

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number(s): _____ Acreage: _____

District: _____ Land Lot: _____ Block: _____ Parcel: _____

Commission District(s): _____ Super District: _____

Type of Hearing Requested (check one):

VARIANCE (from Development Standards causing undue hardship upon owners of property.)

SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)

OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

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 Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:

\$300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____ Applicant Monica Woods
Signature: _____

DATE: _____ Applicant _____
Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 8/10/26

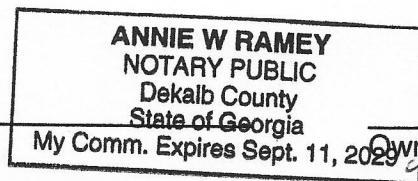
Applicant/Agent Signature: Monica Woods

TO WHOM IT MAY CONCERN:

(I)/ (WE): Franco Assets sole member Ruth Olmedo
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Annie W Ramey
Notary Public



[Signature]
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Linda Carter
Linda Carter

Linda Carter
Clerk of Superior Court Dekalb Cty. Ga.
[REDACTED]

EXHIBIT 'A'

LEGAL DESCRIPTION

03P0754R

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT; THENCE NORTHEASTERLY 150 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

[illegible]

TOM C. PENLAND

BOOK 2396 PAGE 682

FILED
DEKALB CO. GA.
FEB 19 3 50 PM
BEN. B. BURGESS
CLERK SUPERIOR COURT.

225 FIRST NATIONAL BANK BUILDING
DECATUR, GEORGIA 30030

WARRANTY DEED

Ga. Real Property Tax
\$ 2.50
Paid 7-19-69
Ruth Carg
Dep. Clerk DeKalb Sup. Ct.

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 18th day of February, in the year one thousand nine hundred sixty-nine, between

MERLIN BARNES and BEATRICE H. BARNES

of the County of DeKalb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

ARTHUR JAMES DUNN and ROSA E. DUNN

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of -TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATIONS ----- (\$10.00) ~~RECEIVED~~ in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee. All that tract or parcel of land lying and being in Land Lot 179 of the 15th District of DeKalb County, Georgia, and being Lots 2 and 3, Block "C" of PARKVIEW SUBDIVISION, according to plat of record in Plat Book 14, Page 108, DeKalb County Records, and being more particularly described as follows:

BEGINNING at a point on the Southeasterly side of S. Howard Street 55 feet Southwesterly from the point where the Southerly side of Fort Circle would intersect the Southeasterly side of S. Howard Street if said street lines were extended to form an angle instead of a curve; running thence Southwesterly along the Southeasterly side of S. Howard Street a distance of 120 feet to a point; thence Southeasterly 245.3 feet to a point; thence Northeasterly 160 feet to a point; thence Northwesterly 207.2 feet to the Southeasterly side of S. Howard Street and the point of beginning, and being improved property known as No. 298 S. Howard Street, according to the present system of numbering houses in DeKalb County, Georgia.

This conveyance is made subject to the following Security Deeds:

- (a) By Denver D. Saxon to Decatur Federal Savings & Loan Assoc. dated 2/23/65, filed 2/23/65, recorded in Deed Book 1964, Page 237, DeKalb County Records.
- (b) By Merlin Barnes and Beatrice H. Barnes to Denver D. Saxon, dated 9/25/67, recorded in Deed Book 2254, Page 52, DeKalb County Records and subsequently transferred to Barbara A. McManus, dated 10/6/67, recorded in Deed Book 2245, Page 530 of aforesaid records.

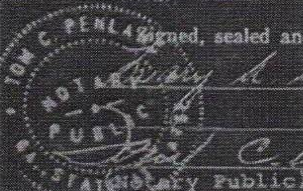
This Deed is executed subject to all restrictions, easements and conditions of record applicable to the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:



Merlin Barnes (Seal)
(Merlin Barnes)
Beatrice H. Barnes (Seal)
(Beatrice H. Barnes)
(Seal)

Notary Public, Georgia, State at Large
My Commission Expires Nov. 3, 1971

FEB 26 1969

RECORDED

} can c.

AFFIDAVIT OF DESCENT

Linda Carter
Linda Carter
Clerk of Superior Court, DeKalb Cty. Ga.

STATE OF Georgia)

In re: Property of the Estate of Arthur James Dunn, deceased

Deed Book 2396 Page 682

COUNTY OF DeKalb)

DeKalb County, Georgia

The undersigned Deponent, being duly sworn, deposes and says on oath that (s)he was personally acquainted with Arthur James Dunn __, deceased, over a period of 50 years; that Deponent is related to said decedent (as a Wife); that said decedent died intestate, a resident of the City of Atlanta, County of DeKalb, State of Georgia, on the 3rd day of August, 1997; that all Federal Estate Taxes, if any, and all debts of the estate have been fully paid.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent:

NAME OF EACH CHILD

AGE AND ADDRESS

Valencia Dunn Stroman

42

3544 Bramblevine Cir L. Dunwo, GA 30038

Chandra Dunn Cole

39

175 Eastwch Dr. Decatur, GA 30032

Keldrick Arthur Dunn

40

1640 Township Terrace McDonough, GA 30253

Deponent says on oath that the living persons above named constitute all of the heirs at law of said decedent.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heirs herein named.

Sworn to and subscribed before me this 10th day of February, 2003.

Rosa E. Dunn
Rosa E. Dunn, DEPONENT

ADDRESS:

[Signature]
Notary Public



AFFIDAVIT OF DESCENT

Jinda Carter

STATE OF Georgia) In re: Property of Arthur James Dunn
COUNTY OF DeKalb) DeKalb County, Georgia

The undersigned Deponent, being duly sworn, deposes and says on oath that (s)he was personally acquainted with Arthur James Dunn __, deceased, over a period of 40 years; that Deponent is related to said decedent (as a son); that said decedent died intestate, a resident of the City of Atlanta, County of DeKalb, State of Georgia, on the 30 day of AUGUST, 1977; that all Federal Estate Taxes, if any, and all debts of the estate have been fully paid.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent:

NAME OF EACH CHILD

Valencia Dunn Stroman
Chandra Dunn Cole
Keldrick Arthur Dunn

AGE AND ADDRESS

40 3544 BRAMBLEVIEW CIR LITHIA, GA. 30038
39 175 EAST WYCH DACHEN, GA. 30032
40 1640 TOWNSHIP TERRACE MCDONOUGH, GA. 30253

Deponent says on oath that the living persons above named constitute all of the heirs at law of said decedent.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heirs herein named.

Sworn to and subscribed before me this 10th day of February, 2003.

Keldrick Arthur Dunn
Keldrick Arthur Dunn, DEPONENT

ADDRESS:

[Signature]
Notary Public



Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY DO FILE IN DEED FOR THE DEED FOR THE DEED FOR THE DEED FOR THE DEED FOR THE DEED

LAKE & ASSOCIATES, PC
5325 GLENRIDGE DRIVE
BLDG. 2, SUITE 212
ATLANTA, GEORGIA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

FILE #: 03-0123

THIS INDENTURE, Made the 3rd day of February, 2003, between KELDRICK ARTHUR DUNN, of the County of FULTON, and the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and ROSA E. DUNN of the county of FULTON, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of love and affection and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the
presence of:

Keldrick Arthur Dunn (Seal)
KELDRICK ARTHUR DUNN

[Signature]
(Unofficial witness)

[Signature]
(Notary Public)



Deed Book 14256 Pg 173
Filed and Recorded Feb-24-2003 08:51am
2003-0034758
Real Estate Transfer Tax \$0.00

Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY DO hereby certify that this deed was duly filed for record in the office of the Clerk of the Superior Court of DeKalb County, Georgia, on the 24th day of February, 2003, at 8:51 AM.

LAKE & ASSOCIATES, PC
6826 GLENRIDGE DRIVE
BLDG. 2, SUITE 212
ATLANTA, GEORGIA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

FILE #: 03-0123

THIS INDENTURE, Made the 3rd day of February, 2003, between CHANDRA DUNN COLE, of the County of FULTON, and the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and ROSA E. DUNN of the county of FULTON, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of love and affection and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the
presence of:

[Signature]
(Unofficial witness)



[Signature]
CHANDRA DUNN COLE

(Seal)



Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I solemnly swear that I have read the foregoing deed and the contents thereof and that I am a Notary Public in and for the State of Georgia.

LAKE & ASSOCIATES, PC
5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 212
ATLANTA, GEORGIA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

FILE #: 03-0123

THIS INDENTURE, Made the 3rd day of February, 2003, between VALENCIA DUNN STROMAN, of the County of FULTON, and the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and ROSA E. DUNN of the county of FULTON, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of love and affection and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

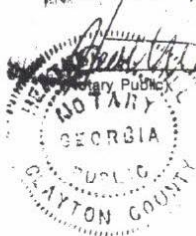
Signed, sealed and delivered in the
presence of:

Valencia Dunn Stroman
VALENCIA DUNN STROMAN

(Seal)

(Unofficial witness)

(Seal)



Notary Public, Clayton County, Georgia
My Commission Expires May 9, 2006



Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN DEKALB COUNTY, GEORGIA, ON FEBRUARY 24, 2003 AT 8:51 AM.

LAKE & ASSOCIATES, PC
6525 GLENWOOD DRIVE
BLDG. 2, SUITE 212
ATLANTA, GA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

File #: 03-0123

This Indenture made this 17th day of February, 2003 between Rosa E Dunn, of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Maura Larson and Jeff Larson, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



[Signature]
Rosa E Dunn (Seal)

(Seal)

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0127 J, DATED 5/16/2013

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

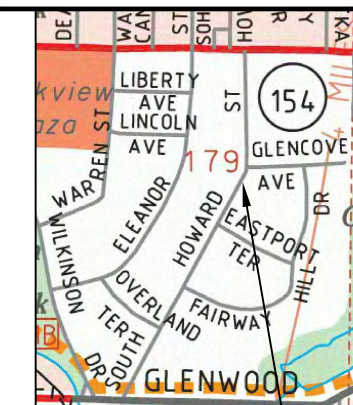
ZONED: R-75

MAX. LOT % =35%
MAX. HEIGHT=35'
FRONT: AVG. $\frac{36.3 + 40.8 + 44.6}{3} = 40.56'$

SIDE: 7.5'
REAR: 40'

SURVEY CLOSURE:

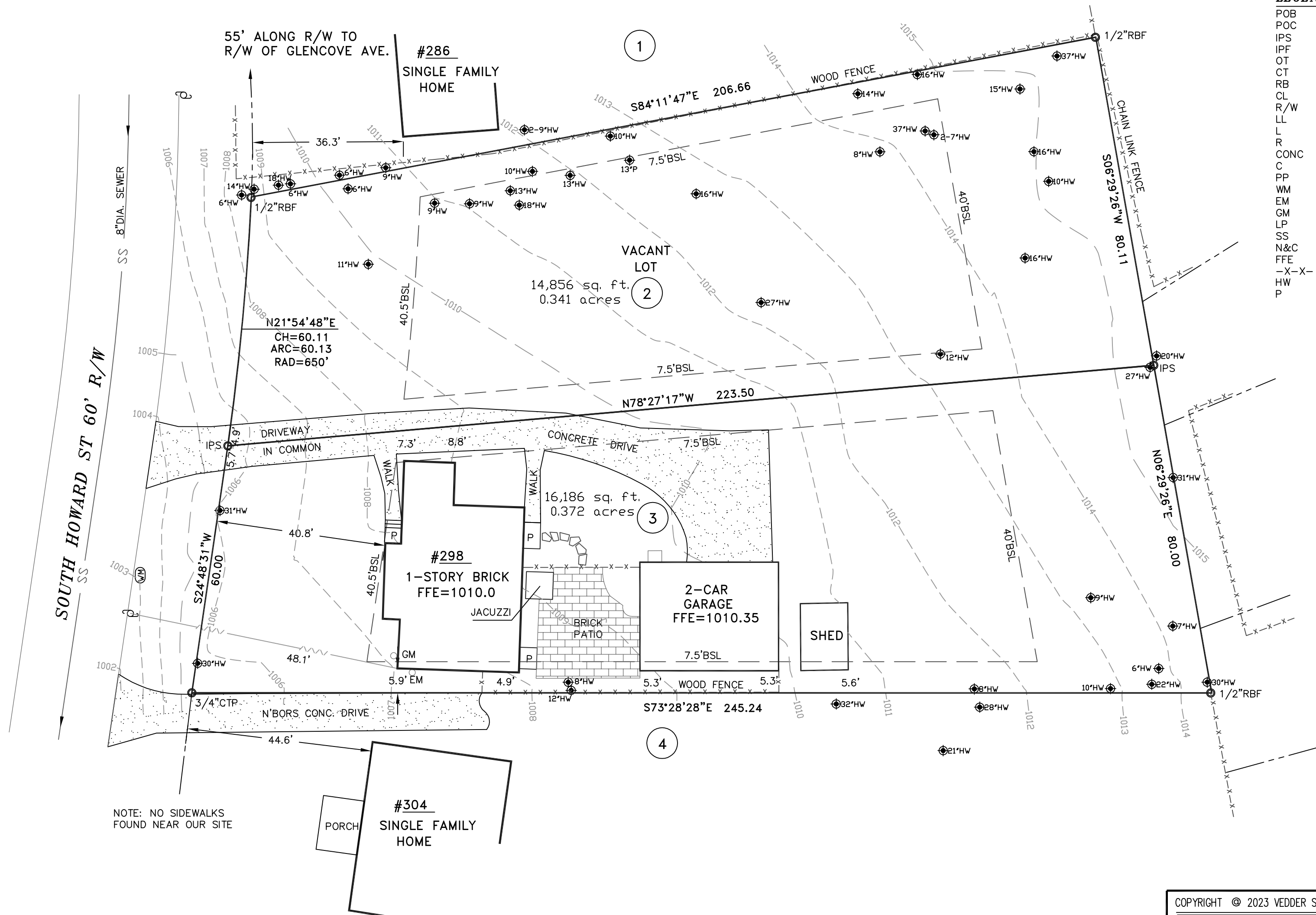
The field data upon which this plat is based has a closure of 1 foot in $\frac{1}{10,000}$ feet, an angular error of $\frac{03}{1}$ seconds per angle and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in $\frac{1}{100,000}$ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. All matters pertaining to title are excepted.



VICINITY MAP

LEGEND

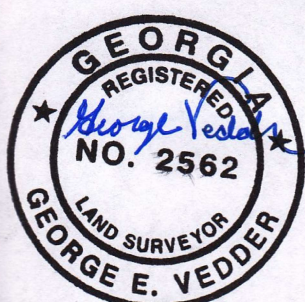
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
WM	WATER METER
EM	ELEC. METER
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
N&C	NAIL & CAP
FFE	FIN. FLOOR ELEV.
-X-X-	FENCE
HW	HARDWOOD TREE
P	PINE TREE



NOTE: NO SIDEWALKS FOUND NEAR OUR SITE

COPYRIGHT © 2023 VEDDER SURVEYS & ASSOC.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



SURVEY 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 O.C.G.A. section 15-6-67

VEDDER SURVEYS & ASSOCIATES, LLC

39 Forsyth Landing Blvd.,
Forsyth, Ga. 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM



SURVEY ASBUILT FOR:

PREMIER INNOVATIVE CONSTRUCTION, LLC
ADDRESS: 298 SOUTH HOWARD STREET

LAND LOT 179 DIST. 15 TH DEKALB COUNTY, GA.

LOT 2 & 3 BLOCK

PLAT BOOK 14, PAGE 108

SCALE 1"=20'

SURVEY & PLAT DATE: 10-25-2023

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0127 J, DATED 5/16/2013

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

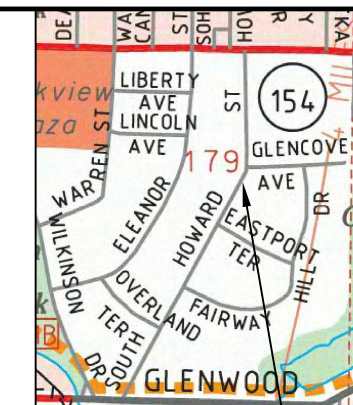
ZONED: R-75

MAX. LOT % =35%
MAX. HEIGHT=35'
FRONT: AVG. $\frac{36.3 + 40.8 + 44.6}{3} = 40.56'$

SIDE: 7.5'
REAR: 40'

SURVEY CLOSURE:

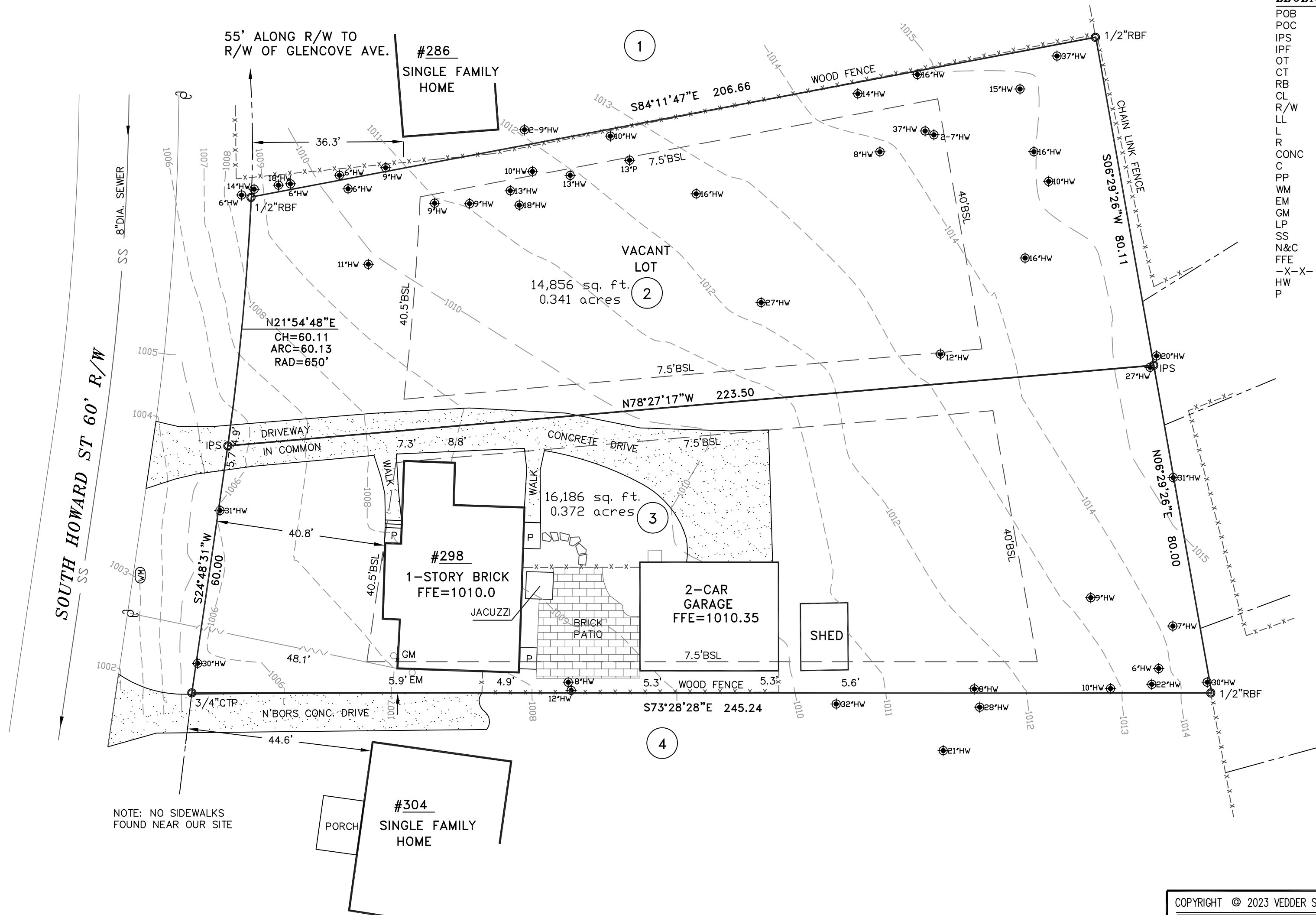
The field data upon which this plat is based has a closure of 1 foot in $\frac{1}{10,000}$ feet, an angular error of $\frac{.03}{1}$ seconds per angle and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in $\frac{1}{100,000}$ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. All matters pertaining to title are excepted.



VICINITY MAP

LEGEND

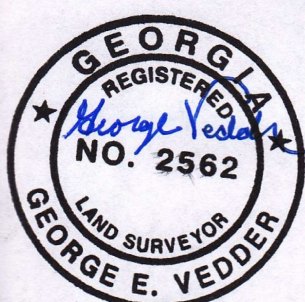
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
WM	WATER METER
EM	ELEC. METER
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
N&C	NAIL & CAP
FFE	FIN. FLOOR ELEV.
-X-X-	FENCE
HW	HARDWOOD TREE
P	PINE TREE



NOTE: NO SIDEWALKS FOUND NEAR OUR SITE

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DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



SURVEY 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 O.C.G.A. section 15-6-67

VEDDER SURVEYS & ASSOCIATES, LLC

39 Forsyth Landing Blvd.,
Forsyth, Ga. 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM



SURVEY ASBUILT FOR:

PREMIER INNOVATIVE CONSTRUCTION, LLC
ADDRESS: 298 SOUTH HOWARD STREET

LAND LOT 179 DIST. 15 TH DEKALB COUNTY, GA.

LOT 2 & 3 BLOCK

PLAT BOOK 14, PAGE 108

SCALE 1"=20'

SURVEY & PLAT DATE: 10-25-2023