

November 15, 2019

**VIA HAND DELIVERY AND EMAIL**

Chris M. Bell, Real Estate Specialist  
DeKalb County GIS Department  
330 West Ponce De Leon Avenue, Suite 400  
Decatur, GA 30030

**Re: Request for Abandonment of Portion of Property  
Tax ID # 18 125 01 022  
Property Address: 5932 East Ponce de Leon Avenue**


Dear Chris:

I have been retained by Tucker Land Group, LLC, the owner of the property located at 5116 Moore Street, Tucker, Georgia, to seek the County's abandonment of a 0.158 acre portion of the property known as 5932 East Ponce de Leon Avenue (the "Abandonment Property"), which was acquired by DeKalb County from Georgia Power and retained for use as Right of Way. Tucker Land Group, LLC is the sole property owner adjacent to the Abandonment Property.

In connection with my client's request for abandonment, Tucker Land Group ("Petitioner") hereby submits the following details and items:

- 1) **Petitioner's Name and Address:** Tucker Land Group, LLC, 1833 Lawrenceville Hwy, Decatur, GA
- 2) **Statement of Use:** Petitioner is developing a convenience store with gas pumps on the property located at 5116 Moore Street, Tucker, GA
- 3) **Properties the Petitioner Owns in County:** 5116 Moore Street, Tucker, GA
- 4) **List any Code Violations:** None
- 5) **Statement to Purchase Property:** The Abandonment Property is undeveloped Right of Way that abuts the front entrance to the property at 5116 Moore Street. The proposed abandonment will have no impact on the use of the remaining ROW, but will allow the Petitioner to have driveway access to E. Ponce de Leon
- 6) **Survey and Tax Map:** Enclosed
- 7) **Legal Description:** Enclosed
- 8) **\$75.00 Cashier's Check:** Enclosed

Should you require any further information or additional documentation, please let me know. Otherwise, please commence the abandonment process as soon as possible.

Sincerely,  
  
Michèle L. Battle



FOR THE FIRM  
**BOUNDARY ZONE, INC.**  
 NOT VALID WITHOUT  
 ORIGINAL SIGNATURE  
 LSF #839

*Ben E. Butterworth*  
 BEN E. BUTTERWORTH R/S #2294

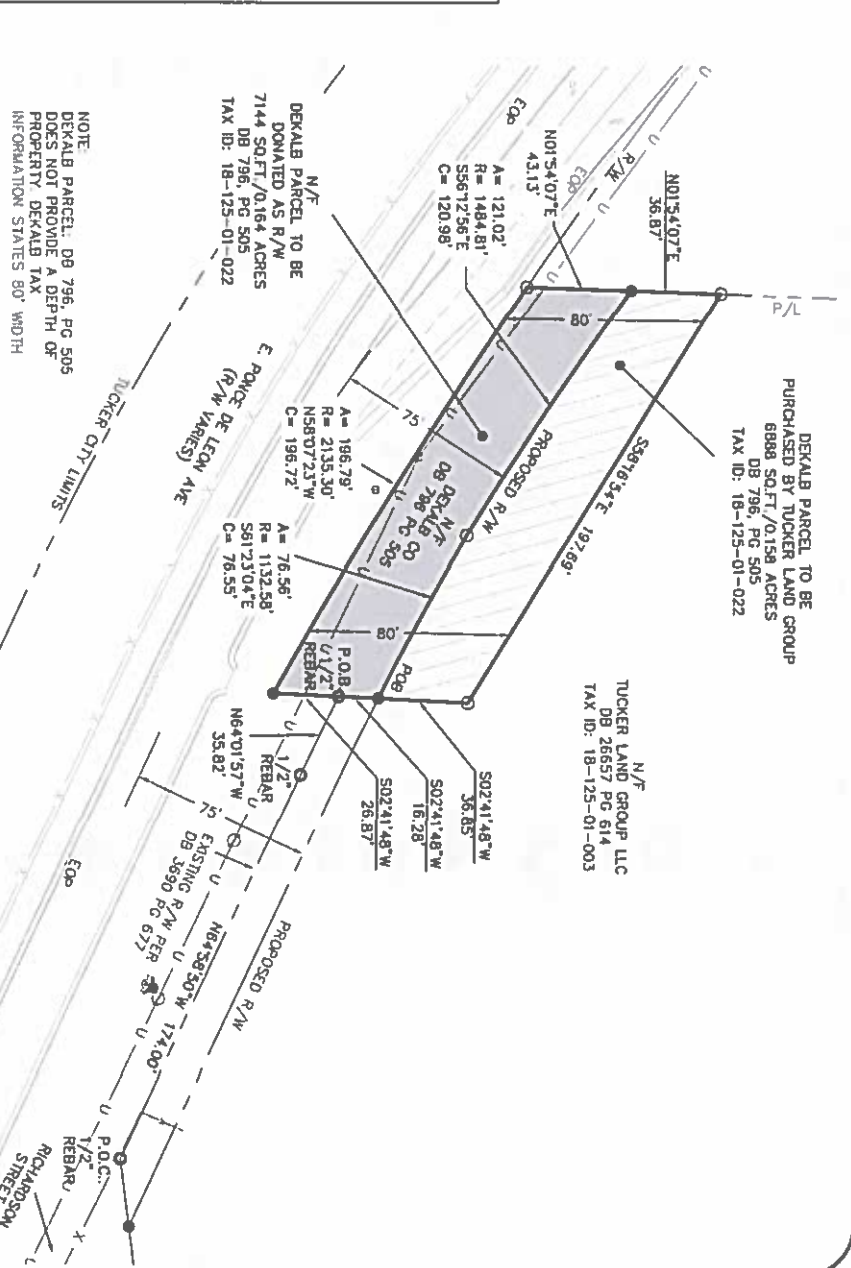
10/25/2019  
 DATE

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THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES, MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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DEKALB PARCEL TO BE  
 PURCHASED BY TUCKER LAND GROUP  
 6898 SQ.FT./0.158 ACRES  
 DB 796, PG 505  
 TAX ID: 18-125-01-022

TUCKER LAND GROUP LLC  
 DB 2655, PG 614  
 TAX ID: 18-125-01-003

NOTE:  
 DEKALB PARCEL, DB 796, PG 505  
 DOES NOT PROVIDE A DEPTH OF  
 PROPERTY DEKALB TAX  
 INFORMATION STATES 80' WIDTH

- PROPERTY CORNER
- FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF # 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- MANHOLE
- CLEAN OUT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- A/C UNIT
- GAS METER
- GAS VALVE
- CABLE BOX
- POWER METER
- TELEPHONE BOX
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- CB, CATCH BASIN
- SIGN

- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- S/W SIDEWALK
- DB DEED BOOK
- PB PLAT BOOK
- BSL BUILDING SETBACK LINE
- CONG. CONCRETE
- EOP EDGE OF PAVEMENT
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

TOTAL AREA: 0.164 ACRES, 7144 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 1511R, PAGE 5917, PLAT BOOK 129, PAGE 20  
 FIELDWORK PERFORMED ON 07/18/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

**BOUNDARY ZONE, INC.**  
 LAND SURVEYING SERVICES  
 1100 W. BROADWAY, SUITE 100  
 ATLANTA, GA 30309  
 (404) 525-1100  
 WWW.BOUNDARYZONE.COM

GRAPHIC SCALE - 1"=50'  
 0 50 100

**RIGHT-OF-WAY EXHIBIT**  
 PREPARED FOR:  
**SUWANE REALTY HOLDINGS, LLC**  
 LAND LOT 125, 18TH DISTRICT  
 CITY OF TUCKER  
 DEKALB COUNTY, GEORGIA - 10/25/2019

GRID NORTH  
 GA WEST NAD 83  
 DATUM NAVD 88  
 SCALE: 1"=50'

PROJECT  
 1851505  
 SHEET  
 1 OF 1  
 DWG: 1811



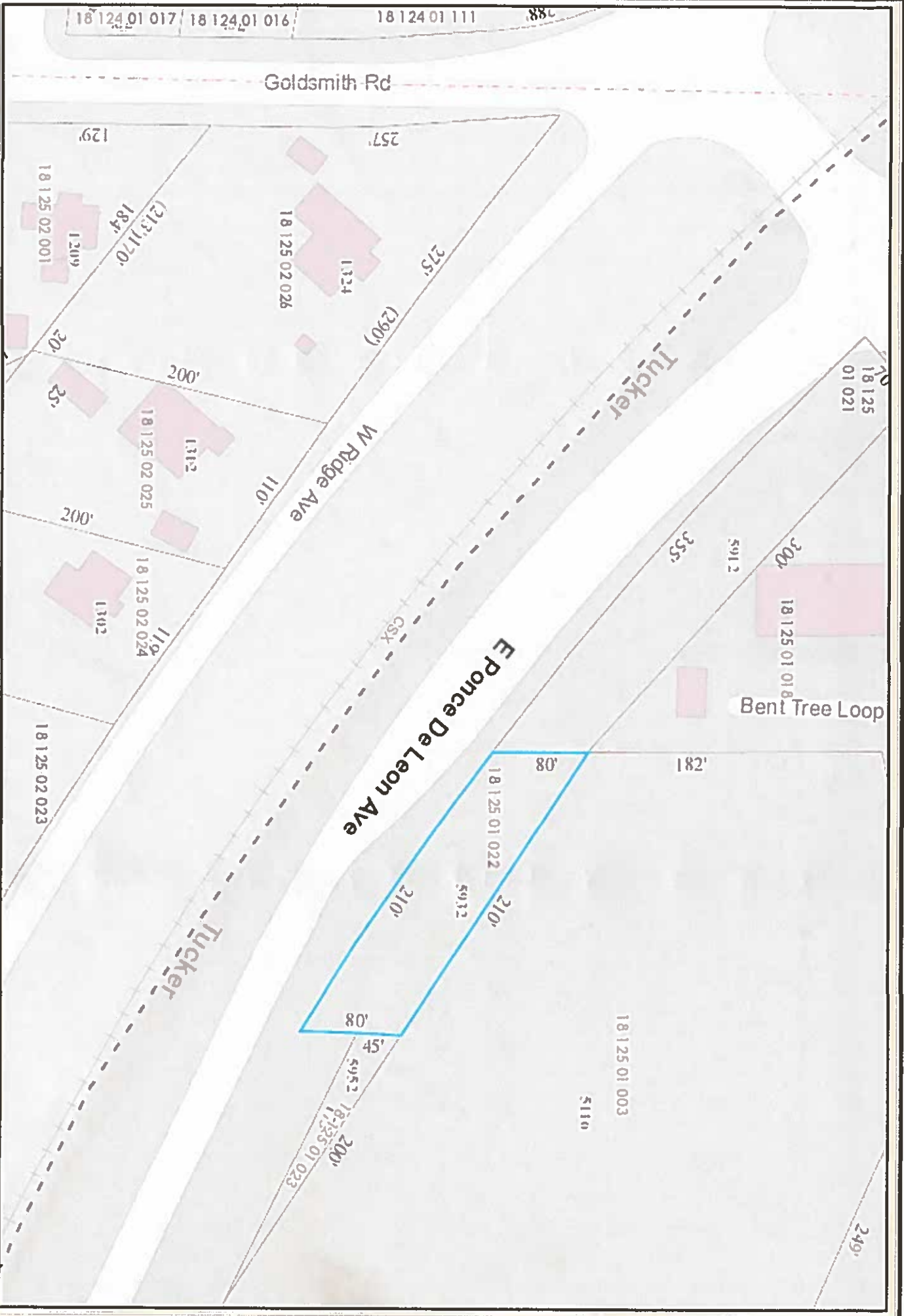
# DeKalb County Parcel Map



Date Printed: 11/13/2019



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LEGAL DESCRIPTION

*DEKALB PROPERTY TO BE PURCHASED BY TUCKER LAND GROUP*

TAX ID:18-125-01-022

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125, OF THE 18<sup>TH</sup> DISTRICT, OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE FROM AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RICHARDSON STREET WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EAST PONCE DE LEON AVENUE (VARIABLE R/W), THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG SAID RIGHT-OF-WAY LINE OF EAST PONCE DE LEON AVENUE NORTH 64 DEGREES 58 MINUTES 50 SECONDS WEST A DISTANCE OF 174.00 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 64 DEGREES 01 MINUTES 57 SECONDS WEST A DISTANCE OF 35.82 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 02 DEGREES 41 MINUTES 48 SECONDS EAST A DISTANCE OF 16.28 FEET TO AN IRON PIN SET (1/2" REBAR), SAID POINT BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 76.56 FEET, HAVING A RADIUS OF 1132.58 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 61 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 76.55 FEET; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 121.02 FEET, HAVING A RADIUS OF 1484.81 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 120.98 FEET TO IRON PIN SET (1/2" REBAR); THENCE NORTH 01 DEGREES 54 MINUTES 07 SECONDS EAST A DISTANCE OF 36.87 FEET TO A POINT; THENCE SOUTH 58 DEGREES 16 MINUTES 54 SECONDS EAST A DISTANCE OF 197.69 FEET TO A POINT; THENCE SOUTH 02 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 36.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (0.158 ACRES 6888 SQUARE FEET),