

# 2987 Buford Hwy. Brookhaven, GA

FOR SALE - 2987 BUFORD HWY, BROOKHAVEN



OFFERING MEMORANDUM

2987 BUFORD HWY, BROOKHAVEN, GA 30329

Peter Shin  
Peter Shin, Incorporated  
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**PeterShin** INC.

# 2987 Buford Hwy. Brookhaven, GA

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*Exclusively Marketed by:*

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2645 N Berkeley Lake Rd #108, Duluth, GA 30096

01

**Executive Summary**

Investment Summary

Location Summary

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## OFFERING SUMMARY

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ADDRESS	2987 Buford Hwy Brookhaven GA 30329
BUILDING SF	4,000 SF
LAND ACRES	0.6

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## FINANCIAL SUMMARY

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PRICE	\$950,000
PRICE PSF	\$237.50

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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2023 Population	16,832	158,201	372,411
2023 Median HH Income	\$88,271	\$102,804	\$106,256
2023 Average HH Income	\$133,538	\$157,230	\$164,797

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## Owner Use or Investment

- Coin Laundromat is a tenant in month to month. Buyer can occupy the property upon purchasing it. Next door property is being used as a used car dealer. The property is located inside the city of Brookhaven. Permitted use is in the zoning use table available from the city.
- Not including- Billboard

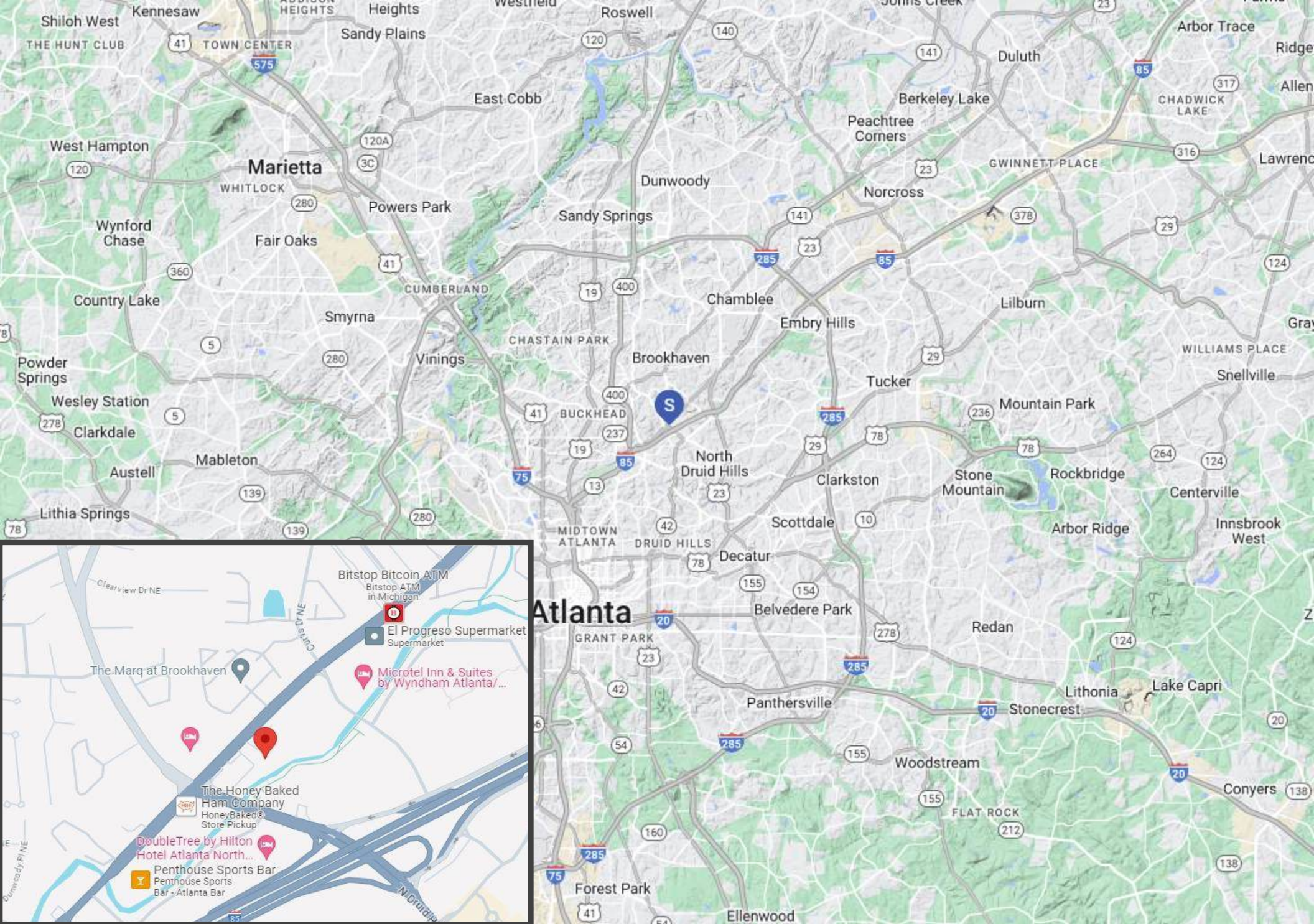
It is not for sale .

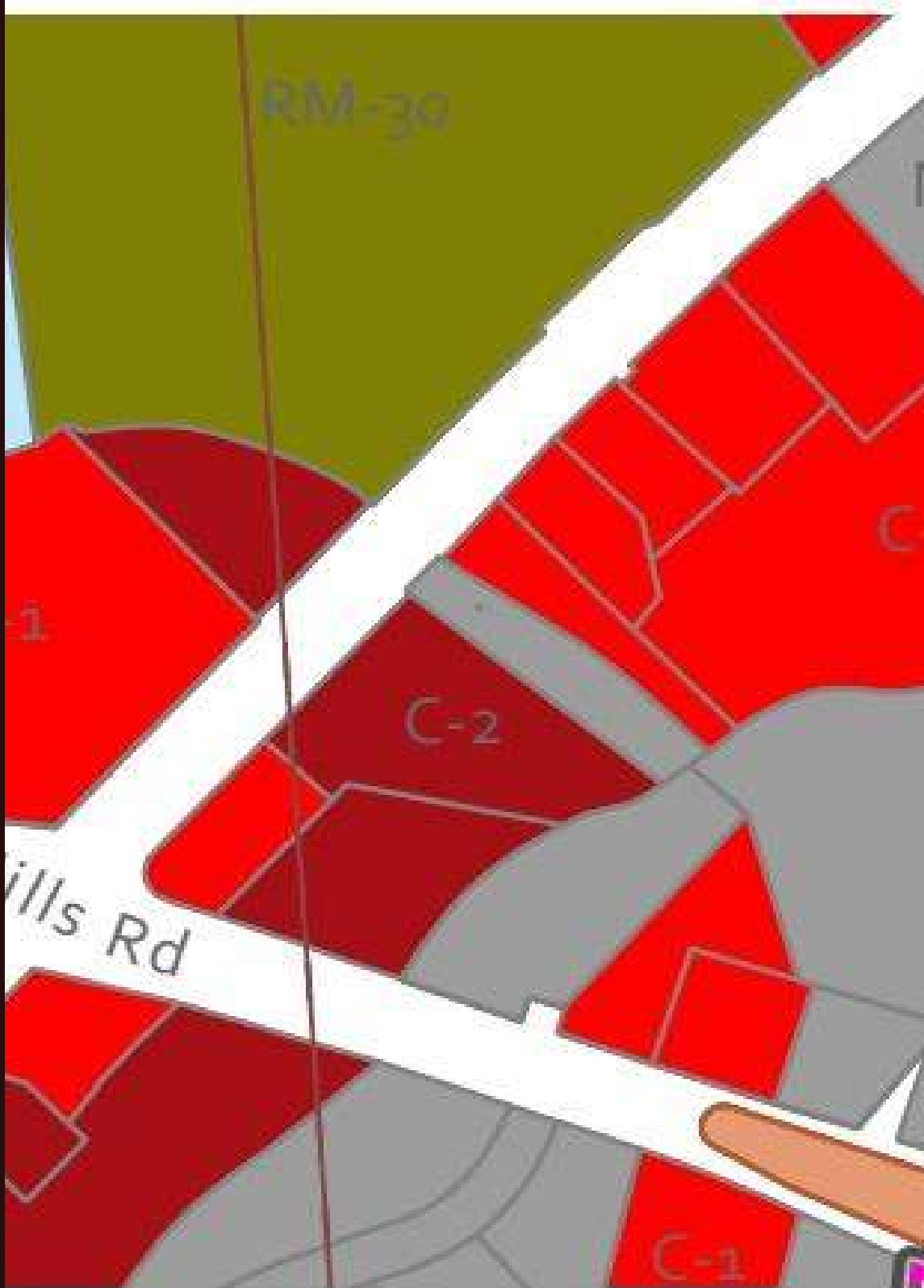
This sale price does not include the billboard.

Billboard is not owned by the seller. It is owned by a third party.



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02

**Property Description**

- Property Features
- Aerial Map
- Parcel Map
- Property Images

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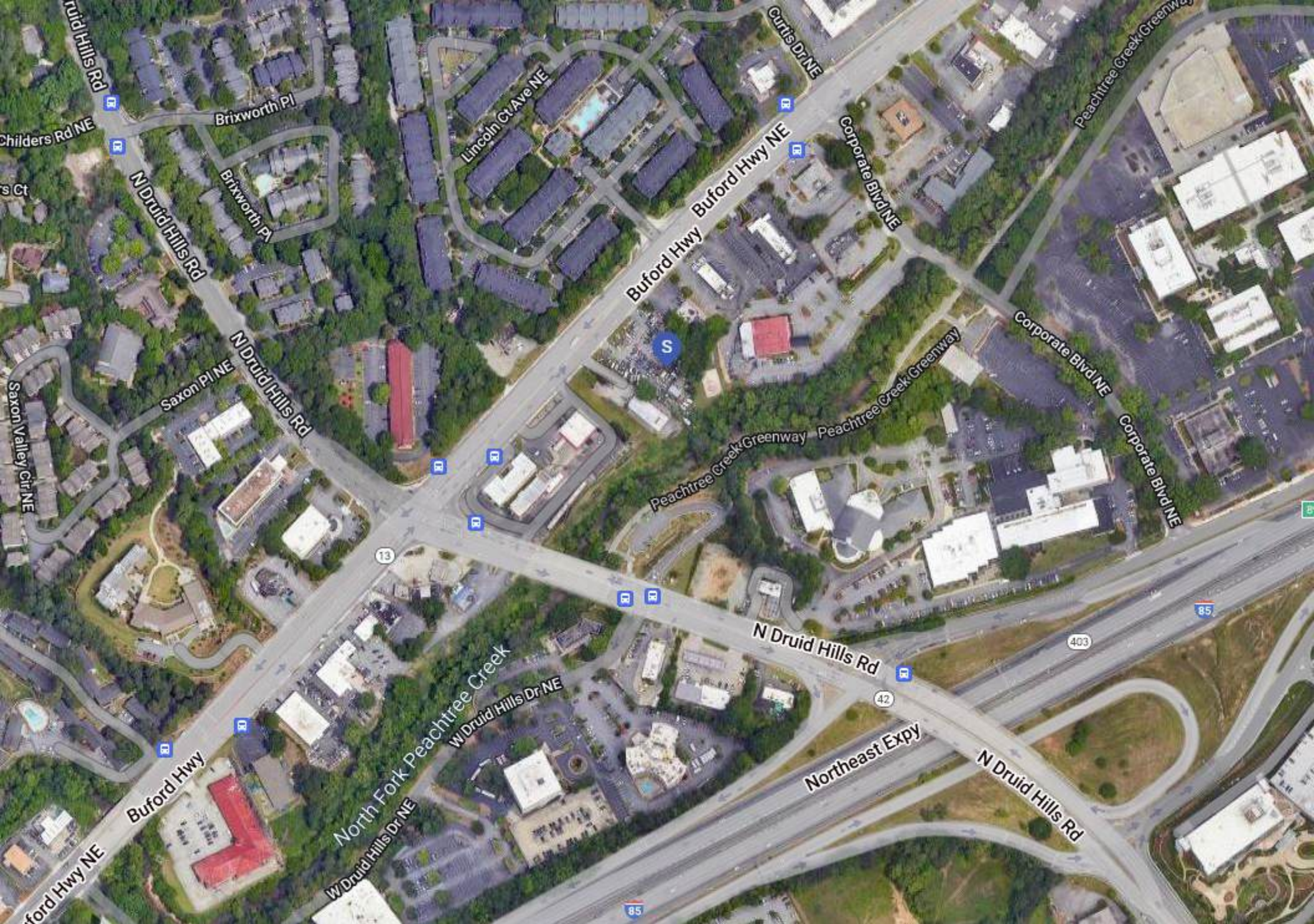
## PROPERTY FEATURES

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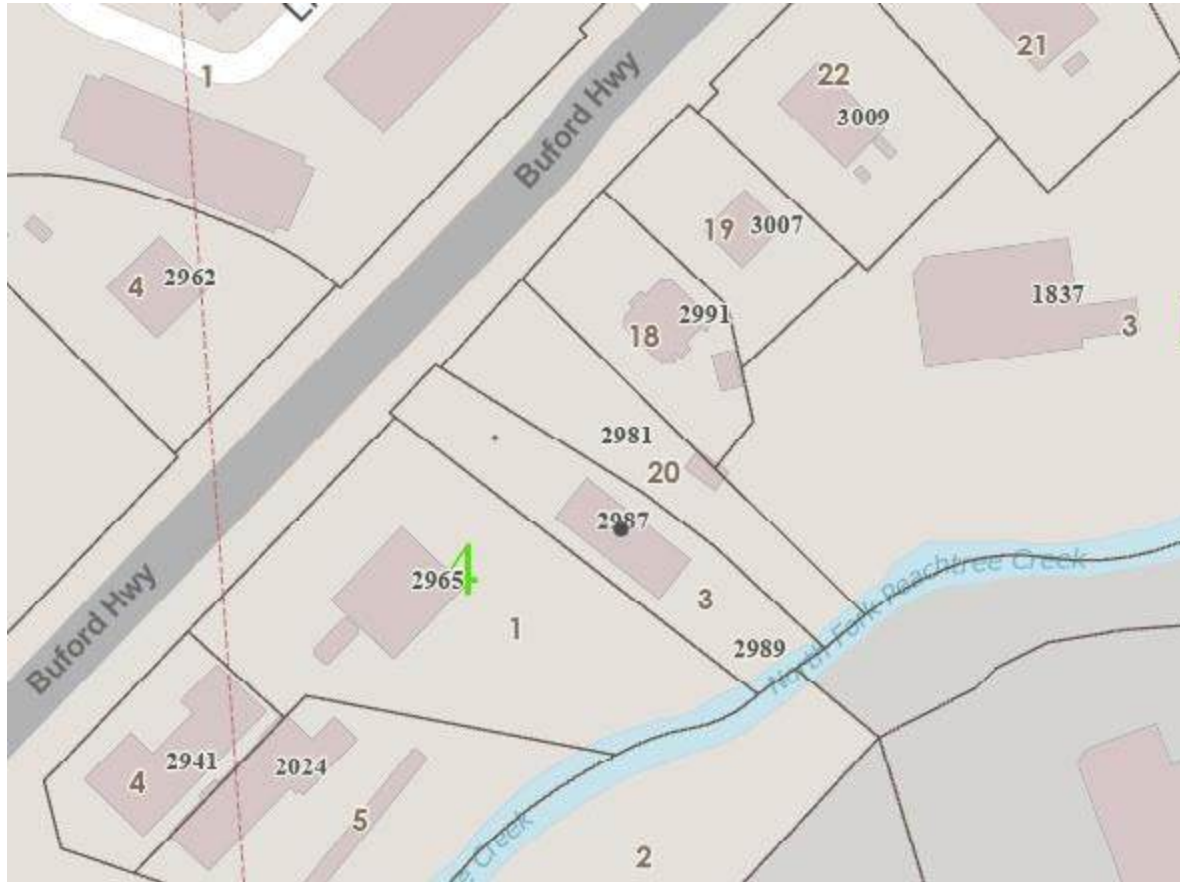
BUILDING SF	4,000
LAND ACRES	0.6
ZONING TYPE	M

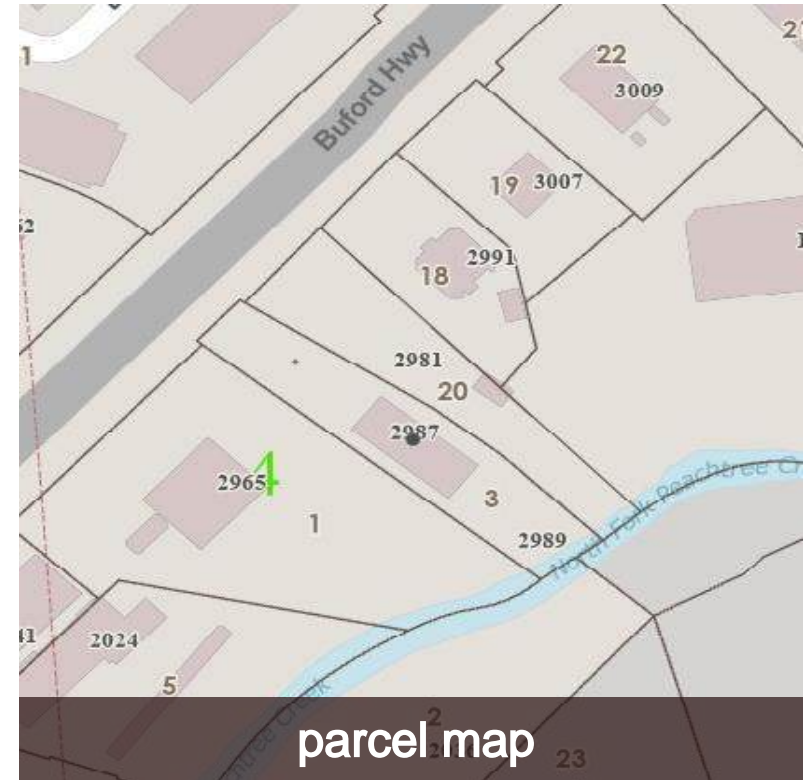
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03

**Demographics**

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,881	116,306	274,257
2010 Population	17,057	131,589	306,219
2023 Population	16,832	158,201	372,411
2028 Population	16,849	160,359	383,059
2023 African American	3,102	26,309	55,419
2023 American Indian	204	1,123	2,142
2023 Asian	1,813	14,055	33,943
2023 Hispanic	4,813	25,876	50,747
2023 Other Race	2,912	13,783	25,412
2023 White	6,954	88,586	222,382
2023 Multiracial	1,840	14,293	32,987
2023-2028: Population: Growth Rate	0.10%	1.35%	2.85%
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	564	5,495	12,566
\$15,000-\$24,999	269	2,982	6,601
\$25,000-\$34,999	290	3,784	8,090
\$35,000-\$49,999	683	5,653	12,106
\$50,000-\$74,999	1,589	10,924	24,223
\$75,000-\$99,999	1,063	9,590	21,787
\$100,000-\$149,999	1,510	13,947	32,086
\$150,000-\$199,999	688	8,818	20,327
\$200,000 or greater	1,405	17,959	44,284
Median HH Income	\$88,271	\$102,804	\$106,256
Average HH Income	\$133,538	\$157,230	\$164,797

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,024	59,825	138,883
2010 Total Households	7,233	62,918	145,814
2023 Total Households	8,060	79,151	182,069
2028 Total Households	8,100	80,893	190,001
2023 Average Household Size	2.09	1.94	1.99
2000 Owner Occupied Housing	2,116	23,164	60,813
2000 Renter Occupied Housing	4,513	31,839	68,213
2023 Owner Occupied Housing	3,029	34,326	87,890
2023 Renter Occupied Housing	5,031	44,825	94,179
2023 Vacant Housing	532	8,954	19,049
2023 Total Housing	8,592	88,105	201,118
2028 Owner Occupied Housing	3,134	34,833	89,400
2028 Renter Occupied Housing	4,966	46,060	100,601
2028 Vacant Housing	533	9,154	19,277
2028 Total Housing	8,633	90,047	209,278
2023-2028: Households: Growth Rate	0.50%	2.20%	4.30%

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,415	18,458	40,196
2023 Population Age 35-39	1,848	14,917	33,905
2023 Population Age 40-44	1,302	11,430	27,188
2023 Population Age 45-49	988	9,154	22,292
2023 Population Age 50-54	784	8,472	21,328
2023 Population Age 55-59	667	7,655	19,455
2023 Population Age 60-64	605	7,324	18,817
2023 Population Age 65-69	519	6,466	16,482
2023 Population Age 70-74	383	5,404	13,584
2023 Population Age 75-79	226	3,715	9,100
2023 Population Age 80-84	146	2,692	6,037
2023 Population Age 85+	124	3,642	7,435
2023 Population Age 18+	13,972	132,645	310,785
2023 Median Age	33	36	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,410	\$91,704	\$94,176
Average Household Income 25-34	\$114,664	\$131,982	\$134,152
Median Household Income 35-44	\$102,578	\$122,714	\$127,731
Average Household Income 35-44	\$147,062	\$180,477	\$187,886
Median Household Income 45-54	\$114,877	\$145,265	\$151,099
Average Household Income 45-54	\$166,852	\$202,965	\$213,510
Median Household Income 55-64	\$117,781	\$139,076	\$143,734
Average Household Income 55-64	\$167,924	\$198,853	\$207,378
Median Household Income 65-74	\$90,728	\$92,934	\$94,762
Average Household Income 65-74	\$138,503	\$153,736	\$159,298
Average Household Income 75+	\$126,393	\$111,612	\$117,365

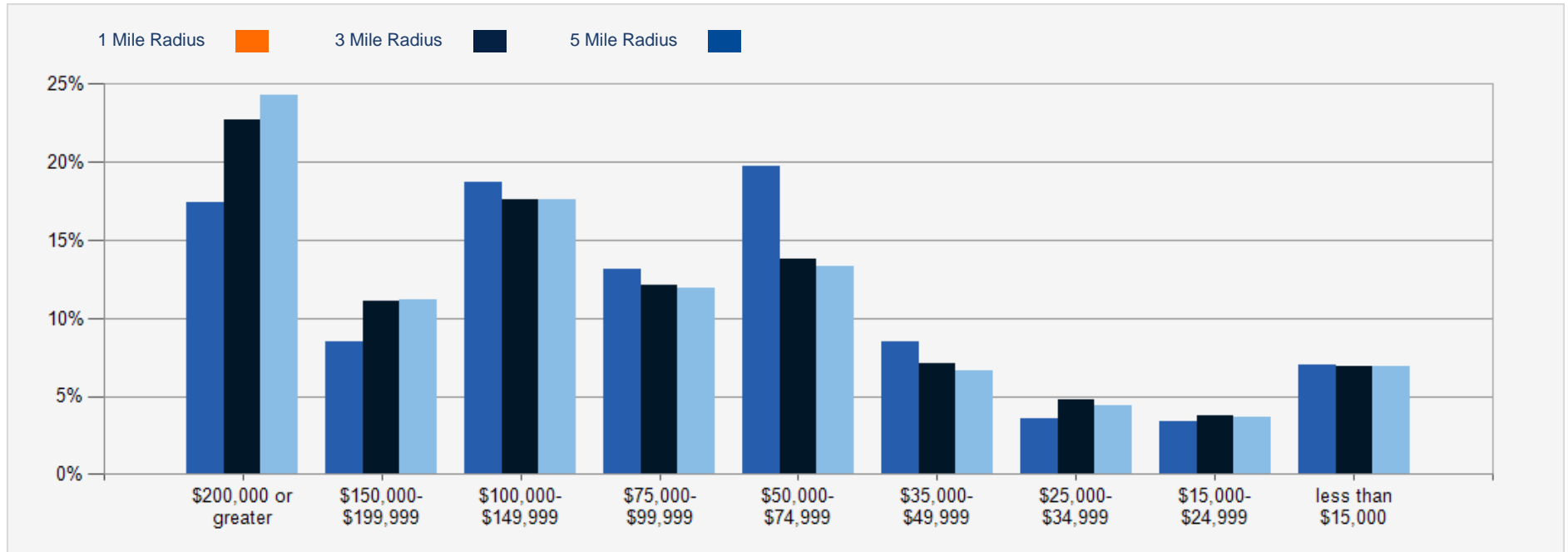
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,233	16,399	37,204
2028 Population Age 35-39	1,879	14,893	34,002
2028 Population Age 40-44	1,390	11,874	28,493
2028 Population Age 45-49	1,040	9,902	24,343
2028 Population Age 50-54	804	8,283	20,787
2028 Population Age 55-59	663	7,595	19,553
2028 Population Age 60-64	565	6,830	17,761
2028 Population Age 65-69	510	6,458	16,737
2028 Population Age 70-74	415	5,827	14,611
2028 Population Age 75-79	308	4,640	11,576
2028 Population Age 80-84	173	3,367	7,860
2028 Population Age 85+	149	4,023	8,400
2028 Population Age 18+	14,093	135,365	322,663
2028 Median Age	34	36	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,678	\$105,664	\$107,802
Average Household Income 25-34	\$133,593	\$156,837	\$157,590
Median Household Income 35-44	\$113,873	\$143,839	\$150,406
Average Household Income 35-44	\$167,623	\$204,495	\$211,370
Median Household Income 45-54	\$130,213	\$161,174	\$164,656
Average Household Income 45-54	\$188,150	\$226,921	\$235,206
Median Household Income 55-64	\$139,090	\$161,612	\$164,125
Average Household Income 55-64	\$189,835	\$227,456	\$234,450
Median Household Income 65-74	\$106,378	\$113,938	\$115,676
Average Household Income 65-74	\$160,500	\$184,315	\$188,367
Average Household Income 75+	\$153,326	\$142,812	\$148,955

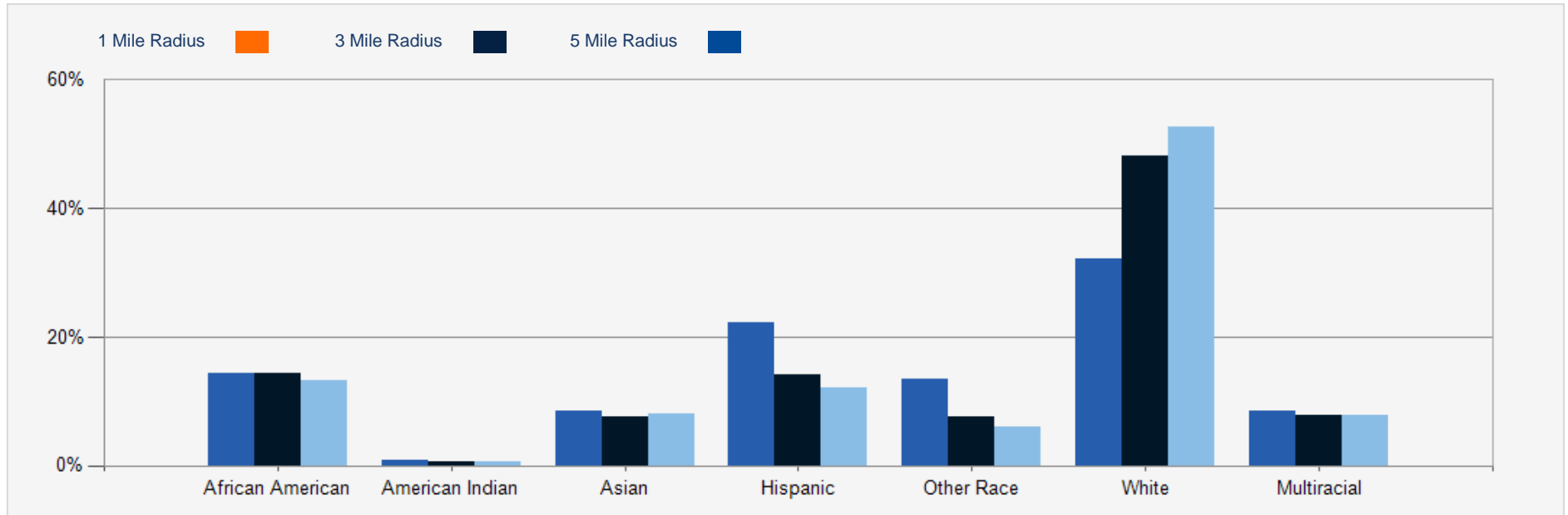


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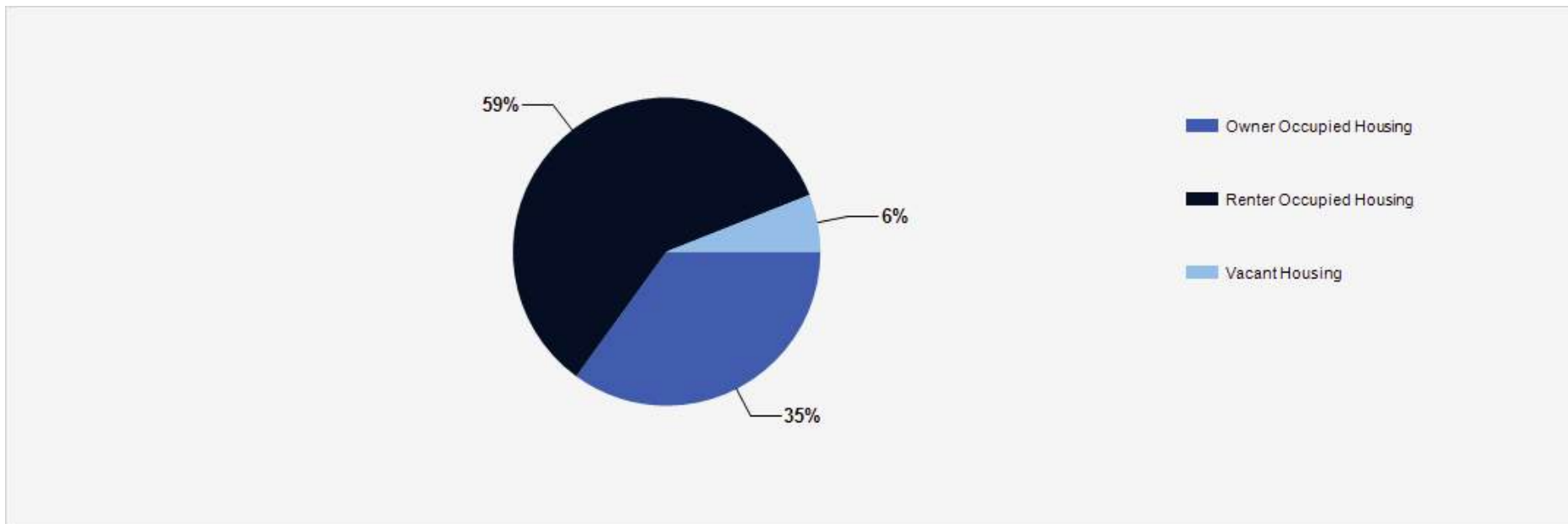
## 2023 Household Income



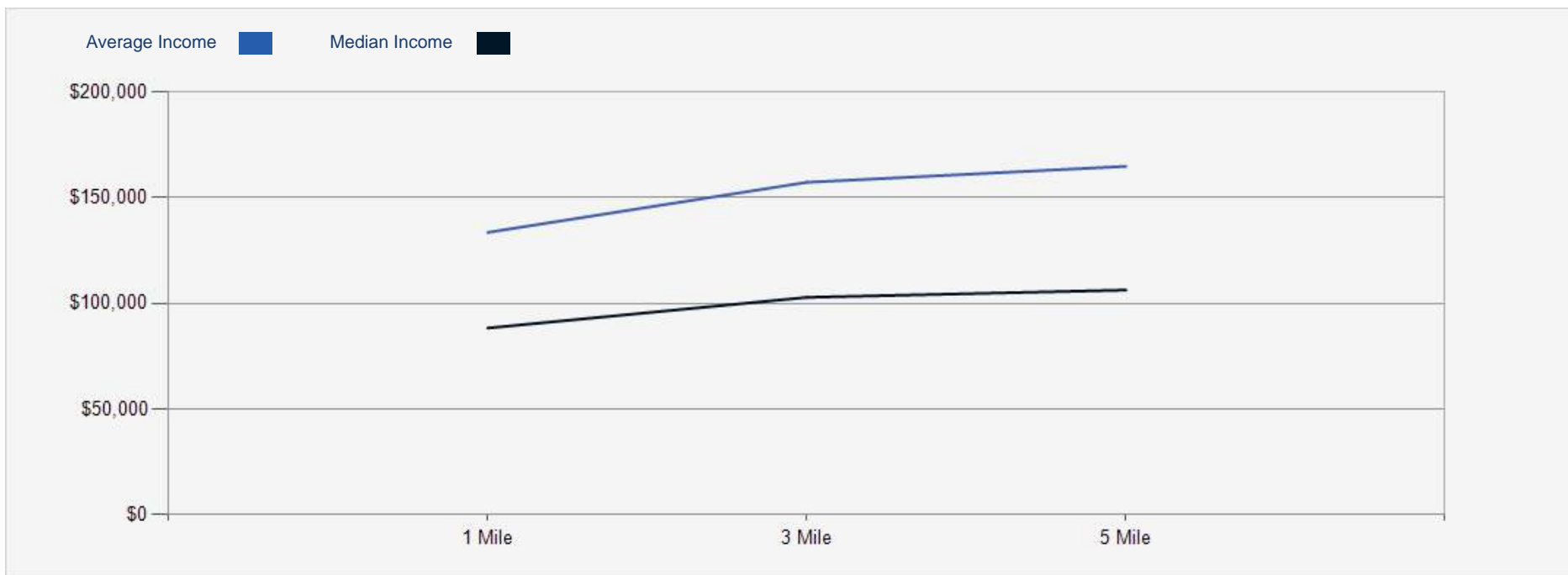
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



04

**Additional Information**

- Brookhaven, GA Code of Ordinances
- Zoning Map
- Survey



TABLE 7-1 — PRINCIPAL USE TABLE																		
KEY: ●=permitted by right    ⊖=permitted only above ground floor    ⊕=requires SLUP approval    *=supplemental use regulations apply    -=prohibited																		
USE CATEGORY	Districts																	
Use Subcategory	Residential			Mixed-Use				Comm./Employment						Peachtree Rd.				
Specific Use Type	RS	RSA	RM	MX1	MX2	CX	EX	NS	C-1	C-2	O-1	O-D	O-C-R	M	PR-1	PR-2	PR-3	Reference
<b>RESIDENTIAL</b>																		
Household Living																	<u>Sec. 27-588</u>	
Single-Household	●	●	●	⊖	⊖	⊖	-	-	-	-	-	-	●	-	●[1]	●[1]	●[1]	
Two-Household	-	●	●	⊖	⊖	⊖	-	-	-	-	-	-	●	-	●[1]	●[1]	●[1]	
Three-Household	-	●	●	⊖	⊖	⊖	-	-	-	-	-	-	●	-	●[1]	●[1]	●[1]	
Four+-Household	-	-	●	⊖	⊖	⊖	-	-	●[7]	-	⊕	-	●	-	See [2]			
Live-Work	-	-	-	●	●	●	●	-	-	-	⊕	-	⊕	-	●[3]	●[3]	●[3]	
Group Living																	<u>Sec. 27-589</u>	
Assisted Living Facility	-	-	●	⊖	⊖	⊖	-	-	-	-	●	-	-	-	⊖	⊖	⊖	
Convent or Monastery	⊕	⊕	⊕	-	-	-	-	-	-	-	-	-	●	-	-	-	-	

Fraternity, Sorority or Dormitory	-	-	Ⓢ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nursing Home	-	-	●	-	-	-	-	-	-	-	●	-	-	●	○	○	○	
Personal Care Home (4-6 residents)	Ⓢ	Ⓢ	●	○	○	○	-	●	●	●	●	●	-	-	○	○	○	
Personal Care Home (7+ residents)	-	-	●	○	○	○	-	●	●	●	●	●	-	-	○	○	○	
Shelter, Temporary	-	-	Ⓢ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transitional Housing	-	-	Ⓢ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group Living not otherwise classified	-	-	Ⓢ	-	Ⓢ	Ⓢ	-	-	-	-	Ⓢ	-	Ⓢ	-	-	Ⓢ	Ⓢ	
<b>PUBLIC AND CIVIC</b>																		
Cemetery	Ⓢ	Ⓢ	Ⓢ	-	-	-	-	-	-	-	●	●	-	-	-	-	-	<a href="#">Sec. 27-600</a>
Club or Lodge	-	-	-	-	-	●	●	-	●	●	●	●	-	●	-	-	-	<a href="#">Sec. 27-601</a>
College or University	-	-	-	-	-	-	-	-	-	-	●	●	-	●	●	●	●	<a href="#">Sec. 27-602</a>
Heliport	-	-	-	-	-	-	Ⓢ	-	-	-	Ⓢ	Ⓢ	-	●	-	-	-	<a href="#">Sec. 27-603</a>
Hospital	-	-	-	-	-	-	-	-	-	-	●	-	●	●	-	-	-	<a href="#">Sec. 27-604</a>

Library or Cultural Exhibit	-	-	-	•	•	-	-	-	•	•	•	-	-	-	•	•	•	<a href="#">Sec. 27-605</a>
Religious Assembly	Ⓢ	Ⓢ	Ⓢ	•	•	•	•	•	•	•	•	•	•	•	•	•	•	<a href="#">Sec. 27-607</a>
Safety Service	-	-	-	•	•	•	•	-	•	•	-	-	-	-	•	•	•	<a href="#">Sec. 27-608</a>
School	Ⓢ	Ⓢ	Ⓢ	-	-	-	-	-	-	-	•	•	-	•	•	•	•	<a href="#">Sec. 27-609</a>
Utilities and Public Service Facilities																	<a href="#">Sec. 27-610</a>	
Minor	•	•	•	•	•	•	•	•	•	•	-	•	-	•	•	•	•	
Major	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	
<b>COMMERCIAL</b>																		
Animal Service																	<a href="#">Sec. 27-621</a>	
Boarding	-	-	-	-	-	•	•	Ⓢ	•	•	-	-	•	•	-	•	•	
Grooming	-	-	-	•	•	•	•	•	•	•	-	-	•	•	•	•	•	
Veterinary	-	-	-	-	•	•	•	•	•	•	-	-	-	•	•	•	•	
Assembly and Entertainment																	<a href="#">Sec. 27-622</a>	
Small	-	-	-	•	•	•	•	-	•	•	-	-	-	-	•	•	•	
Large	-	-	-	-	•	•	•	-	-	•	-	-	-	-	•	•	•	
Business or Trade School	-	-	-	-	•	•	•	-	-	•	•	•	•	•	-	-	-	<a href="#">Sec. 27-623</a>
Commercial Service																	<a href="#">Sec. 27-624</a>	

Consumer Maintenance and Repair	-	-	-	•	•	•	•	•	•	•	-	-	•	•	•	•		
Laundry Facilities	-	-	-	•	•	•	•	•	•	•	-	-	•	•	•	•	•	See footnote [8]
Personal Service	-	-	-	•	•	•	•	•	•	•	-	-	•	-	•	•	•	
Studio or Instructional Service	-	-	-	•	•	•	•	•	•	•	-	-	•	•	•	•	•	
Day Care																	<u>Sec. 27-625</u>	
Small (1 to 6 enrollees)	Ⓢ	Ⓢ	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Large (7 or more enrollees)	-	-	Ⓢ	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Eating and Drinking Places																	<u>Sec. 27-626</u>	
Restaurant	-	-	-	•	•	•	-	•	•	•	•	-	•	•	•	•	•	[4]
Bar	-	-	-	•	•	•	-	-	•	•	-	-	•	-	•	•	•	[4]
Financial Service (except as below)	-	-	-	-	•	•	•	•	•	•	•	-	•	•	•	•	•	<u>Sec. 27-627</u>
Convenient Cash Business	-	-	-	-	-	-	-	-	-	•	-	-	-	•	-	-	-	
Pawnshop	-	-	-	-	-	-	-	-	-	Ⓢ	-	-	-	-	-	-	-	See footnote [8]

Funeral or Mortuary Service	-	-	-	-	•	•	-	-	•	•	•	-	-	•	-	-	-	<a href="#">Sec. 27-628</a>
Lodging																		<a href="#">Sec. 27-629</a>
Bed & Breakfast	Ⓢ	-	Ⓢ	-	-	-	-	-	-	-	-	-	-	-	•	•	•	
Short-term Rental	•	•	•	•	•	-	-	-	-	-	-	-	-	-	•	•	•	<a href="#">Sec. 27-629</a>
Hotel/Motel	-	-	-	Ⓢ	•	•	-	-	•	•	•	•	•	•	•	•	•	
Medical Service	-	-	-	-	•	•	•	•	•	•	•	-	•	•	•	•	•	<a href="#">Sec. 27-630</a>
Office	-	-	-	•	•	•	•	•	•	•	•	•	•	•	•	•	•	<a href="#">Sec. 27-631</a>
Parking, Non-accessory	-	-	-	-	-	•	•	-	•	•	-	•	-	•	•	•	•	<a href="#">Sec. 27-632</a>
Retail Sales	-	-	-	•	•	•	-	•	•	•	-	•	•	•	•[5]	•[5]	•[4]	<a href="#">Sec. 27-633</a>
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	Ⓢ	•	-	-	-	<a href="#">Sec. 27-634</a>
Sports & Recreation, Participant																		<a href="#">Sec. 27-635</a>
Indoor	-	-	-	-	•	•	•	-	•	•	-	-	-	•	•	•	•	
Outdoor	-	-	-	-	-	•	•	-	-	•	-	-	-	•	-	-	-	
Vehicle Sales and Service																		
Fueling Station	-	-	-	-	-	•	•	-	•	•	-	-	-	•	-	-	-	See footnote [8] & <a href="#">Sec. 27-636</a>

Vehicle Sales	-	-	-	-	-	•	•	-	Ⓢ	•	-	-	-	•	-	-	-	See footnote [8] & <a href="#">Sec. 27-637</a>
Vehicle Rental	-	-	-	-	-	•	•	-	Ⓢ	•	-	-	-	•	-	-	-	See footnote [8] & <a href="#">Sec. 27-637</a>
Vehicle Maintenance & Repair, Minor	-	-	-	-	-	•	•	-	•	•	-	-	-	•	-	-	-	See footnote [8] & <a href="#">Sec. 27-638</a>
Vehicle Maintenance & Repair, Major	-	-	-	-	-	-	•	-	-	•	-	-	-	•	-	-	-	See footnote [8] & <a href="#">Sec. 27-638</a>
<b>INDUSTRIAL</b>																		
Fabrication and Production																	<a href="#">Sec. 27-647</a>	
Artisan	-	-	-	-	-	-	•	-	-	•	-	-	-	•	•	•	•	
Limited	-	-	-	-	-	-	•	-	-	-	-	-	-	•	•	•	•	
General	-	-	-	-	-	-	•	-	-	-	-	-	-	Ⓢ	-	-	-	
Industrial Service	-	-	-	-	-	-	Ⓢ	-	-	-	-	-	-	Ⓢ	-	-	-	<a href="#">Sec. 27-648</a>
Storage, Distribution and Wholesaling																	<a href="#">Sec. 27-650</a>	
Equip. & Material Storage, Outdoor	-	-	-	-	-	-	•	-	-	-	-	-	-	•	-	-	-	

Self-service Storage	-	-	-	-	-	-	•	-	-	-	-	•	-	•	-	-	-	See footnote [8]
Trucking and Transportation Terminal	-	-	-	-	-	-	Ⓢ	-	-	-	-	-	-	Ⓢ	-	-	-	
Warehouse	-	-	-	-	-	-	•	-	-	-	-	•	-	•	-	-	-	
Wholesale Sales and Distribution	-	-	-	-	-	•	•	-	-	-	-	-	-	•	-	-	-	
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>Sec. 27-649</u>
<b>AGRICULTURAL</b>																		
Community Garden	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	<u>Sec. 27-661</u>
<b>WIRELESS COMMUNICATIONS</b>																		
Wireless Communication Facility																		
Carrier on Wheels	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Article VII, Division 9
Co-location	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Article VII, Division 9
Concealed Wireless Facility	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Article VII, Division 9
All Other Wireless Comm. Facilities	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Article VII, Division 9	
Wireless Support Structure	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Article VII, Division 9	

OTHER																		
Drive-in/Drive-through Service	-	-	-	-	-	•	-	-	Ⓢ	•	-	-	-	-	•[6]	•[6]	•[6]	<u>Sec. 27-685</u>

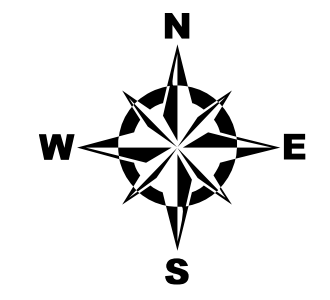


# Official Zoning Map

Adopted: January 10, 2013

Readopted: April 25, 2024

\*Latest re-adoption date



## Legend

- Expressway
- Railroads
- PDK Runway
- Land Lot \*All Land Lots are located in District 18

## Zoning Districts

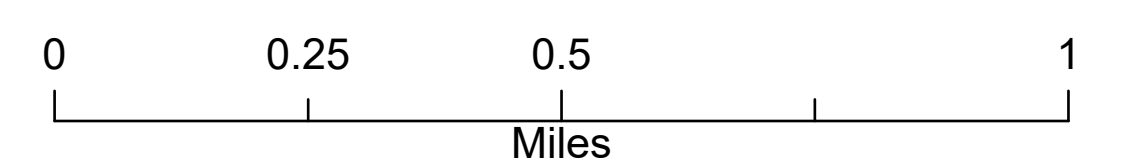
- PR-1 (Peachtree Road-1)
- PR-2 (Peachtree Road-2)
- PR-3 (Peachtree Road-3)
- RS-100 (Single-Family Residential)
- RS-85 (Single-Family Residential)
- RS-75 (Single-Family Residential)
- RS-60 (Single-Family Residential)
- RS-50 (Single-Family Residential)
- RSA-5 (Single-Family Residential)
- RSA-8 (Single-Family Residential)
- RSA-18 (Townhomes - UPA)
- R-CH (Single-Family Cluster Residential) Repealed (Legacy District)
- R3 (Two- and Three-Family Residential)
- PC-2 (Pedestrian Community)
- TND (Traditional Neighborhood Development) Repealed (Legacy District)
- MPD (Master Plan Development)
- RM-14 (Multifamily Residential)
- RM-18 (Multifamily Residential)
- RM-30 (Multifamily Residential)
- O-I (Office-Institution)
- O-D (Office-Distribution)
- OCR (Office-Commercial-Residential)
- NS (Neighborhood Shopping)
- C-1 (Local Commercial)
- C-2 (General Commercial)
- M (Industrial)

The following are Zoning Districts within the City of Brookhaven (Currently no properties contain these Zoning Districts:)

- NCD (Neighborhood Conservation)
- R-NCD (Neighborhood Conservation)
- O-I-T (Office-Institution-Transitional)
- M-2 (Industrial)
- PC-1 and PC-3 (Pedestrian Community)

## Overlay Districts

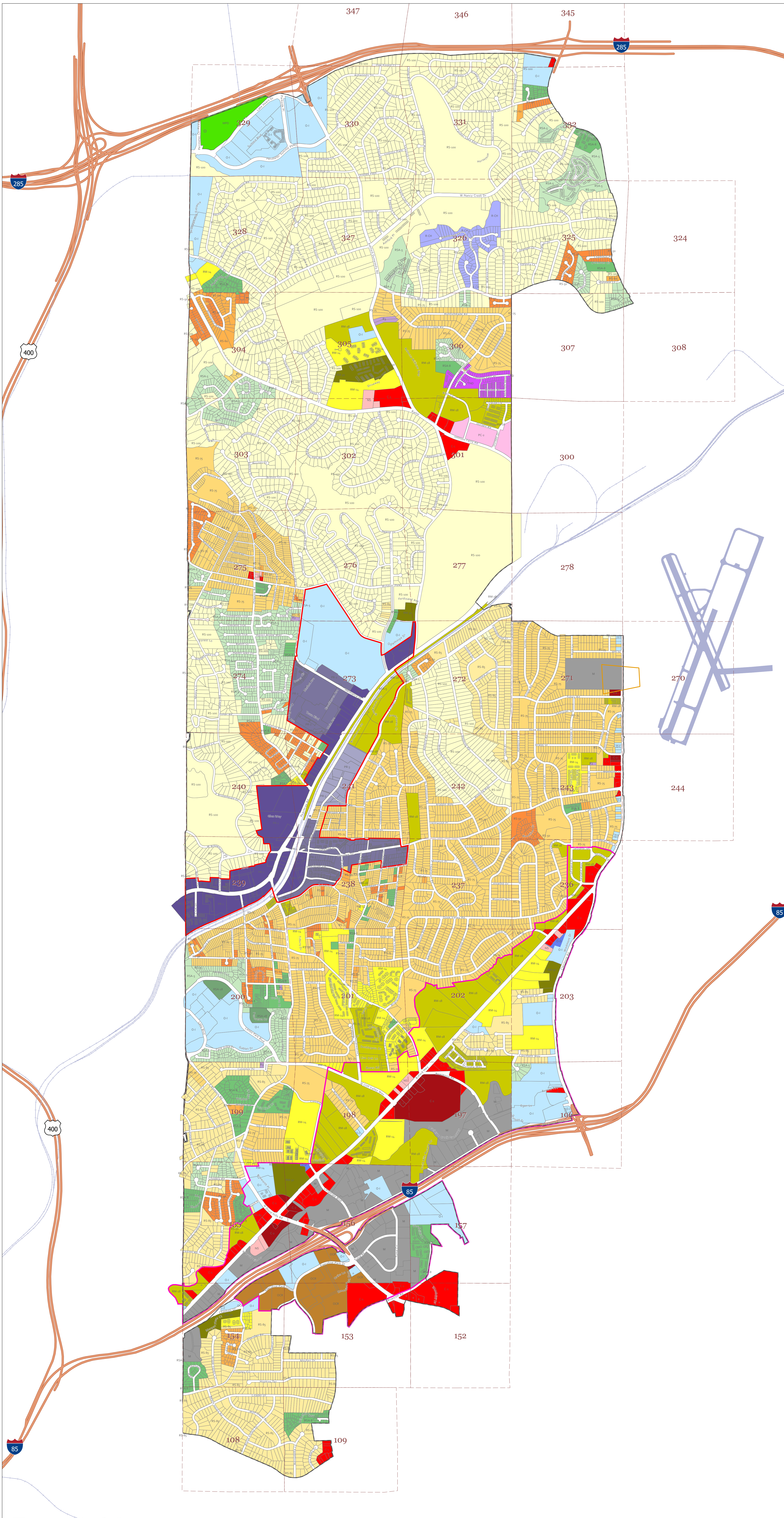
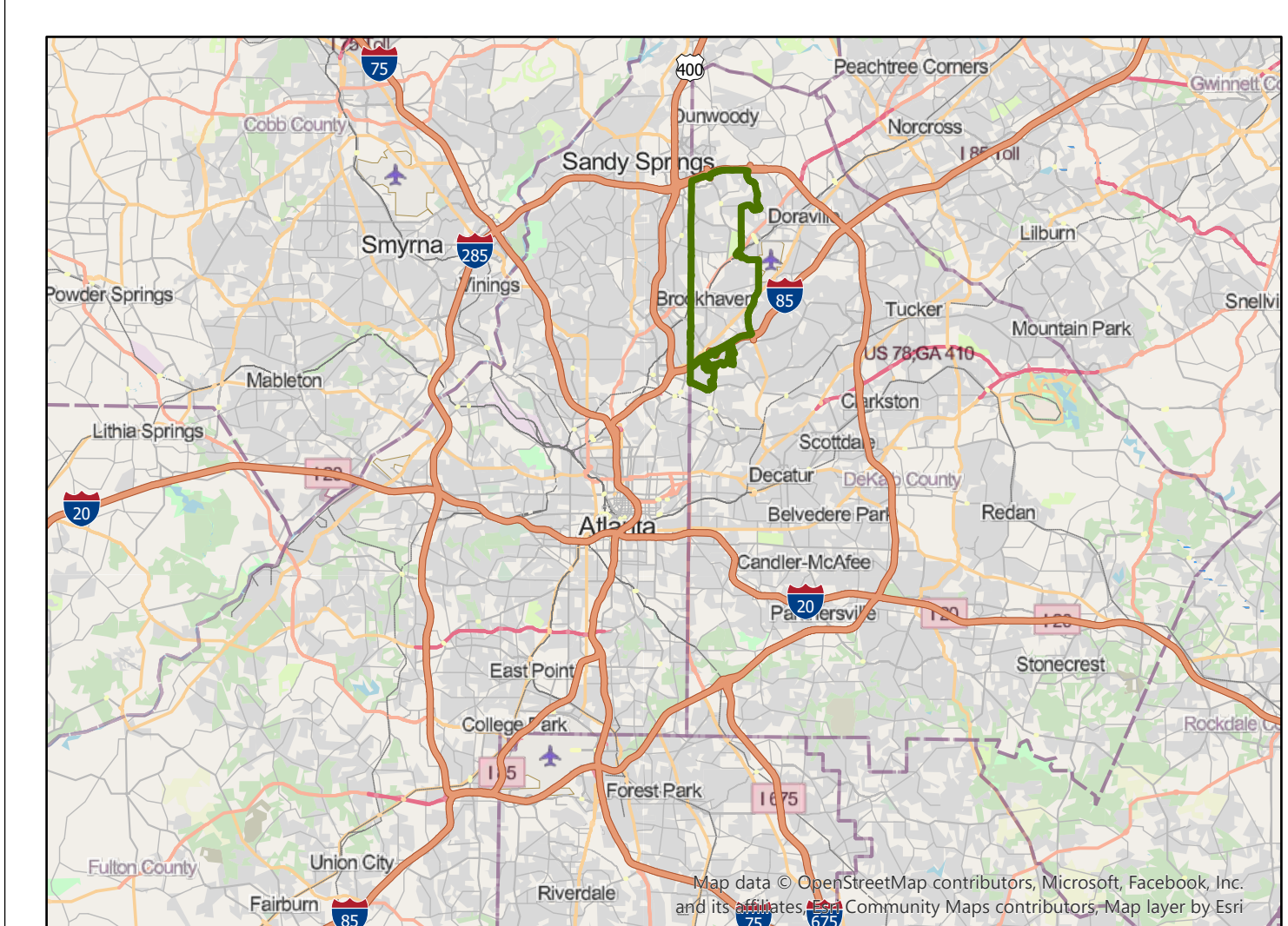
- Peachtree Road Overlay District (PRO)
- Airport Compatible Use Overlay District
- Buford Highway Overlay District



Revised March 22, 2024 to reflect the most recent zoning actions.

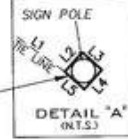
Updated by the City of Brookhaven IT/GIS Department 4/18/2024

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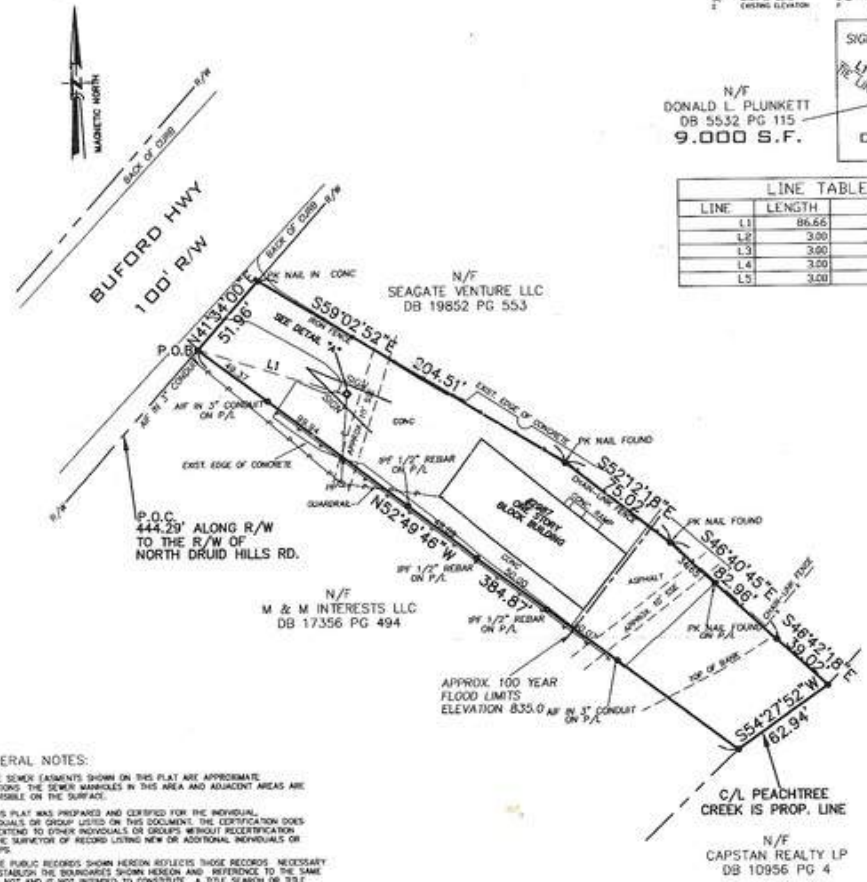
**LEGEND**

S/W	RIGHT OF WAY	UT	UTILITY EASEMENT
PR	PERMANENT	AC	ANCHOR BOLT
BL	BOUNDARY	HE	HEADWALL
SL	SETBACK LINE	CL	CENTER LINE
AP	ADJACENT PROPERTY LINE	GD	GRAVITATED DIRECTION
PR	PERMANENT	NO	NOISE NUMBER
V	VALVE	JK	IRON PIPE FOUND
W	WATER MAIN	SM	SMALL PIPE FOUND
MA	MANHOLE	EP	ELECTRIC POWER
SL	SEWER LINE	AL	ARC OF LEVELATURE
DE	DEBRIS EASEMENT	DB	DOWN HOLE CATCH BASIN
SE	SEWER EASEMENT	EP	EMERGENCY POWER POLE
CP	CEILING OF FOUNDATION	N	NOSE OF FORMERLY
N	NAIL IN CONCRETE	M	MOUNT
OC	EDGE OF CURB	U	UP PILE
EL	EXISTING ELEVATION	P	PREVIOUS ELEVATION



N/F  
DONALD L. PLUNKETT  
DB 5532 PG 115  
9.000 S.F.

LINE	LENGTH	BEARING
L1	86.65	S72°30'32"E
L2	3.00	N47°30'53"E
L3	3.00	S47°29'07"E
L4	3.00	S42°30'53"W
L5	3.00	N47°29'07"W



**GENERAL NOTES:**

THE SETBACK EASEMENTS SHOWN ON THIS PLAT ARE APPROXIMATE. LOCATIONS OF THE SETBACK MARKERS IN THIS AREA AND ADJACENT AREAS ARE AS VISIBLE ON THE SURFACE.

THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RE-IDENTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.

THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE, A TITLE SEARCH OR TITLE PINPOINT. THIS SURVEY REFLECTS ONLY THOSE MATTERS OF TITLE OF RECORD DISCLOSED TO THE SURVEYOR AT THIS TIME.

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED FILE REPORT. CERTAIN MATTERS THAT COULD BE DISCLOSED THROUGH A FILE SEARCH MAY OR MAY NOT AFFECT THE SURVEY SHOWN HEREON.

SOUTHERN TECHNICAL SERVICES, L.L.C. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-283-7411 PRIOR TO ANY CONSTRUCTION.

1. A PORTION OF THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER FORM PANEL NO. 130065-0005 © DEKALB COUNTY, GEORGIA, EFFECTIVE DATE JUNE 15, 1994.

2. IT IS UNDETERMINED IF THERE ARE SPECIAL ZONING CONDITIONS ASSOCIATED WITH THIS PROPERTY.

3. PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A GOOD FAITH STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

4. NO ATTEMPT WAS MADE TO IDENTIFY/SHOW METEORITES AND/OR STREAM BUFFER DELINEATIONS.

5. THE STREAM INDICATED ON THIS SURVEY IS SUBJECT TO REVIEW BY THE LOCAL PERMITTING AGENCY TO DETERMINE IF STREAM BUFFERS ARE MANDATED BY THE STATE OF GEORGIA.

6. REPARATION NOTE: THE PROPERTY LINE AS SHOWN ON THIS SURVEY RUNS ALONG THE CENTERLINE OF A DRAINAGE AND IS SUBJECT TO THE GRADUAL CHANGES THAT OCCUR OVER TIME WITH THE NATURAL FLOW OF WATER. THE CENTERLINE OF THE DRAINAGE HAS BEEN DELINEATED BY A FIELD RUN SURVEY.

AREA = 0.595 +/- ACRES



**SURVEYOR'S CERTIFICATE**  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS, ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS MEASURED WITH THE FOLLOWING EQUIPMENT:

SURVEY FOR	
SANDRA K. CAMPBELL ET AL	
Southern Technical Services, L.L.C.	
LAND SURVEYING	
REVISIONS	
COUNTY:	DEKALB
STATE:	GEORGIA



PeterShin  
(404) 642-0461  
retailcenter@gmail.com