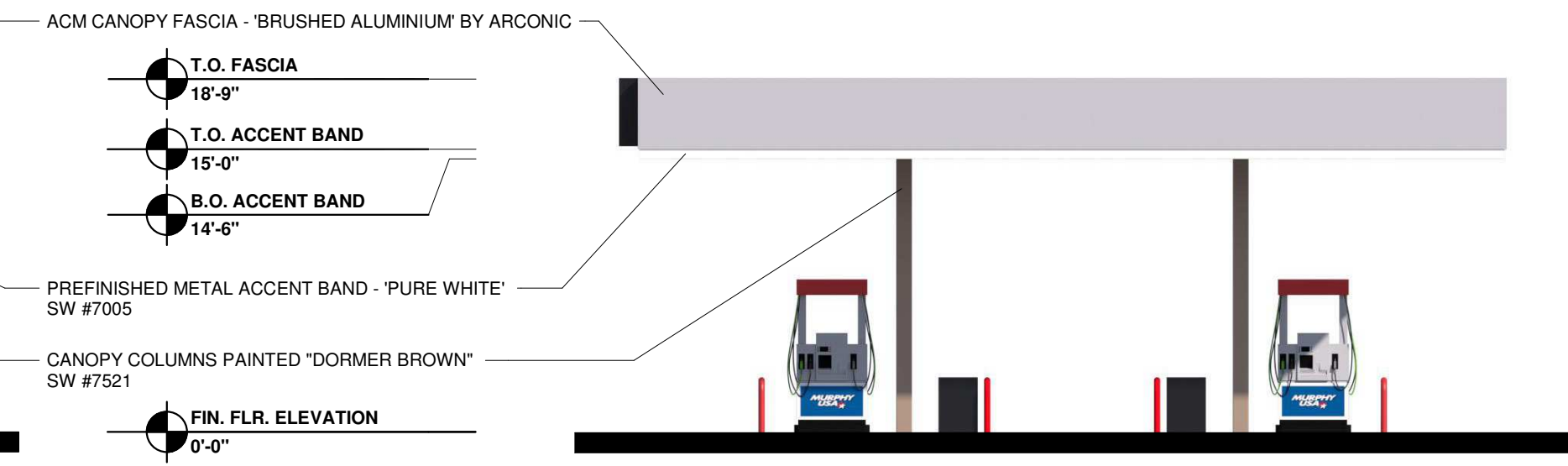
COMMENCING AT A POINT FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF HAIRSTON ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF MEMORIAL DRIVE (AKA STATE ROUTE 10) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF HAIRSTON ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4427.50 FEET AND AN ARC DISTANCE OF 64.91 FEET, WITH A CHORD BEARING OF SOUTH 50 DEGREES 27 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 64.91 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6727.40 FEET AND AN ARC DISTANCE OF 162.29 FEET, WITH A CHORD BEARING OF SOUTH 49 DEGREES 21 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 162.29 FEET TO A POINT; SOUTH 48 DEGREES 39 MINUTES 48 SECONDS WEST A DISTANCE OF 114.52 FEET TO A POINT; NORTH 38 DEGREES 15 MINUTES 14 SECONDS WEST A DISTANCE OF 19.98 FEET TO A POINT; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 198.20 FEET TO A 1/2-INCH REBAR FOUND; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 99.62 FEET TO A 1/2-INCH ROD FOUND; SOUTH 46 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 28.68 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1360.26 FEET, WITH AN ARC DISTANCE OF 172.47 FEET, WITH A CHORD BEARING SOUTH 52 DEGREES 22 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 172.35 FEET TO A 1/2-INCH REBAR FOUND, SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 7.73 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1869.80 FEET, WITH AN ARC DISTANCE OF 203.17 FEET, WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 203.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 58 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 17.09 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF MEMORIAL DRIVE NORTH 20 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 192.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 59 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 186.94 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 27 DEGREES 34 MINUTES 48 SECONDS EAST A DISTANCE OF 201.00 FEET TO A 1/2-INCH REBAR FOUND, SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

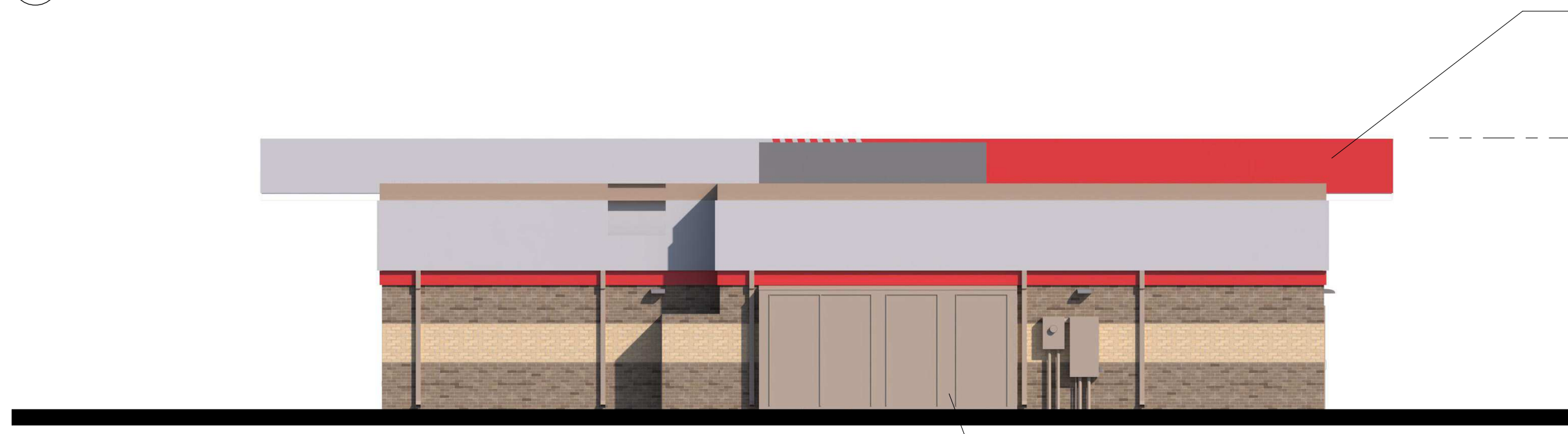
SAID TRACT OR PARCEL OF LAND CONTAINING 0.957 ACRES (41,690 SQUARE FEET).



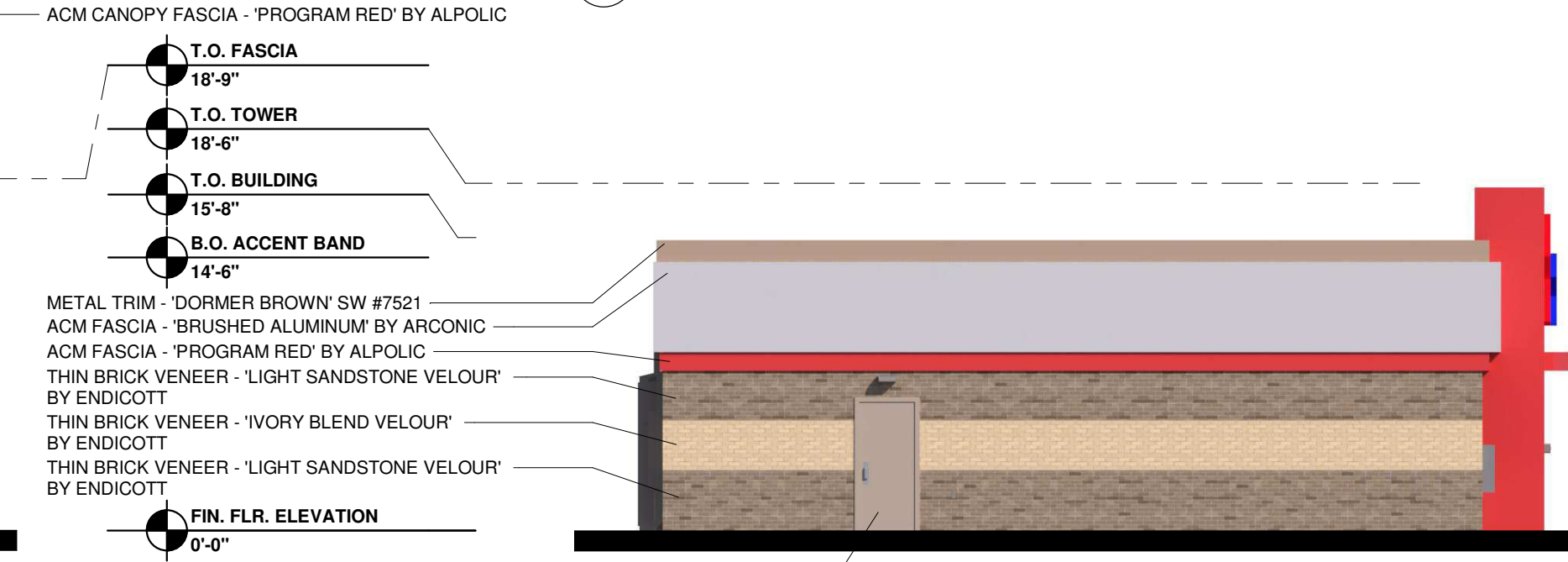
1 ELEVATION - FRONT (FACING SOUTHEAST)



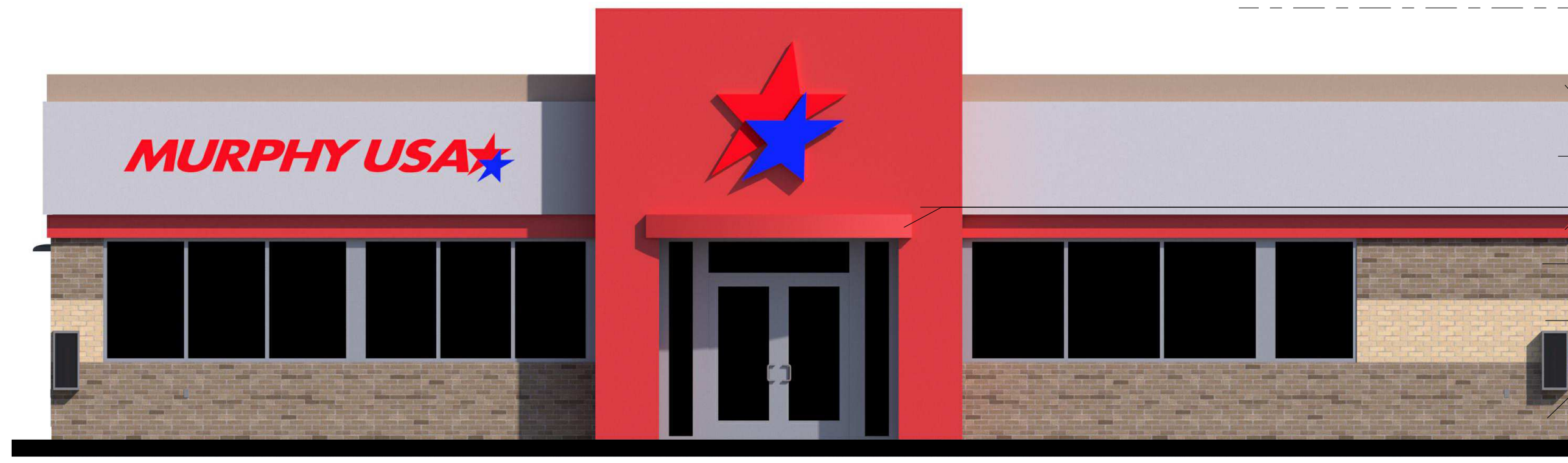
2 ELEVATION - RIGHT (FACING NORTHEAST)



3 ELEVATION - REAR (FACING NORTHWEST)



4 ELEVATION - LEFT (FACING SOUTHWEST)



5 ELEVATION - FRONT BUILDING ONLY (FACING SOUTHEAST)

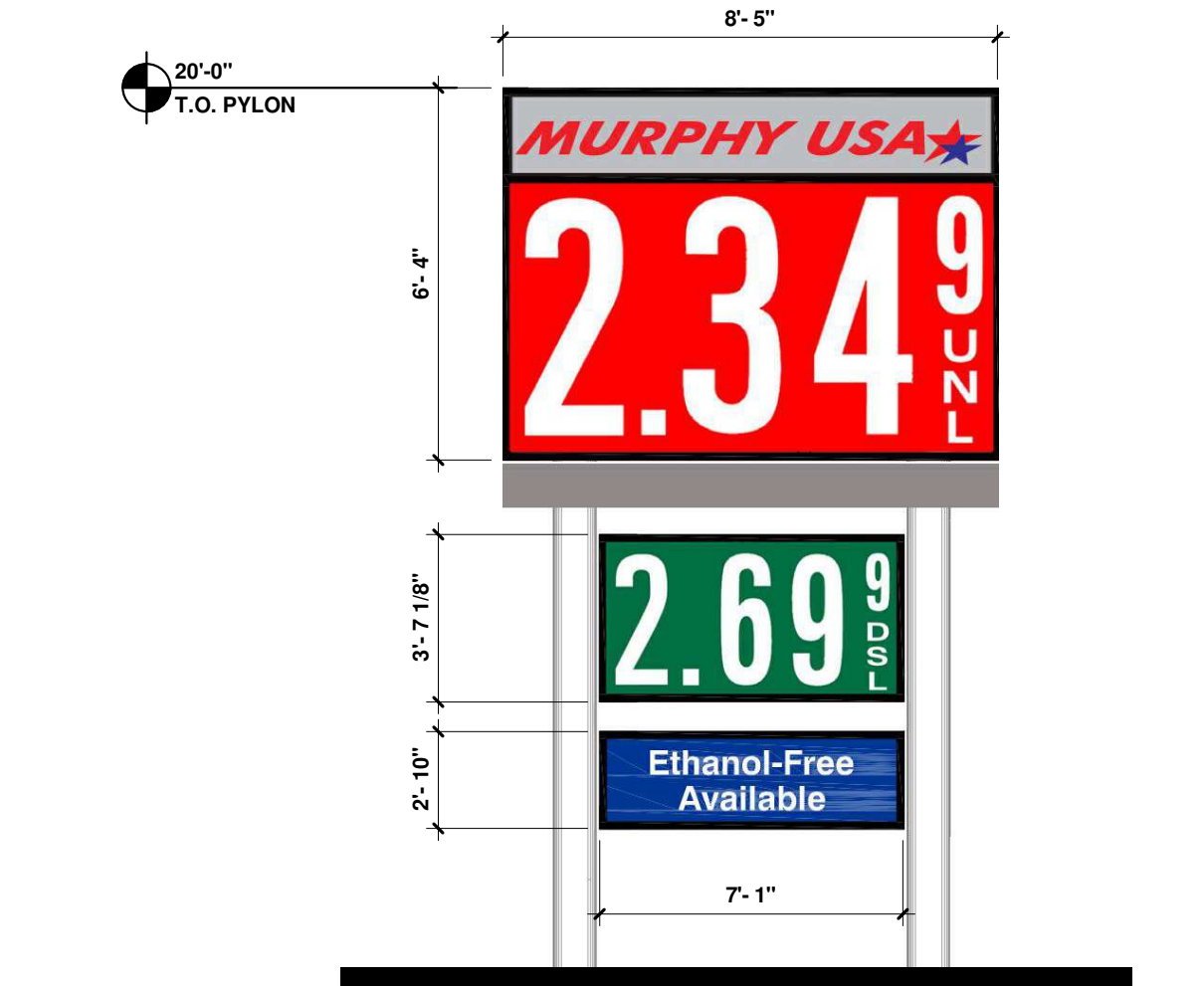


6 TRASH ENCLOSURE



SIGNAGE COLOR CHART

BUILDING - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS			
MURPHY USA	BLUE	EASTMAN BLUE PANTONE 287 BLUE 3M 3630-87 ROYAL BLUE	
	RED	PROGRAM RED, PANTONE 485 RED 3M 3630-43 RED	
	WHITE	EASTMAN WHITE	
CANOPY - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS			
MURPHY USA	BLUE	EASTMAN BLUE PANTONE 287 BLUE 3M 3630-87 ROYAL BLUE	
	RED	PROGRAM RED, PANTONE 485 RED 3M 3630-43 RED	
	WHITE	EASTMAN WHITE	
CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR			
UNLEADED	RED	3M 3632-73	
	WHITE	3M 3632-20	
	DIGIT	RED/WHITE	
DIESEL	GREEN	3M 3632-26	
	WHITE	3M 3632-20	
	DIGIT	GREEN/WHITE	
ETHANOL FREE	BLUE	3M 3632-157	
	WHITE	3M 3632-20	
	DIGIT	BLUE/WHITE	



7 PYLON SIGN

BUILDING & CANOPY SIGNS:	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA BLDG. LOGO SIGN	1		GRAPHIC AREA	47.90	47.90
MURPHY USA CHANNEL 'STAR' SIGN	1		GRAPHIC AREA	34.90	34.90
MURPHY USA CANOPY LOGO SIGN	1		GRAPHIC AREA	47.90	47.90
MEDIUM CANOPY PRICE SIGN COMBO	1	43.13"	193.50"	57.90	57.90
BUILDING & CANOPY SIGNS TOTAL SIGNAGE :					188.60 S.F.
PYLON SIGN:					
UNLEADED W/LOGO	1	76.00"	101.00"	53.30	53.30
DIESEL	1	43.13"	85.00"	25.50	25.50
ETHANOL-FREE AVAILABLE	1	34.00"	85.00"	20.00	20.00
PYLON SIGNS TOTAL SIGNAGE :					98.80 S.F.
TOTAL SIGN AREA :					287.40 S.F.



STONE MOUNTAIN, GA (MEMORIAL DR & LAUREN PKWY)
MURPHY #24124
NOVEMBER 7, 2024



Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ____ No ____

Existing Land Use: _____ Proposed Land Use: _____ Consistent ____ Inconsistent ____

Special Land Use Permit: Yes ____ No ____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
 Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
 Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
 Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
 Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



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DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: _____

ADDRESS/PARCEL: _____

COMMENTS: _____

PLANNER: _____