



Regional Review Notification

Development of Regional Impact

DATE: July 7, 2025

TO: Mayor Andre Dickens, City of Atlanta

ATTN TO: Steven Aceto, *Planner*, City of Atlanta

RE: Development of Regional Impact Review

FROM: Mike Alexander, COO, Atlanta Regional Commission

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholder's comments and ARC's completion of its review of the project.

Name of Proposal: 2025 Huber Street West Midtown DRI 4362

Submitting Local Government: City of Atlanta

Date Opened: July 7, 2025 **Comments Due:** July 22, 2025 **Date to Close:**

Description: *A DRI review of a proposal to construct a mixed-use project with 845 multi-family units in two buildings and 20,000 SF of retail on an 8.9 acre previously developed concrete plant site at 1593 Huber Street NW in the City of Atlanta in Fulton County.*

Key Comments

The project generally aligns with applicable Maturing Neighborhoods policy recommendations which note: "infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."

The project's reuse of a previously developed, currently vacant site is supportive of regional land use and placemaking policies.

The inclusion of 20,000 SF of commercial space which can support resident's need for convenience goods and services is supportive of regional land use and transportation policies.

The project's provision of 850 housing units is supportive of regional housing policies.

The project is expected to generate a total of 3,666 daily new automobile trips.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the project site is designated as Maturing Neighborhoods. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Maturing Neighborhoods as described at the end of these comments.

The project's reuse of a previously developed, currently vacant site is supportive of regional land use and placemaking policies.

The project's provision of 850 housing units is supportive of regional housing policies. The project's inclusion of nearly 20,000 SF of retail space - some elements of which will service project residents while other components will be a destination for the larger surrounding community and beyond – is supportive of walkable development and economic development policies.

Transportation and Mobility Comments

ARC's Transportation and Mobility comments will be provided in the Final Report. The project is expected to generate a total of new automobile trips.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

Natural Resources Comments

ARC's Natural Resources comments will be provided in the Final Report.

Environmental Comments

The project can support the environmental goals of the The Atlanta Region's Plan by incorporating green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Unified Growth Policy Considerations: Maturing Neighborhoods

The project site is designated as Maturing Neighborhoods which are older neighborhoods that include both single- and multi-family development, as well as commercial and office uses at connected key locations, that were mostly built out before 1980. They represent the largest part of the region that is facing infill and redevelopment pressures. In many cases, infrastructure is in place to handle additional growth, but in some areas, infrastructure is built out with limited capacity for expansion. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as regional routes for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The proposed project generally aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for new residential development and includes commercial space which can meet resident's needs for convenience goods and services and thereby reduce vehicular trips. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely on the final design to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

The Following Local Governments and Agencies Received Notice of This Review:

Atlanta Regional Commission Affairs	Georgia Department of Natural Resource	Georgia Department of Community
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	City of Atlanta
Upper Westside CID	MARTA	

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This Report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #4362

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Atlanta
Individual completing form: Steven Aceto
Telephone: 404-205-0638
E-mail: saceto@atlantaga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Huber West Midtown
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1593 Huber St NW, Atlanta GA 30318. Includes existing addresses of 1575, 1581, 1590, and 1591.
Brief Description of Project: 8.93 acres (combined) rezone (Z-24-087) to construct 845 dwelling units in two buildings with 845 parking (1:1 ratio), and a maximum of 20,000 sf retail.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 845 Multifamily Units, up to 20,000 sf retail

Developer: Huber Street Ventures, LLC

Mailing Address: 3560 Lenox Road

Address 2: Suite 2625

City: Atlanta State: GA Zip: 30326

Telephone: 404-229-1387

Email: dbaynes@columbianven.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Huber St. Ventures LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project: ☒ Rezoning
☐ Variance
☐ Sewer
☐ Water
☐ Permit
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☒ Yes ☐ No

If yes, what percent of the overall project does this project/phase represent? 2 phases with approximately half of the total units per phase.

Estimated Project Completion Dates: This project/phase: 2029
Overall project: 2031

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DRI #4362

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Atlanta
Individual completing form: Steven Aceto
Telephone: 404-205-0638
Email: saceto@atlantaga.gov

Project Information

Name of Proposed Project: Huber West Midtown
DRI ID Number: 4362
Developer/Applicant: Huber Street Ventures, LLC
Telephone: 404-229-1387
Email(s): dbaynes@columbianven.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$197,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,400,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Atlanta

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.2 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
It may be necessary to enlarge a portion of the water pipe in Huber up to the connection to the water transmission main in Chattahoochee Ave. Pending fire system design.

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Atlanta

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.2 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 3,666 new total daily trips, 331 AM peak trips, and 304 PM peak trips, with the 8% mode reduction reflected.

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please see traffic study prepared by Lumin8 dated June 02, 2025

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1521 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain: Demolition and abatement of existing warehouse structures will occur before the project begins

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 85%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The parking surfaces, roof surfaces, and other impervious areas will be collected and routed to underground detention facilities. A pre-to-post runoff rate reduction will be provided as required by State and local stormwater ordinances.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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ZONING NOTES:
PHASE A
GLA: 201,840.70 SF (4.63 AC)
FAR CALCULATION:
MAX FAR ALLOWED: 3.2*GLA : 645,890.24 SF
FAR PROVIDED:
MULTIFAMILY RESIDENTIAL (415 UNITS & AMENITIES)
TOTAL FAR PROVIDED: 1.97 * GLA: 397,626.18 SF
OPEN SPACE CALCULATION:
UOSR REQUIRED: 0.47*GLA: 94,865.129 SF

UOSR PROVIDED: ON SITE: 65,961 SF
BALCONIES: 29,050 SF
TOTAL UOSR PROVIDED : 95,011 SF
PARKING
MINIMUM REQUIRED: 270 SPACES (0.65/UNIT)
PROVIDED: 415 SPACES (1/UNIT)
BICYCLE PARKING:
MINIMUM REQUIRED: 50 SPACES
PROVIDED: 50 SPACES (STORAGE ROOM IN DECK)
LOADING
MINIMUM REQUIRED : 2 SPACES (12'X35')
PROVIDED: 2 SPACES (12'X35')

PHASE B
GLA: 167,238.39 SF (3.84 AC)
FAR CALCULATION:
MAX FAR ALLOWED: 3.2*GLA : 535,162.8 SF
FAR PROVIDED:
MULTIFAMILY RESIDENTIAL (430 UNITS & AMENITIES)
TOTAL FAR PROVIDED: 2.47 * GLA: 413,078.82 SF
OPEN SPACE CALCULATION:
UOSR REQUIRED: 0.52*GLA: 86,963.96 SF

UOSR PROVIDED: ON SITE: 56,930 SF
BALCONIES: 30,100 SF
TOTAL UOSR PROVIDED : 87,030 SF
PARKING
MINIMUM REQUIRED: 250 SPACES (0.58/UNIT)
PROVIDED: 430 SPACES (1/UNIT)
BICYCLE PARKING:
MINIMUM REQUIRED: 50 SPACES
PROVIDED: 50 SPACES (STORAGE ROOM IN DECK)
LOADING
MINIMUM REQUIRED : 2 SPACES (12'X35')
PROVIDED: 2 SPACES (12'X35')

MAXIMUM ALLOWABLE BUILDING HEIGHT : 225 FEET

SITE INFORMATION
TOTAL SITE AREA (APPROX.) : **8.47 AC**
EXISTING ZONING : I-2
PROPOSED ZONING : MRC-3

LEGEND
MULTIFAMILY
PHASE A
(M1) UP TO 7 STORY - 1 BUILDING
TOTAL : 415 UNITS
TOTAL PARKING: 415 SPACES
PHASE B
(M2) UP TO 7 STORY - 1 BUILDING
TOTAL : 430 UNITS
TOTAL PARKING: 430 SPACES

TOTAL UNITS : 845
AVG HEATED AREA - MF : 750 SF (APPROX.)
TOTAL PARKING: 845 SPACES
PARKING RATIO PROVIDED : 1 SPACES/DU

AMENITIES
(C1) MULTIFAMILY CLUB / LEASING
TOTAL : 7,500 SF
(C2) MULTIFAMILY CLUB / LEASING
TOTAL : 7,500 SF

SEAL :

11/05/2024

NOTE:
THIS IS A CONCEPTUAL SITE PLAN.
ALL ELEMENTS MAY BE ALTERED PROVIDED THAT THE
ZONING REGULATIONS ARE FOLLOWED.

CLERK OF THE SUPERIOR COURT RECORDING
INFORMATION

SURVEY NOTES

- A. THE FIELD SURVEY WAS PERFORMED ON MAY 25 2023. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 69,136 FEET. AN ANGULAR ERROR OF 1" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT. GROUND MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-6 ROBOTIC INSTRUMENT AND TRIMBLE DATA COLLECTOR.
- B. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 289,263 FEET.
- C. THE VERTICAL DATUM IS BASED ON NAVD 88. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, NAD 83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING A GPS GNSS REAL TIME NETWORK USING A TRIMBLE R12 GPS UNIT.
- D. ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.

GENERAL NOTES

- A. PROPERTY ADDRESSES: 1575, 1581 & 1593 HUBER STREET (FROM FULTON COUNTY TAX ASSESSOR)
- B. TAX PARCELS ID:
-17 0187 LL0586, 17 0187 LL0588, 17 0187 LL0455, 17 0187 LL0448
- C. CURRENT ZONING: I-2 PER CITY OF ATLANTA ZONING
- D. SETBACKS: (I-2 HEAVY INDUSTRIAL DISTRICT)
MINIMUM FRONT SETBACK = 40'
MINIMUM SIDE SETBACK = IF A BUILDING IS NOT BUILT TO THE LOT LINE, IT SHALL BE SET BACK FROM THE LOT LINE AT LEAST TEN FEET.
MINIMUM REAR SETBACK = NONE
MIN. LOT WIDTH=NONE
MIN. LOT AREA=NONE
MAX. FLOOR AREA RATIO=2:1
- E. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER # 135157, MAP NUMBER # 13121 C 0241 F DATED SEPTEMBER 18, 2013.
- F. ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.
- G. THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE SHOWN FROM PRIVATE UTILITY CONTRACTOR. ANY NON-METALLIC UTILITIES WITHOUT TRACER WIRE MAY NOT BE LOCATED. THE SURVEYOR LOCATED PAINT MARKS PLACED BY RHD SERVICES ON 5/12/2023 THAT REPRESENT UNDERGROUND UTILITIES SHOWN.

SITE SPECIFIC NOTES

- SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC ROAD RIGHT OF WAY OF HUBER STREET AS SHOWN ON SURVEY.
- THE BOUNDARY LINES OF THE SUBJECT PROPERTIES ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE.
- MECHANICAL EQUIPMENT ON SITE, TANK AREAS MAY CONTAIN CHEMICALS.
- NO RECORD DEEDS FOUND FOR SEWER OR STORM EASEMENTS ON SITE.

ENCROACHMENT NOTES

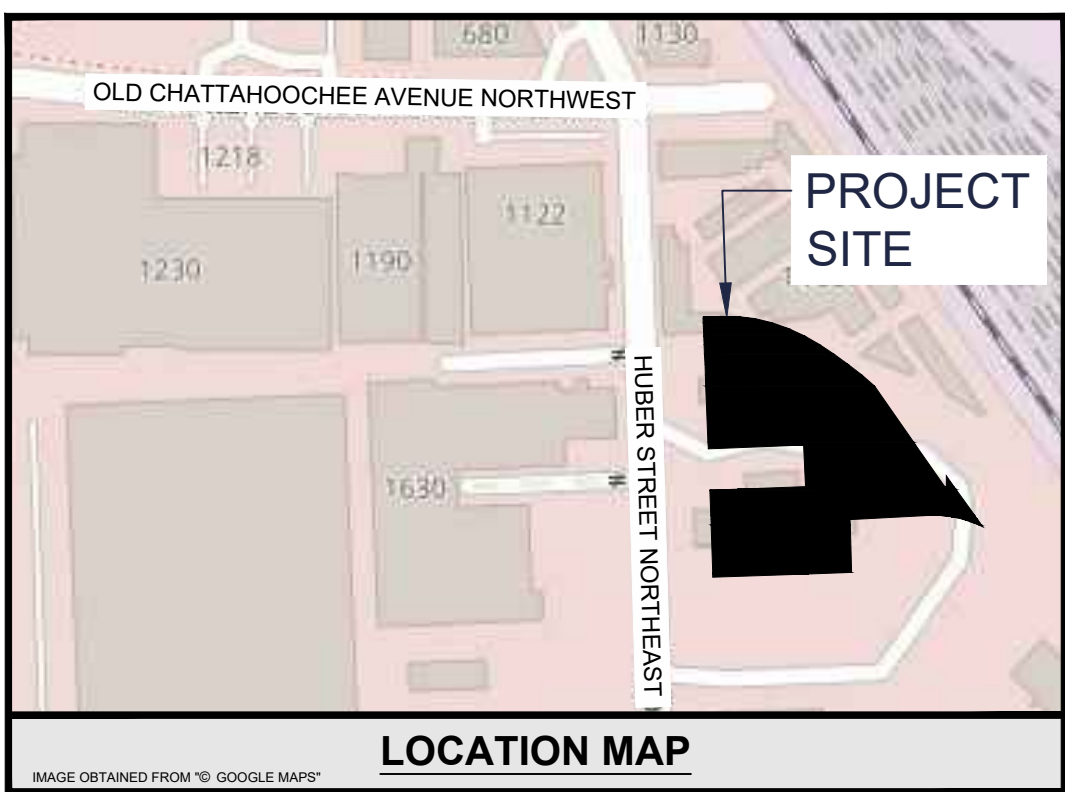
- RAILROAD TRACKS CROSSES THE SOUTHERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- FLUME CROSSES THE SOUTHERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- FLUME CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- OVERHANGS FROM BUILDING CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- RAILROAD TRACKS CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0455.
- GRAVEL PARKING CROSSES PROPERTY LINE ON PARCEL 17 0187 LL0448.

OWNER:

AI HUBER OWNER LLC
D.B. 61788 PG. 426
D.B. 61788 PG. 438

FO	EXISTING STORM SEWER
OH	EXISTING FIBER OPTIC
OH	EXISTING OVERHEAD POWER
OH	EXISTING MAJOR CONTOUR
X	EXISTING FENCE
---	EXISTING PROPERTY LINE
---	EXISTING ADJOINING LOT LINE
SS	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN
UGP	EXISTING UNDERGROUND POWER
GAS	EXISTING GAS
---	EXISTING MINOR CONTOUR
---	EXISTING RIGHT OF WAY
OH	EXISTING OVERHEAD UTILITY

AC	AIR CONDITIONER UNIT
B	BENCHMARK
B	BOLLARD
CB	CABLE BOX
CB	EXISTING JUNCTION BOX
CB	EXISTING HOOD AND GRATE INLET
CB	EXISTING SANITARY SEWER CLEANOUT
CB	EXISTING GRATE INLET
CB	ELECTRICAL BOX
CB	ELECTRIC METER
CB	EXISTING FIRE HYDRANT
CB	EXISTING FIBER OPTIC MARKER
CB	EXISTING GAS METER
CB	EXISTING SINGLE WING CATCH BASIN
CB	EXISTING ADA PARKING
CB	EXISTING HEADWALL
CB	EXISTING LIGHT POLE
CB	EXISTING UNDERGROUND POWER TRANSFORMER
CB	EXISTING POWER METER
CB	EXISTING SANITARY SEWER MANHOLE
CB	EXISTING SINGLE WING CATCH BASIN
CB	EXISTING STREET SIGN
CB	EXISTING EVERGREEN TREE
CB	EXISTING HARDWOOD TREE
CB	EXISTING WATER METER
CB	EXISTING VALVE
CB	EXISTING GUY WIRE



P.O.C.	POINT OF COMMENCEMENT
RBCF	REBAR WITH CAP FOUND
RBCF	REBAR WITH CAP FOUND
CTPF	CRIMP TOP PIPE FOUND
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
CB	BROKEN LINE (NOT TO SCALE)
CI	CURB INLET
IE	INLET ELEVATION
BW	BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
(R)	RECORD ANGLE
N/F	NOW OR FORMERLY
TE#	TITLE EXCEPTION NUMBER
CLF	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FOUND
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
S	END NOT LOCATED
DI	DROP INLET
X890.7	EXISTING SPOT ELEVATION
TW	TOP OF WALL
(M)	MEASURED DISTANCE
(RD)	RECORD DISTANCE
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER

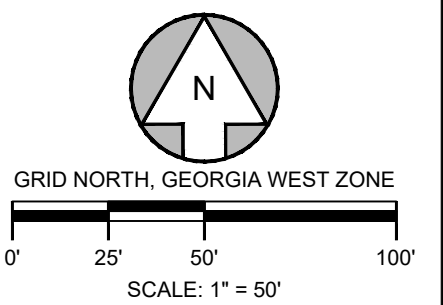
ALTANPS LAND TITLE SURVEY FOR:
**RADCO INVESTMENTS L.L.C., A GEORGIA
LIMITED LIABILITY COMPANY, AMERIS BANK, &
FIRST AMERICAN TITLE INSURANCE COMPANY**
HUBER STREET REDEVELOPMENT
LAND LOT 187, 17TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



SURVEY INFO:

DRAWN BY: TBS
REVIEWED BY: DCO
FIELD DATE: 05/25/23
OFFICE DATE: 06/01/23
JOB #: 2304017

SHEET TITLE

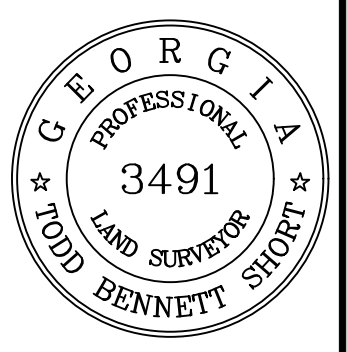
1 OF 2

SURVEYOR'S CERTIFICATION

TO RADCO INVESTMENTS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, AMERIS BANK & FIRST AMERICAN 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 ALTANPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 12, 13, 14, 16, 17 & 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT 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.



AS SURVEYOR FOR
GASKINS + LECRAW, INC.

Todd Bennett Short
DATE: 06/30/23
GEORGIA REGISTERED LAND SURVEYOR NO. 3491

ACREAGE

OVERALL=7.71 ACRES
TRACT 1=0.43 ACRES
TRACT 2=2.19 ACRES
TRACT 3=4.14 ACRES
TRACT 4=0.95 ACRES

Drawing name: S:\bdf\FULTON\1717_0187\HUBER STREET DEVELOPMENT\DWG\Huber Street Bnd1.dwg SHEET1 Jun 30, 2023 6:11am by: tshort

Drawing name: S:\bna\FULTON\1717_0167\HUBER STREET DEVELOPMENT\DWG\Huber Street Brd1.dwg SHEET2 Jun 30, 2023 5:50am by:tblort

LEGAL DESCRIPTION FROM TITLE COMMITMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17TH DISTRICT, CITY OF FULTON COUNTY, GEORGIA, WITHIN THE CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50' RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A FOUND MAG NAIL AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: NORTH 88 DEGREES 07 MINUTES 54 SECONDS EAST A DISTANCE OF 50.82 FEET; SOUTH 89 DEGREES 08 MINUTES 49 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 83 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 76 DEGREES 02 MINUTES 21 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 70 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 45 DEGREES 14 MINUTES 56 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 59 DEGREES 46 MINUTES 56 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 56 DEGREES 19 MINUTES 46 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 53 DEGREES 58 MINUTES 26 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 52 DEGREES 35 MINUTES 46 SECONDS EAST A DISTANCE OF 50.00 FEET; SOUTH 48 DEGREES 53 MINUTES 28 SECONDS EAST A DISTANCE OF 49.43 FEET TO A FOUND AXEL; SOUTH 34 DEGREES 48 MINUTES 19 SECONDS EAST A DISTANCE OF 196.27 FEET; SOUTH 34 DEGREES 56 MINUTES 42 SECONDS EAST A DISTANCE OF 164.80 FEET; NORTH 00 DEGREES 39 MINUTES 22 SECONDS WEST A DISTANCE OF 38.46 FEET TO A FOUND 1/2 INCH CAPPED REBAR; SOUTH 35 DEGREES 42 MINUTES 30 SECONDS EAST A DISTANCE OF 180.92 FEET TO THE PROPERTY LINE OF LAND CONVEYED TO 1521 HUBER STREET LLC ON AUGUST 5, 2016 BY DEED RECORDED IN BOOK 56627, PAGE 18 OF THE FULTON COUNTY DEED RECORDS, FULTON COUNTY, GEORGIA.

THENCE ALONG SAID PROPERTY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: ALONG A CURVE TURNING TO THE LEFT A RADIUS OF 308.31 FEET, A CHORD BEARING OF NORTH 78 DEGREES 07 MINUTES 09 SECONDS WEST, A CHORD LENGTH OF 159.43 FEET, AN ARC LENGTH OF 161.26 FEET TO A FOUND 1/2 INCH CAPPED REBAR; SOUTH 86 DEGREES 55 MINUTES 52 SECONDS WEST A DISTANCE OF 227.01 FEET; SOUTH 01 DEGREE 42 MINUTES 31 SECONDS EAST A DISTANCE OF 151.70 FEET TO A FOUND 1/2 INCH CAPPED REBAR; SOUTH 88 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 123.11 FEET TO A FOUND 1/2 INCH CAPPED REBAR; SOUTH 88 DEGREES 02 MINUTES 36 SECONDS WEST A DISTANCE OF 276.37 FEET TO A FOUND 1/2 INCH CAPPED REBAR TO THE EASTERLY RIGHT-OF-WAY OF HUBER STREET.

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 01 DEGREES 43 MINUTES 22 SECONDS WEST A DISTANCE OF 150.02 FEET TO A FOUND 2 INCH OPEN TOP PIPE ON THE PROPERTY LINE OF LAND CONVEYED TO BRADDOCK REAL ESTATE OF GA LLC ON DECEMBER 30, 1997 BY DEED RECORDED IN BOOK 33873, PAGE 51 OF THE DEED RECORDS OF FULTON COUNTY, GEORGIA;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID PROPERTY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE NORTH 88 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 275.54 FEET;

THENCE NORTH 02 DEGREES 11 MINUTES 07 SECONDS WEST A DISTANCE OF 120.32 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 39 SECONDS WEST A DISTANCE OF 274.76 FEET TO A FOUND 1/2 INCH CAPPED REBAR TO THE EASTERLY RIGHT-OF-WAY OF HUBER STREET.

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02 DEGREES 16 MINUTES 24 SECONDS WEST A DISTANCE OF 379.86 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 336011 SQUARE FEET, OR 7.714 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FROM SURVEY (OVERALL)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF-WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50' RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266), SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, NORTH 88 DEGREES 05 MINUTES 47 SECONDS WEST 50.84 FEET TO A #4 REBAR SET; THENCE SOUTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 83 DEGREES 35 MINUTES 26 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 76 DEGREES 04 MINUTES 21 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 70 DEGREES 34 MINUTES 58 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 65 DEGREES 17 MINUTES 03 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 54 DEGREES 00 MINUTES 33 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 52 DEGREES 35 MINUTES 46 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 48 DEGREES 53 MINUTES 28 SECONDS EAST 49.45 FEET TO AN AXEL FOUND; THENCE SOUTH 34 DEGREES 48 MINUTES 19 SECONDS EAST 196.30 FEET TO A #4 REBAR SET; THENCE SOUTH 34 DEGREES 56 MINUTES 42 SECONDS EAST 164.80 FEET TO A #4 REBAR SET; THENCE NORTH 00 DEGREES 39 MINUTES 22 SECONDS WEST 38.46 FEET TO A #4 REBAR SET; THENCE SOUTH 35 DEGREES 42 MINUTES 30 SECONDS EAST 180.92 FEET TO A #4 REBAR SET; THENCE SOUTH 35 DEGREES 45 MINUTES 03 SECONDS EAST 196.30 FEET TO A 3" OPEN TOP PIPE FOUND; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 164.80 FEET TO A #4 REBAR FOUND; THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS WEST 38.46 FEET TO A #4 REBAR FOUND; THENCE SOUTH 35 DEGREES 40 MINUTES 04 SECONDS EAST 180.98 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY LINE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 161.18 FEET (SAID ARC HAVING A RADIUS OF 308.31 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 78 DEGREES 03 MINUTES 16 SECONDS WEST A DISTANCE OF 159.35 FEET) TO A #4 REBAR FOUND; THENCE SOUTH 86 DEGREES 55 MINUTES 05 SECONDS WEST 227.15 FEET TO A #4 REBAR FOUND; THENCE SOUTH 01 DEGREES 48 MINUTES 30 SECONDS EAST 151.72 FEET TO A #4 REBAR FOUND; THENCE SOUTH 88 DEGREES 00 MINUTES 14 SECONDS WEST 123.21 FEET TO A #4 REBAR FOUND; THENCE SOUTH 88 DEGREES 01 MINUTES 56 SECONDS WEST 276.43 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF HUBER STREET (50' RIGHT OF WAY);

THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 150.01 FEET TO A #4 REBAR SET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 33 MINUTES 18 SECONDS WEST 100.50 FEET TO A 2" OPEN TOP PIPE FOUND DISTURBED;

THENCE LEAVING SAID RIGHT OF WAY NORTH 87 DEGREES 54 MINUTES 37 SECONDS EAST 275.56 FEET TO A #4 REBAR FOUND;

THENCE NORTH 02 DEGREES 18 MINUTES 34 SECONDS WEST 120.32 FEET TO A #4 REBAR SET;

THENCE SOUTH 87 DEGREES 36 MINUTES 53 SECONDS WEST 274.76 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF HUBER STREET (50' RIGHT OF WAY);

THENCE ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 17 MINUTES 29 SECONDS WEST 379.90 FEET TO A PK NAIL FOUND, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT BEING 7.71 ACRES, 336,084 SQUARE FEET, MORE OR LESS.

SCHEDULE B PART II COMMITMENT NO.: NCS-1120282-ATL COMMITMENT DATE: FEBRUARY 28, 2023 AT 8:00 A.M.

13. RIGHT OF WAY FOR ROAD, SWITCH TRACKS, RAILROAD, PORTIONS AND OTHER RELATED EASEMENTS, IF ANY, LOCATED ON, ACROSS OR ALONG A PORTION OF THE EAST LOT LINE OF SUBJECT PROPERTY.

AFFECTS SUBJECT TRACT, RIGHT OF WAY AND TRACKS SHOWN GRAPHICALLY.

14. PERMIT FROM M. L. BICHAUT, JACOB H. HIRSCH, HENRY HIRSCH AND JOSEPH HIRSCH, AS EXECUTORS OF THE LAST WILL AND TESTAMENT OF MORRIS HIRSCH, DECEASED, WITH THE CONSENT OF JOSEPH HIRSCH, THE SURVIVING PARTNER OF THE FIRM OF H&J HIRSCH, AND JOSEPH HIRSCH INDIVIDUALLY TO GEORGIA POWER COMPANY, DATED MAY 1, 1911, FILED FOR RECORD AUGUST 9, 1911, AND RECORDED IN DEED BOOK 318, PAGE 212, FULTON COUNTY, GEORGIA RECORDS.

MAY AFFECT SUBJECT TRACT, BLANKET IN NATURE, UNABLE TO DETERMINE EXACT LOCATION FOR RECORD DOCUMENT.

15. RIGHT-OF-WAY EASEMENT FROM R. H. CLEVELAND AND JEROME B. WITHERS TO GEORGIA POWER COMPANY, DATED JANUARY 7, 1952, FILED FOR RECORD MARCH 10, 1952, AND RECORDED IN DEED BOOK 2725, PAGE 656, AFORESAID RECORDS; AS AFFECTED BY PARTIAL TERMINATION OF EASEMENTS BY AND BETWEEN GEORGIA POWER COMPANY, A GEORGIA CORPORATION AND 1521 HUBER STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2016, FILED JANUARY 15, 2019, AND RECORDED IN DEED BOOK 59613, PAGE 308, AFORESAID RECORDS.

DOES NOT AFFECT SUBJECT TRACT.

16. RIGHT-OF-WAY EASEMENT FROM M. R. MCCLATCHY TO GEORGIA POWER COMPANY, DATED DECEMBER 16, 1954, FILED FOR RECORD JANUARY 4, 1955, AND RECORDED IN DEED BOOK 2955, PAGE 104, AFORESAID RECORDS.

MAY AFFECT SUBJECT TRACT, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS.

17. RIGHT-OF-WAY EASEMENT FROM J. B. WITHERS, SR., B. T. GASSETT, AND J. B. WITHERS, JR. TO GEORGIA POWER COMPANY, DATED MARCH 11, 1963, FILED FOR RECORD MARCH 25, 1963, AND RECORDED IN DEED BOOK 4031, PAGE 483, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT, BLANKET IN NATURE.

18. INDEMNITY AGREEMENT FROM SOUTHERN METAL FINISHING CO., INC. TO CITY OF ATLANTA, DATED JANUARY 1988, FILED FOR RECORD MAY 18, 1988, AND RECORDED IN DEED BOOK 11539, PAGE 2, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT, DETENTION FACILITY SHOWN GRAPHICALLY.

19. TERMS AND PROVISIONS OF AN UNRECORDED LEASE BY AND BETWEEN SOUTHERN METAL FINISHING COMPANY, INC., A GEORGIA CORPORATION AND RECOVERY TECHNOLOGIES GROUP OF GEORGIA, INC., A DELAWARE CORPORATION, DATED OCTOBER 1, 2001, AS EVIDENCED BY MEMORANDUM OF LEASE BETWEEN THE SAME PARTIES, DATED OCTOBER 1, 2001, FILED FOR RECORD OCTOBER 29, 2001 AND RECORDED IN DEED BOOK 31218, PAGE 613, AFORESAID RECORDS; AS ASSIGNED BY ASSIGNMENT OF LEASE BY AND BETWEEN SOUTHERN METAL FINISHING COMPANY, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND 1593 HUBER STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 7, 2007, FILED SEPTEMBER 13, 2007, AND RECORDED IN DEED BOOK 45686, PAGE 383, AFORESAID RECORDS.

MAY AFFECT SUBJECT TRACT, UNSURE EXPIRATION DATE OF LEASE.

20. TERMS AND PROVISIONS OF AN UNRECORDED LEASE AGREEMENT BY AND BETWEEN C&G ATLANTA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SOUTHERN ALUMINUM FINISHING COMPANY, INC., A GEORGIA CORPORATION, DATED SEPTEMBER 16, 2015, AS EVIDENCED BY MEMORANDUM OF LEASE BETWEEN THE SAME PARTIES, DATED SEPTEMBER 16, 2015, FILED FOR RECORD SEPTEMBER 18, 2015 AND RECORDED IN DEED BOOK 55389, PAGE 4, AFORESAID RECORDS; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND AMONG SOUTHERN ALUMINUM FINISHING COMPANY, A GEORGIA CORPORATION, IAI HUBER OWNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND AMERIS BANK, A GEORGIA BANKING CORPORATION, DATED JUNE 17, 2020, FILED FOR RECORD JULY 1, 2020, AND RECORDED IN DEED BOOK 61840, PAGE 482, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT.

21. TERMS AND PROVISIONS OF AN UNRECORDED LEASE AGREEMENT BY AND BETWEEN LIBERTY TIRE RECYCLING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND IAI HUBER OWNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED OCTOBER 1, 2001, AS EVIDENCED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND AMONG LIBERTY TIRE RECYCLING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IAI HUBER OWNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND AMERIS BANK, A GEORGIA BANKING CORPORATION, DATED JUNE 17, 2020, FILED FOR RECORD JULY 1, 2020, AND RECORDED IN DEED BOOK 61840, PAGE 475, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT.

22. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 33, PAGE 47, AFORESAID RECORDS.

RECORD DOCUMENT ILLEGIBLE.

23. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 33, PAGE 62, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT, ALL VISIBLE MATTERS SHOWN.

24. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 37, PAGE 52A AND 52B, AFORESAID RECORDS.

RECORD DOCUMENT ILLEGIBLE.

LEGAL DESCRIPTION FROM SURVEY (TRACT 3)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF-WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50' RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266), SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, NORTH 88 DEGREES 05 MINUTES 47 SECONDS WEST 50.84 FEET TO A #4 REBAR SET;

THENCE SOUTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 83 DEGREES 37 MINUTES 26 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 76 DEGREES 04 MINUTES 28 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 70 DEGREES 34 MINUTES 58 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 65 DEGREES 17 MINUTES 03 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 59 DEGREES 49 MINUTES 03 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 56 DEGREES 21 MINUTES 53 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 54 DEGREES 00 MINUTES 33 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 52 DEGREES 37 MINUTES 53 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 48 DEGREES 55 MINUTES 35 SECONDS EAST 49.45 FEET TO AN AXEL FOUND;

THENCE SOUTH 34 DEGREES 45 MINUTES 03 SECONDS EAST 196.30 FEET TO A 3" OPEN TOP PIPE FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 67 DEGREES 40 MINUTES 52 SECONDS WEST 346.43 FEET TO A #4 REBAR FOUND;

THENCE NORTH 02 DEGREES 18 MINUTES 34 SECONDS WEST 120.32 FEET TO A #4 REBAR SET;

THENCE SOUTH 87 DEGREES 36 MINUTES 53 SECONDS WEST 274.76 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF HUBER STREET (50' RIGHT OF WAY);

THENCE ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 17 MINUTES 29 SECONDS WEST 379.90 FEET TO A PK NAIL SET, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT BEING 4.14 ACRES, 180,267 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION FROM SURVEY (TRACT 4)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF-WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50' RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF HUBER STREET SOUTH 02 DEGREES 17 MINUTES 29 SECONDS EAST 379.90 FEET TO A #4 REBAR FOUND;

THENCE SOUTH 01 DEGREE 55 MINUTES 23 SECONDS EAST 118.90 FEET TO A 2" OPEN TOP PIPE FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 54 MINUTES 37 SECONDS EAST 275.56 FEET TO A #4 REBAR FOUND;

THENCE NORTH 67 DEGREES 40 MINUTES 52 SECONDS EAST 336.63 FEET TO A 3" OPEN TOP PIPE FOUND ON THE WESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (R/W VARIES);

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 35 DEGREES 00 MINUTES 08 SECONDS EAST 164.80 FEET TO A #4 REBAR FOUND;

THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST 38.46 FEET TO A #4 REBAR FOUND;

THENCE SOUTH 35 DEGREES 40 MINUTES 04 SECONDS EAST 180.98 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 161.18 FEET, WITH A RADIUS OF 308.31 FEET, SUBTENDED BY A CHORD OF NORTH 78 DEGREES 03 MINUTES 16 SECONDS WEST A DISTANCE OF 159.35 FEET, WITH A CHORD BEARING OF NORTH 78 DEGREES 03 MINUTES 16 SECONDS WEST TO A #4 REBAR FOUND;

THENCE SOUTH 86 DEGREES 55 MINUTES 05 SECONDS WEST 227.15 FEET TO A #4 REBAR FOUND;

THENCE SOUTH 87 DEGREES 44 MINUTES 44 SECONDS WEST 124.87 FEET TO A PK-NAIL FOUND;

THENCE SOUTH 87 DEGREES 47 MINUTES 33 SECONDS WEST 274.55 FEET TO A #4 REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF HUBER STREET;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 150.01 FEET TO A #4 REBAR SET, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT BEING 0.95 ACRES, 41,484 SQUARE FEET, MORE OR LESS.

ALTA TABLE "A" ITEMS

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. (AS SHOWN ON SURVEY.)

2. ADDRESSES (IF) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. (ADDRESSES ARE 1575 HUBER STREET, 1581 HUBER STREET & 1593 HUBER STREET.) (ADDRESSES FROM FULTON COUNTY TAX ASSESSOR.)

3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN FLOOD ZONE X ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER # 135157. MAP NUMBER # 131210241F DATED 09-18-2013. (AS SHOWN ON SURVEY AND GENERAL NOTES E)

4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). (7.71 ACRES AS SHOWN ON SURVEY. TRACT 1=0.43 ACRES, TRACT 2= 2.19 ACRES, TRACT 3=4.14 ACRES, TRACT 4=0.43 ACRES.

5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE. (CONTOURS SHOWN FROM FIELD RUN TOPO, 2 FOOT CONTOUR INTERVAL.)

6. (IF) THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (ZONING REPORT FROM PARTNER ENGINEERING AND SCIENCE, INC. 03/10/22)

7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (AS SHOWN ON SURVEY.) (B) SQUARE FOOTAGE OF: (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. (AS SHOWN ON SURVEY.) (2) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. (AS SHOWN ON SURVEY.)

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). (AS SHOWN ON SURVEY)

9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. (PARKING SPACES SHOWN GRAPHICALLY, 9 STANDARD SPACES, 1 HANDICAP.)

10. N/A

11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY: (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER WITH REGARD TO TABLE A, ITEM 11. INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. UTILITIES LOCATED BY RHD SERVICES, APRIL 26, 2023)

12. N/A

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." (AS SHOWN ON SURVEY)

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. (AS SHOWN ON SURVEY)

15. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO)

16. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO)

17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF TIME TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

SURVEYOR'S CERTIFICATION

TO RADCO INVESTMENTS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, AMERIS BANK & FIRST AMERICAN 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, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 12, 13, 14, 16, 17 & 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED INFORMATION 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.

Todd Bennett Short
TODD BENNETT SHORT
GEORGIA REGISTERED LAND SURVEYOR NO. 3491

AS SURVEYOR FOR GASKINS + LECRAW, INC.

PREPARED IN THE OFFICE OF:



GASKINS + LECRAW

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REVISIONS:

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