CITY OF CHAMBLEE
Planning and Development Department

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VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY: ☒ Zoning Variance ☐ Sign Variance ☐ Stream Buffer Variance ☐ Waiver

Housing First Rosalynn Apartments LLC - Dumpster Enclosure
Name of Project

2198 Dresden Drive Chamblee Ga 30341
Property Address

variance for Dumpster enclosure - property is a nonprofit providing 56 units of permanent supportive housing
Brief Description of Project

5/X - CC
Zoning District

1	1.83	7	
Total # of Properties Involved	Total Project Acreage	Total Number of Buildings	Total sq. ft. of buildings

OWNER:

3Keys Inc - Rosalynn Apartments
Name and Company

2198 Dresden Drive Chamblee Ga 30341
Mailing Address City, State Zip Code

[redacted]
Phone # E-mail

APPLICANT: ☐ Check here if Applicant is also the Property Owner

Name and Company

Mailing Address City, State Zip Code

Phone # [redacted] E-mail [redacted]

Applicant Signature 9/29/26 Date

☒ *I hereby certify that all information provided herein is true and correct.*

NOTARY:

Sworn to and subscribed before me this 29 day of September, 2026

Notary Public Andrea Pittman

ANDREA PITTMAN NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 27, 2028

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Owner Permission Affidavit

Subject Property Street Address: 2198 Dresden Drive Chamblee Ga 30341

Subject Property Tax ID number: 18 - 244 - 08 - 006

Owner:

Name (Person, Firm, Corporation, or Agency): 3Keys Inc.

Mailing Address: [redacted]

[redacted]

Phone: [redacted]

Email: [redacted]

Property Owner's Agent (If applicable)

Name (Person, Firm, Corporation, or Agency): _____

Mailing Address: _____

_____

_____

Phone: _____

Email: _____

I am applying for, or I hereby give authority to the applicant to file an application for: _____

Dumpster enclosure variance

[redacted]

Owner/Agent signature

[redacted]

Owner/Agent printed name

This instrument was signed before me on this date September 29, 2026

County Fulton Georgia Notary Signature: [signature]

Affix seal/stamp as close to signature as possible

ANDREA HOFFMAN NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 27, 2028

Rev. 1/12/21

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Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at 2198 Dresden DRive Chamblee Ga 30341, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to an elected official of the City of Chamblee? ☐ YES ☑ NO

Applicant/ Owner	
	Name: Housing FIRST Rosalyn Apartments - 3Keys Melissa Burton
	Address: 2198 Dresden DRive Chamblee Ga 30341
	Signature: Melissa Burton
	Date: 9/29/2026

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount

CITY OF CHAMBLEE
Planning and Development Department

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

melissa Burton 3Keys
Name

3Keys - Housing First Rosalynn Apartments
Company

2198 Dresden Drive Chamblee Ga 30341
Mailing Address | Suite/Apt. # | City, State | Zip Code

[redacted]
Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

2198 Dresden Drive Chamblee Ga 30341
Address of Project

Dumpster enclosure variance
Name of Project

variance/waiver
Application Type (Amend Zoning Map, Development of Community Impact (DCI), Variance/Waiver, Subdivide Land, Other)

1.83
Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

Dumpster enclosure variance for Rosalynn Apartments. To keep dumpster 5ft away from property - 6ft Dogwood privacy fence - 38ft

Melissa Burton
Applicant Signature

Date: 9 / 29 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: 10/29/2026

Staff Printed Name: John Torres Signed: John Torres

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VESTING LEGAL DESCRIPTION

EXHIBIT "A" - EAST PARCEL

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT No. 370880 1b
FOR GEORGIA HOUSING AND FINANCE AUTHORITY
EFFECTIVE DATE: MARCH 15, 2018

#2198 DRESDEN DRIVE
PARCEL B

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 244 AND 245 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED IN TWO PARCELS AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTHERLY RIGHT- OF-WAY OF DRESDEN DRIVE INTERSECTS THE WESTERLY RIGHT-OF-WAY OF BRAGG STREET, AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION 564.70 FEET ALONG RIGHT-OF-WAY OF DRESDEN DRIVE TO A ONE INCH OPEN TOP FOUND WHICH IS LOCATED AT THE 30' R/W OF DRESDEN DRIVE;
THENCE RUNNING TO THE 40' R/W OF DRESDEN DRIVE NORTH 60 DEGREES 18 MINUTES 32 SECONDS WEST 10.00' FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING; RUNNING SOUTHWESTERLY ALONG RIGHT-OF-WAY OF DRESDEN DRIVE SOUTH 28 DEGREES 55 MINUTES 05 SECONDS WEST A DISTANCE OF 29.04 FEET TO A POINT;
CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE HAVING AN ARC LENGTH OF 435.12 FEET, SUBTENDED BY A CHORD AND BEARING OF SOUTH 60 DEGREES 09 MINUTES 05 SECONDS WEST A DISTANCE OF 413.89 FEET TO AN IRON PIN SET;
THENCE LEAVING SAID RIGHT-OF-WAY NORTH 01 DEGREES 32 MINUTES 30 SECONDS EAST A DISTANCE OF 220.65 FEET TO A HALF INCH REBAR FOUND;
THENCE NORTH 89 DEGREES 09 MINUTES 36 SECONDS EAST A DISTANCE Of 361.83 FEET TO A 3/4 INCH OPEN TOP PIN FOUND; THENCE SOUTH 06 DEGREES 59 MINUTES 45 SECONDS WEST A DISTANCE OF 95.47 FEET TO A ONE INCH OPEN TOP FOUND;
THENCE SOUTH 60 DEGREES 18 MINUTES 32 SECOND S EAST A DISTANCE OF 46.69 FEET TO AN IRON PIN SET, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 79,513 SQUARE FEET OR 1.83 ACRES.

APPURTENANT EASEMENT #1

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY SANITARY SEWER EASEMENT AGREEMENT DATED JANUARY 7, 2000, BY AND BETWEEN STERN FAMILY LIMITED PARTNERSHIP AND DRESDEN DEVELOPMENT, L.P., RECORDED ON JANUARY 21, 2000, IN DEED BOOK 11169, PAGE 9, DEKALB COUNTY, GEORGIA RECORDS; AS AMENDED BY FIRST AMENDMENT TO SANITARY SEWER EASEMENT AGREEMENT,D ATED JANUARY 13, 2000, BY AND BETWEEN STERN FAMILY LIMITED PARTNERSHIP AND DRESDEN DEVELOPMENT, L.P., RECORDED INI DEED BOOK 11169, PAGE 24, AFORESAID RECORDS.

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AS SURVEYED LEGAL DESCRIPTION

(FIELD RUN SURVEY – EAST PARCEL)

#2198 DRESDEN DRIVE
TAX PARCEL: 18 244 08 005
Housing First Rosalynn Apartments LLC

ALL That tract or parcel of land lying or being in Land Lots 244 and 245 of the 18th District, City of Chamblee, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southeasterly right-of-way line of Buford Highway (right-of-way varies) and the northerly right-of-way line of Dresden Drive (70-foot right-of-way);

THENCE along the said northerly right-of-way line of Dresden Drive South 89 degrees 28 minutes 46 seconds East, a distance of 240.76 feet to a point;

THENCE along the said northerly right-of-way line of Dresden Drive South 25 degrees 23 minutes 25 seconds West, a distance of 6.05 feet to an iron pin found, a one-half inch rebar on the northerly right-of-way line of Dresden Drive (60-foot right-of-way),

THENCE continuing along the said northerly right-of-way line of Dresden Drive North 89 degrees 35 minutes 45 seconds East, a distance of 231.94 feet to a point, 30-feet from the centerline of Dresden Drive;

THENCE continuing along the said northerly right-of-way line of Dresden Drive North 02 degrees 52 minutes 23 seconds West, a distance of 10.00 feet to a point being 40-feet from the centerline of Dresden Drive, said point being the POINT OF BEGINNING;

THENCE leaving the said northerly right-of-way line of Dresden Drive proceed North 02 degrees 52 minutes 23 seconds West, a distance of 220.65 feet to a point;

THENCE North 64 degrees 44 minutes 43 seconds East, a distance of 361.83 feet to a point;

THENCE South 02 degrees 34 minutes 52 seconds West, a distance of 95.47 feet to a point;

THENCE South 84 degrees 43 minutes 20 seconds East, a distance of 46.89 feet to a point on the northwesterly right-of-way line of Dresden Drive (right-of-way varies), 40-feet from centerline;

THENCE along the said northwesterly right-of-way line of Dresden Drive (right-of-way varies) South 24 degrees 30 minutes 12 seconds West, a distance of 29.03 feet to a point;

THENCE continuing along the said northwesterly right-of-way line of Dresden Drive southwesterly and westerly a distance of 436.13 feet along the arc of a curve to the right, having a radius of 399.08 feet and being subtended by a chord which bears South 55 degrees 44 minutes 10 seconds West, for a distance of 413.89 feet, to the POINT OF BEGINNING.

Said tract or parcel of land containing 79,514 Square Feet or 1.825 Acres, more or less.

SEE SHEET 1

SURVEYOR'S CERTIFICATION

TO: HOUSING FIRST ROSALYNN APARTMENTS, LLC; GEORGIA HOUSING FINANCE AUTHORITY; AND CHICAGO 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 2016 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 (a) & (b), 7(a), 8, 9, 10(a), 11, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY OF 2016

GEORGIA REGISTERED No. 2659 LAND SURVEYOR CLYDE R. ELDREDGE

May 14, 2018

CLYDE R. ELDREDGE, RLS DATE
GEORGIA REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 2659

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3Keys, Inc. Rosalyn Apartments

2198 Dresden Drive, Chamblee, GA 30340

Privacy Fence Site Plan Explanation

City of Chamblee City Council:

3Keys, Inc., which owns and operates Rosalyn Apartments located at 2198 Dresden Drive in the City of Chamblee, is seeking a variance for **Code Section 240-7(b)(8)(e): "Dumpsters shall be placed in the rear yard and shall be located a minimum of five feet from property lines"** for the purpose of keeping the garbage dumpster in the space that it currently occupies. The space is adjacent to the property, is enclosed and is over thirty feet from the property line. The property is also seeking a variance for **Code Section 240-7(b)(8)(d): "The operable side of the dumpster shall be concealed with a gate equal to or higher than the height of the dumpster. The gate shall be opaque and constructed of durable material. Gates shall remain in the enclosed position unless actively being serviced"** for the purpose of leaving the design of the dumpster enclosure unchanged (ungated on operable side).

In regard Code Section 240-7(b)(8)(e), to relocate the dumpster to the area behind the property would pose the following challenges:

- **(1) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography:**
  Due to the current design (shape/layout of the property) of Rosalyn Apartments, it would pose a hardship to relocate the garbage receptacle to the area at the back of the property. This space will not adequately allow for the garbage truck to dispose of the refuse by having enough space to maneuver on and off the property (the back of the property does not have sufficient space for the truck to pick-up and let down the dumpster, as well as turn around to leave off of the property).
- **(2) The application of this UDO to the particular piece of property would create an unnecessary hardship; and (3) Such conditions are peculiar to the particular piece of property involved:**
  Rosalyn Apartments (named after former First Lady Rosalyn Carter, who was a key proponent for establishing 3Keys, Inc.) operates under the auspices of 3Keys, Inc. and serves individuals who have underlying physical and mental health challenges. Relocating the dumpster to the rear of the building would cause an enormous challenge for many of our residents who have physical limitations, by having them walk a much longer and slightly elevated distance to dispose of the refuse collected in their individual units.
- **(4) Such conditions are not the result of any actions of the property owner:**
  The dumpster is located in its original space, where it has been since the construction of Rosalyn Apartments; the previous fence was in disrepair and desperately needed to be replaced as it had become an "eye sore".
- **(5) Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance:**

The current location, which is the original location of the dumpster, is visible from the main office area, allowing for staff to monitor any illegal dumping. Only the residents of Rosalyn Apartments are permitted to use the dumpster, and only garbage is disposed of in the receptacle.

"Dumpsters shall be placed in the rear yard and shall be located a minimum of five feet from property lines."

Please allow the bullets listed below to provide an explanation for the privacy fencing that replaced the old fencing at 2198 Dresden Drive:

- Six foot dog ear privacy fence along the side of the property and around dumpster (the previous fence was replaced with the same type fencing).
- The dumpster enclosure is located adjacent to the main building of the property, across the parking lot.
- There is approximately 38 feet from the dumpster to the property line, the privacy fence separates the properties and also the dumpster.
- There is no fence at either the front or street side of the property.
- Site plan is attached which identifies the property (2198 Dresden Drive) and markings show the approximate distance from the dumpster to the adjacent property.
- Pictures are attached to show an example image of the dumpster enclosure.

In regard to Code Section 240-7(b)(8)(d), the property respectfully requests to leave the dumpster enclosure 'as-is', without a gate concealing the operable side of the dumpster.

- **(1) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography:**
  The current dumpster is in its original location and the design of the dumpster area is enclosed and three sides with the operable side remaining open but facing the rear of the property. The operable side is not visible from the road or neighboring properties. Due to the size of the concrete pad the dumpster is located on, it would be difficult to fully enclose the space. If the area surrounding the dumpster were fully enclosed, it would result in a 'blind' area between the dumpster enclosure and the fence blocking the dumpster from the neighboring property. This could pose a dangerous situation for residents, visitors and staff of the property. Additionally, it would create a space where 'illegal' dumping could occur.
- **(2) The application of this UDO to the particular piece of property would create an unnecessary hardship; and (3) Such conditions are peculiar to the particular piece of property involved:**
  Rosalyn Apartments (named after former First Lady Rosalyn Carter, who was a key proponent for establishing 3Keys, Inc.) operates under the auspices of 3Keys, Inc. and serves individuals who have underlying physical and mental health challenges. Fully enclosing the dumpster would make it challenging for many of our residents to properly dispose of their trash. Many residents would not be able to open the enclosure/gate. This would result in trash being left in and around the dumpster enclosure rather than being placed inside of the dumpster. The current design allows for easy access to the dumpster by the residents and staff.

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- **(4) Such conditions are not the result of any actions of the property owner:**
  The current location and design of the dumpster enclosure was approved by the City of Chamblee when the original plans were made. There have been no changes to the design other than to replace the old fencing around the dumpster area.
- **(5) Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance:**
  The current design and location allow for visibility from the main office area, allowing for staff to monitor any illegal dumping. Only the residents of Rosalyn Apartments are permitted to use the dumpster, and only garbage is disposed of in the receptacle. The operable side of the dumpster, though not currently gated, is not visible by surrounding property owners and is also shielded from residents, visitors and staff.

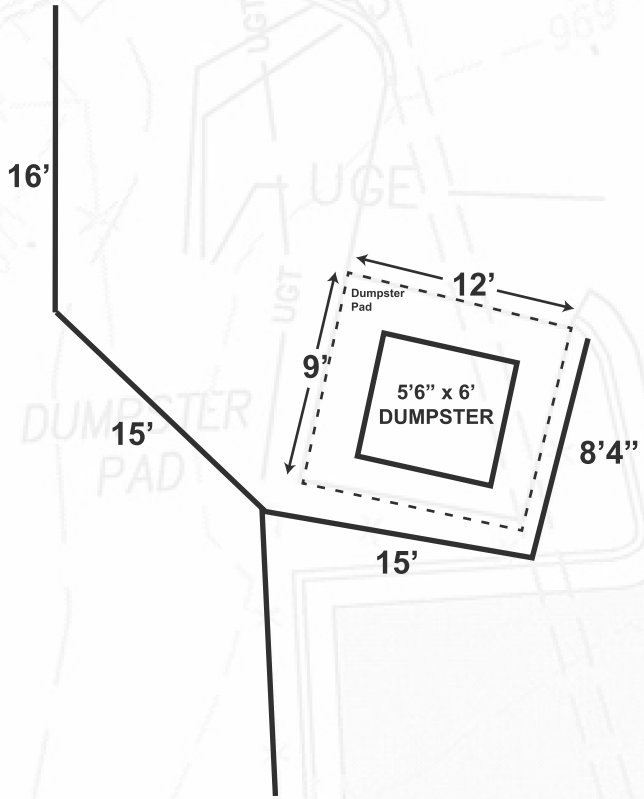
For any questions related to this variance and/or the site plan explanation, please contact me via email at [redacted]

[redacted]

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Alley leading behind building -



Drawing respresents current
layout of dumpster and enclosure.
This drawing is overlaid on original plans.
Scale is 1:20.

Parking lot

0 20’

ArcGIS Web Map

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5/12/2025, 11:00:34 AM

Entrance to property from Drosden Drive

1:749

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

City Limits

Address

DeKalb County Tax Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CHICAGO TITLE INSURANCE COMPANY

TITLE COMMITMENT No. 370880 1b
EFFECTIVE DATE: MARCH 15, 2018
FOR: GEORGIA HOUSING AND FINANCE AUTHORITY

SCHEDULE B - SECTION 2
SPECIAL EXCEPTIONS

1. [NOTE: ITEMS NO. 1 - 3 ARE INTENTIONALLY OMITTED]

4. Matters revealed on the following recorded plats:

   c) Subdivision of Camp Gordon recorded in Plat Book 6, Page 85, records of the Clerk of Superior Court of DeKalb County, Georgia;
   (DOES SHOW THE GENERAL AREA OF THIS SUBJECT PROPERTY. RELATES TO THIS AREA BACK IN THE EARLY 1900'S.)

   d) E. D. Vaughn Property, dated October 2, 1951, recorded in Plat Book 19, Page 5, aforesaid records;
   (DOES SHOW THE GENERAL AREA OF THIS SUBJECT PROPERTY. PLAT IS DATED OCT. 2, 1951)

   e) Plat of E. D. Vaughan's Property, dated September 19, 1946, recorded in Plat Book 29, Page 127, aforesaid records;
   (DOES SHOW THE GENERAL AREA OF THIS SUBJECT PROPERTY. PLAT IS DATED SEPT. 19, 1946)

   f) Styled Commonwealth Land Title Insurance Company Metropolitan Title Agency, Inc. and Dresden Development, L.P. by GA Land Surveying Co. Inc., bearing the seal of Josh L. Lewis III, GRLS #1751, dated October 14, 1997, filed January 20, 1998, recorded in Plat Book 104, Page 49, aforesaid records.
   (DOES AFFECT THE SUBJECT PROPERTY AS THIS PLAT DESCRIBES THIS PROPERTY AS IT WAS IN OCTOBER OF 1997)

5. Easement from L. H. Fore to Georgia Power Company, dated November 22, 1949, filed December 6, 1949, recorded in Deed Book 794, Page 189, aforesaid records.
   (MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY. THE EASEMENT IS VAGUE AND BLANKET IN NATURE AND UNABLE TO PLOT OR LOCATE.)

6. Easement from L. H. Fore to Georgia Power Company, dated July 17, 1952, filed August 18, 1952, recorded in Deed Book 936, Page 336, aforesaid records.
   (MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY. THE EASEMENT IS VAGUE AND BLANKET IN NATURE AND UNABLE TO PLOT OR LOCATE.)

7. Easement rights contained in that Right of Way Deed from Albert E. Carver to DeKalb County, a political subdivision of the State of Georgia, dated July 12, 1963, filed August 23, 1963, recorded in Deed Book 1799, Page 526, aforesaid records.
   (MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY. RELATES TO THE 60-FOOT RIGHT-OF-WAY OF DRESDEN DRIVE. EASEMENTS ARE BLANKET IN NATURE FOR DRAINAGE AND MAINTENACE OF ROAD, AMONG OTHER THINGS. UNABLE TO PLOT OR LOCATE ON THE SURVEY)

8. Easement rights contained in that Right of Way Deed from Weldon Terry to DeKalb County, a political subdivision of the State of Georgia, dated August 26, 1963, filed September 5, 1963 and recorded in Deed Book 1805, Page 719, aforesaid records.
   (MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY. RELATES TO THE 60-FOOT RIGHT-OF-WAY OF DRESDEN DRIVE. EASEMENTS ARE BLANKET IN NATURE FOR DRAINAGE AND MAINTENACE OF ROAD, AMONG OTHER THINGS. UNABLE TO PLOT OR LOCATE ON THE SURVEY)

9. Easement rights contained in that Right of Way Deed from Dresden Development L.P. to DeKalb County, a political subdivision of the State of Georgia, dated July 31, 1997, filed August 18, 1997 and recorded in Deed Book 9564, Page 558, aforesaid records.
   (DOES AFFECT THE SUBJECT PROPERTY. RELATES TO THE LOCATION OF THE RIGHT-OF-WAY LINE OF DRESDEN DRIVE, FOR THIS PROPERTY TO BE 40-FEET FROM CENTERLINE OF ROAD. EASEMENTS REFERRED TO IN THIS DOCUMENT RELATE TO, AMONG OTHER THINGS, THE NECESSARY DRAINAGE, CONSTRUCTION AND MAINTENANCE OF THE ROAD. THESE ARE BLANKET IN NATURE AND UNABLE TO PLOT.)

10. Easement from L. F. McGraw, Jr. and Miron R. McGraw to Georgia Power Company, dated March 30, 1984, filed June 15, 1984, recorded in Deed Book 5001, Page 196, aforesaid records.
    (DOES NOT AFFECT THE SUBJECT PROPERTY. RELATES TO THE PROPERTY TO THE NORTH, AT 4321 BUFORD HIGHWAY THAT WAS AT ONE TIME KNOWN AS COREY SIGN COMPANY.)

CHICAGO TITLE INSURANCE COMPANY

TITLE COMMITMENT No. 370880 1b
EFFECTIVE DATE: MARCH 15, 2018
FOR: GEORGIA HOUSING AND FINANCE AUTHORITY

SCHEDULE B - SECTION 2
SPECIAL EXCEPTIONS

(CONTINUED)

11. Sanitary Sewer Easement Agreement between Stern Family Limited Partnership and Dresden Development, L.P., dated January 7, 2000, filed January 21, 2000, recorded in Deed Book 11169, Page 9, aforesaid records; as amended by First Amendment to Sanitary Sewer Easement Agreement dated January 13, 2000, filed January 21, 2000, recorded in Deed Book 11169, Page 24, aforesaid records.
    (DOES NOT DIRECTLY AFFECT THE SUBJECT PROPERTY. RELATES TO THE PROPERTY TO THE SOUTH SIDE OF DRESDEN DRIVE, #2217 DRESDEN DRIVE AND THIS HAS BEEN LISTED AS AN APPURTENANT EASEMENT, AS SHOWN HEREON.)

12. Sanitary Sewer Easement Agreement between Dresden Development, LP, a Georgia limited partnership, and Shopon Shopon, dated March 28, 2012, filed May 1, 2012, recorded in Deed Book 23007, Page 109, aforesaid records; as amended by First Amendment to Sanitary Sewer Easement Agreement dated March 28, 2012, filed September 17, 2012, recorded in Deed Book 23265, Page 419, aforesaid records.
    (DOES AFFECT THE SUBJECT PROPERTY ALONG THE WEST AND SOUTWEST PORTION OF THE PROPERTY AS SHOWN)

13. Easement dated February 26, 1955, between Subdivision Development Corp., to Georgia Power Company, recorded in Deed Book 1328, Page 267, aforesaid records.
    (DOES NOT AFFECT THE SUBJECT PROPERTY. EASEMENT IS VAGUE AND BLANKET IN NATURE, BUT REFERS TO WAKEFIELD FOREST ALONG WARWICK CIRCLE WHICH IS LOCATED TO THE SOUTH OF THE SUBJECT PROPERTY.)

14. Easement dated January 17, 1995, between Sonya Steen, to Georgia Power Company, recorded in Deed Book 8471, Page 577, aforesaid records.
    (DOES NOT AFFECT THE SUBJECT PROPERTY. RELATES TO THE PROPERTY TO THE SOUTH OF DRESDEN DRIVE, LOCATED AT 2217 DRESDEN DRIVE. ALSO EASEMENT IS BLANKET IN NATURE AND UNABLE TO PLOT OR LOCATE UPON THE SURVEY)

15. All matters affecting subject property as disclosed on that plat recorded in Plat Book 29, Page 146, aforesaid records.
    (DOES RELATE TO THIS AREA OF LAND, AS IT WAS IN 1946. SHOWS THE LOCATION OF BRAGG STREET, AND CANDLER ROAD WHICH IS NOW CALLED DRESDEN DRIVE. PLAT WAS PREPARED BY GORDON NALLY, C.E., AND DATED SEPTEMBER 19, 1946.)

CITY OF CHAMBLEE Planning and Development Department
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VESTING LEGAL DESCRIPTION

EXHIBIT "A" - EAST PARCEL

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT No. 370880 1b
FOR GEORGIA HOUSING AND FINANCE AUTHORITY
EFFECTIVE DATE: MARCH 15, 2018

#2198 DRESDEN DRIVE
PARCEL B

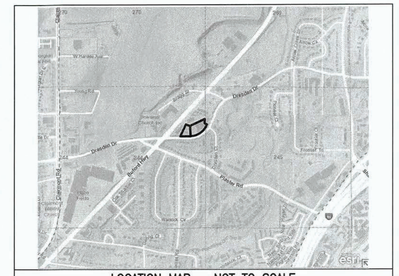
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THENCE RUNNING TO THE 40' R/W OF DRESDEN DRIVE NORTH 60 DEGREES 18 MINUTES 32 SECONDS WEST 10.00' FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING; RUNNING SOUTHWESTERLY ALONG RIGHT–OF–WAY OF DRESDEN DRIVE SOUTH 28 DEGREES 55 MINUTES 05 SECONDS WEST A DISTANCE OF 29.04 FEET TO A POINT;
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THENCE LEAVING SAID RIGHT–OF–WAY NORTH 01 DEGREES 32 MINUTES 30 SECONDS EAST A DISTANCE OF 220.65 FEET TO A HALF INCH REBAR FOUND;
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APPURTENANT EASEMENT #1

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY SANITARY SEWER EASEMENT AGREEMENT DATED JANUARY 7, 2000, BY AND BETWEEN STERN FAMILY LIMITED PARTNERSHIP AND DRESDEN DEVELOPMENT, L.P., RECORDED ON JANUARY 21, 2000, IN DEED BOOK 11169, PAGE 9, DEKALB COUNTY, GEORGIA RECORDS; AS AMENDED BY FIRST AMENDMENT TO SANITARY SEWER EASEMENT AGREEMENT,D ATED JANUARY 13, 2000, BY AND BETWEEN STERN FAMILY LIMITED PARTNERSHIP AND DRESDEN DEVELOPMENT, L.P., RECORDED INI DEED BOOK 11169, PAGE 24, AFORESAID RECORDS.



LOCATION MAP – NOT TO SCALE

AS SURVEYED LEGAL DESCRIPTION

(FIELD RUN SURVEY - EAST PARCEL)

#2198 DRESDEN DRIVE
TAX PARCEL: 18 244 08 006
Housing First Rosalynn Apartments LLC

ALL That tract or parcel of land lying or being in Land Lots 244 and 245 of the 18th District, City of Chamblee, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southeasterly right-of-way line of Buford Highway (right-of-way varies) and the northerly right-of-way line of Dresden Drive (70-foot right-of-way);

THENCE along the said northerly right-of-way line of Dresden Drive South 89 degrees 28 minutes 46 seconds East, a distance of 240.76 feet to a point;

THENCE along the said northerly right-of-way line of Dresden Drive South 25 degrees 23 minutes 25 seconds West, a distance of 6.05 feet to an iron pin found, a one-half inch rebar on the northerly right-of-way line of Dresden Drive (60-foot right-of-way),

THENCE continuing along the said northerly right-of-way line of Dresden Drive North 89 degrees 35 minutes 45 seconds East, a distance of 231.94 feet to a point, 30-feet from the centerline of Dresden Drive;

THENCE continuing along the said northerly right-of-way line of Dresden Drive North 02 degrees 52 minutes 23 seconds West, a distance of 10.00 feet to a point being 40-feet from the centerline of Dresden Drive, said point being the POINT OF BEGINNING;

THENCE leaving the said northerly right-of-way line of Dresden Drive proceed North 02 degrees 52 minutes 23 seconds West, a distance of 220.65 feet to a point;

THENCE North 64 degrees 44 minutes 43 seconds East, a distance of 361.83 feet to a point;

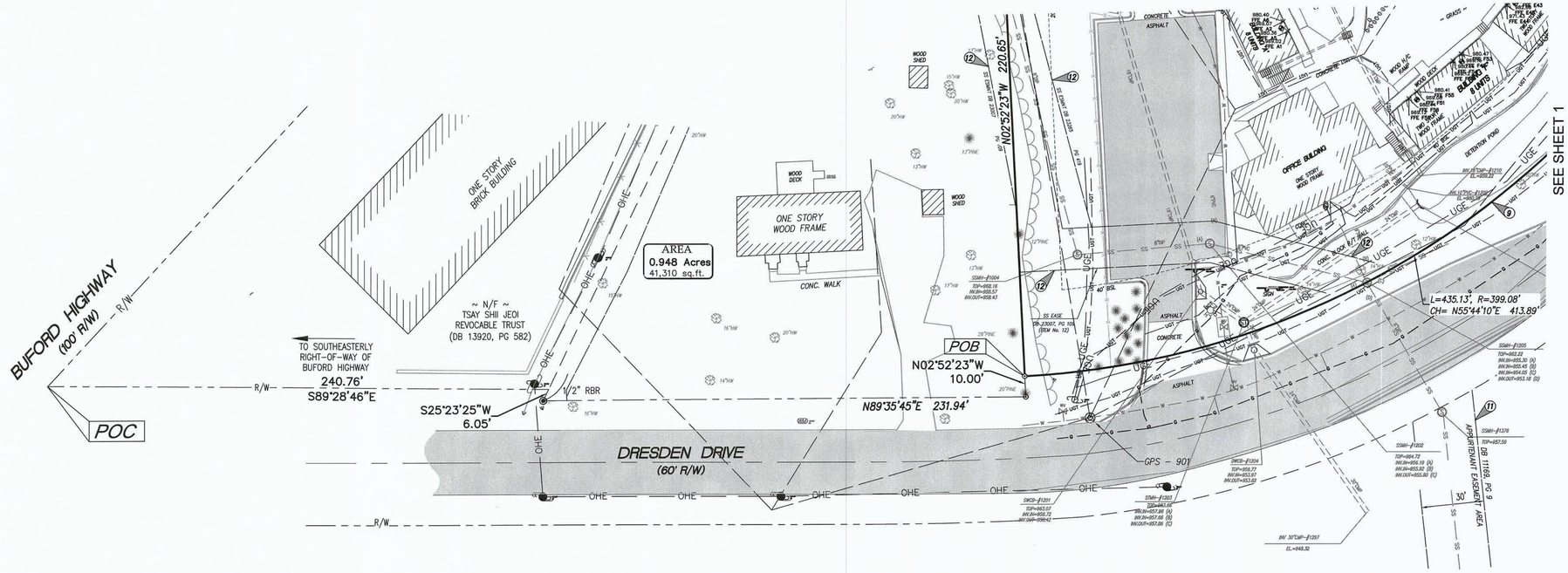
THENCE South 02 degrees 34 minutes 52 seconds West, a distance of 95.47 feet to a point;

THENCE South 64 degrees 43 minutes 20 seconds East, a distance of 46.69 feet to a point on the northwesterly right-of-way line of Dresden Drive (right-of-way varies), 40-feet from centerline;

THENCE along the said northwesterly right-of-way line of Dresden Drive (right-of-way varies) South 24 degrees 30 minutes 12 seconds West, a distance of 29.03 feet to a point;

THENCE continuing along the said northwesterly right-of-way line of Dresden Drive southwesterly and westerly a distance of 435.13 feet along the arc of a curve to the right, having a radius of 399.08 feet and being subtended by a chord which bears South 55 degrees 44 minutes 10 seconds West, for a distance of 413.89 feet, to the POINT OF BEGINNING.

Said tract or parcel of land containing 79,514 Square Feet or 1.825 Acres, more or less.



SURVEYOR'S CERTIFICATION

TO: HOUSING FIRST ROSALYNN APARTMENTS, LLC; GEORGIA HOUSING FINANCE AUTHORITY; AND CHICAGO 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 2016 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 (a) & (b), 7(a), 8, 9, 10(a), 11, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY OF 2016

GEORGIA REGISTERED No. 2659 LAND SURVEYOR CLYDE R ELDREDGE
5/14/18

May 14, 2018
CLYDE R. ELDREDGE, RLS DATE
GEORGIA REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 2659

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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770.423.0807
LSF 001218

LOCATED IN
LAND LOTS 244 AND 245, 18TH DISTRICT
CITY OF CHAMBLEE
DEKALB COUNTY, GEORGIA

CLIENT
TAPESTRY DEVELOPMENT GROUP, INC

ALTA/NSPS LAND TITLE SURVEY
OF #2198 DRESDEN DRIVE
FOR
GEORGIA HOUSING FINANCE AUTHORITY
(GHFA) & CHICAGO TITLE
INSURANCE COMPANY

DATE
JULY 21, 2017

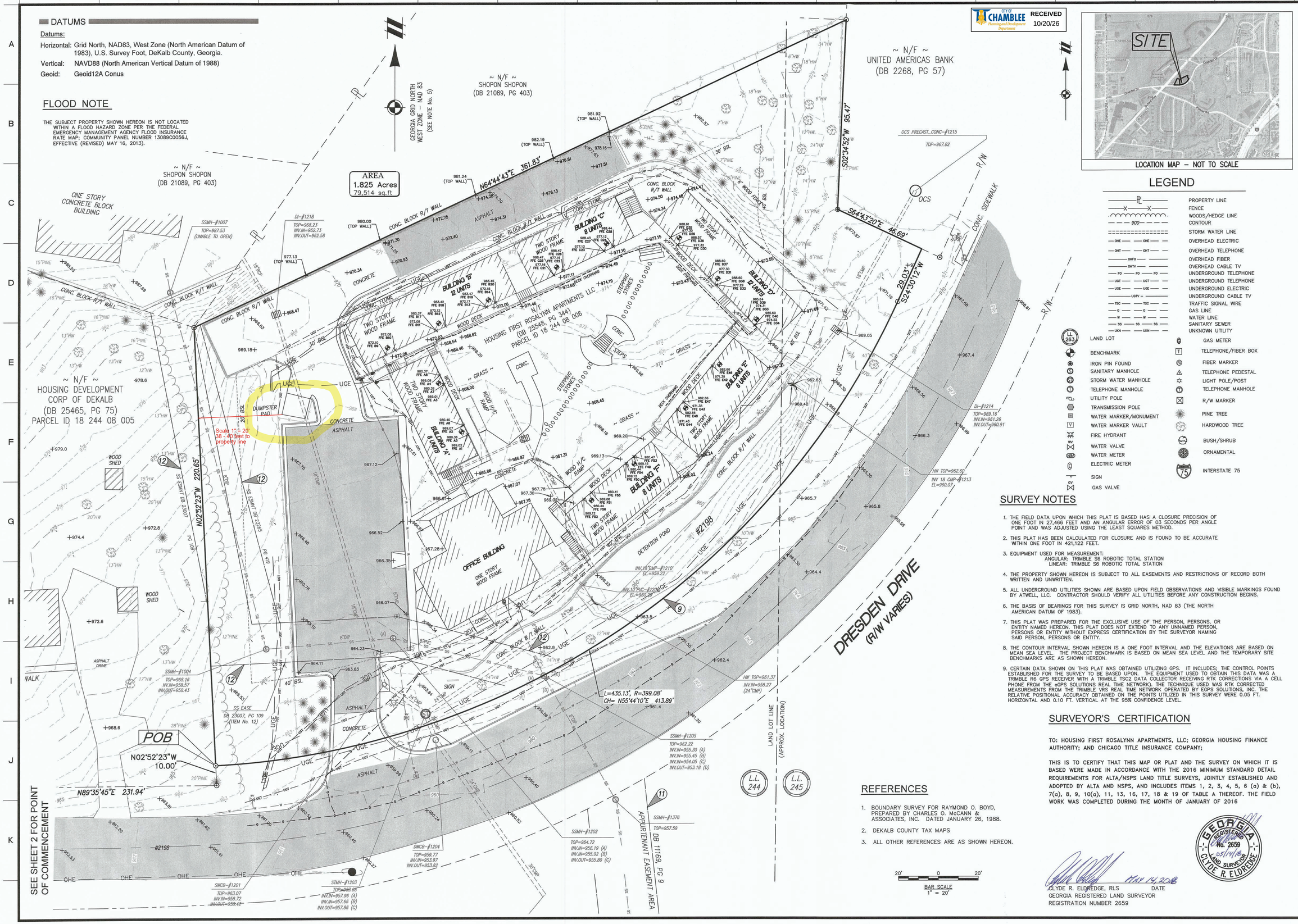
1. UPDATE SURVEY WITH NAMES, TITLE DOCS. & ADD LEGAL (05.14.18)

REVISIONS

SCALE 0 10 20
1" = 20 FEET

DR. CRE	CH. CRE
P.M. CRE	
BOOK --	
JOB 17002028	
SHEET NO. 2 OF 2	

CAD FILE: 17002028 ALTA (05.10.18)-1.DWG



LEGEND

PROPERTY LINE	LAND LOT
FENCE	BENCHMARK
WOODS/HEDGE LINE	IRON PIN FOUND
CONTOUR	SANITARY MANHOLE
STORM WATER LINE	STORM WATER MANHOLE
OVERHEAD ELECTRIC	TELEPHONE MANHOLE
OVERHEAD TELEPHONE	UTILITY POLE
OVERHEAD FIBER	TRANSMISSION POLE
OVERHEAD CABLE TV	WATER MARKER/MONUMENT
UNDERGROUND TELEPHONE	WATER MARKER VAULT
UNDERGROUND TELEPHONE	FIRE HYDRANT
UNDERGROUND ELECTRIC	WATER VALVE
UNDERGROUND CABLE TV	WATER METER
TRAFFIC SIGNAL WIRE	ELECTRIC METER
GAS LINE	SIGN
WATER LINE	GAS VALVE
SANITARY SEWER	GAS METER
UNKNOWN UTILITY	TELEPHONE/FIBER BOX
	FIBER MARKER
	TELEPHONE PEDESTAL
	LIGHT POLE/POST
	TELEPHONE MANHOLE
	R/W MARKER
	PINE TREE
	HARDWOOD TREE
	BUSH/SHRUB
	ORNAMENTAL
	INTERSTATE 75

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,466 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 421,122 FEET.
3. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S6 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATIONS AND VISIBLE MARKINGS FOUND BY ATWELL, LLC. CONTRACTOR SHOULD VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
6. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, NAD 83 (THE NORTH AMERICAN DATUM OF 1983).
7. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
8. THE CONTOUR INTERVAL SHOWN HEREON IS A ONE FOOT INTERVAL AND THE ELEVATIONS ARE BASED ON MEAN SEA LEVEL. THE PROJECT BENCHMARK IS BASED ON MEAN SEA LEVEL AND THE TEMPORARY SITE BENCHMARKS ARE AS SHOWN HEREON.
9. CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES; THE CONTROL POINTS ESTABLISHED FOR THE SURVEY TO BE BASED UPON. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A TRIMBLE R6 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE eGPS SOLUTIONS REAL TIME NETWORK). THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.05 FT. HORIZONTAL AND 0.10 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

REFERENCES

1. BOUNDARY SURVEY FOR RAYMOND O. BOYD, PREPARED BY CHARLES O. McCANN & ASSOCIATES, INC. DATED JANUARY 26, 1988.
2. DEKALB COUNTY TAX MAPS
3. ALL OTHER REFERENCES ARE AS SHOWN HEREON.

BAR SCALE 1" = 20'

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TAPESTRY DEVELOPMENT GROUP, INC

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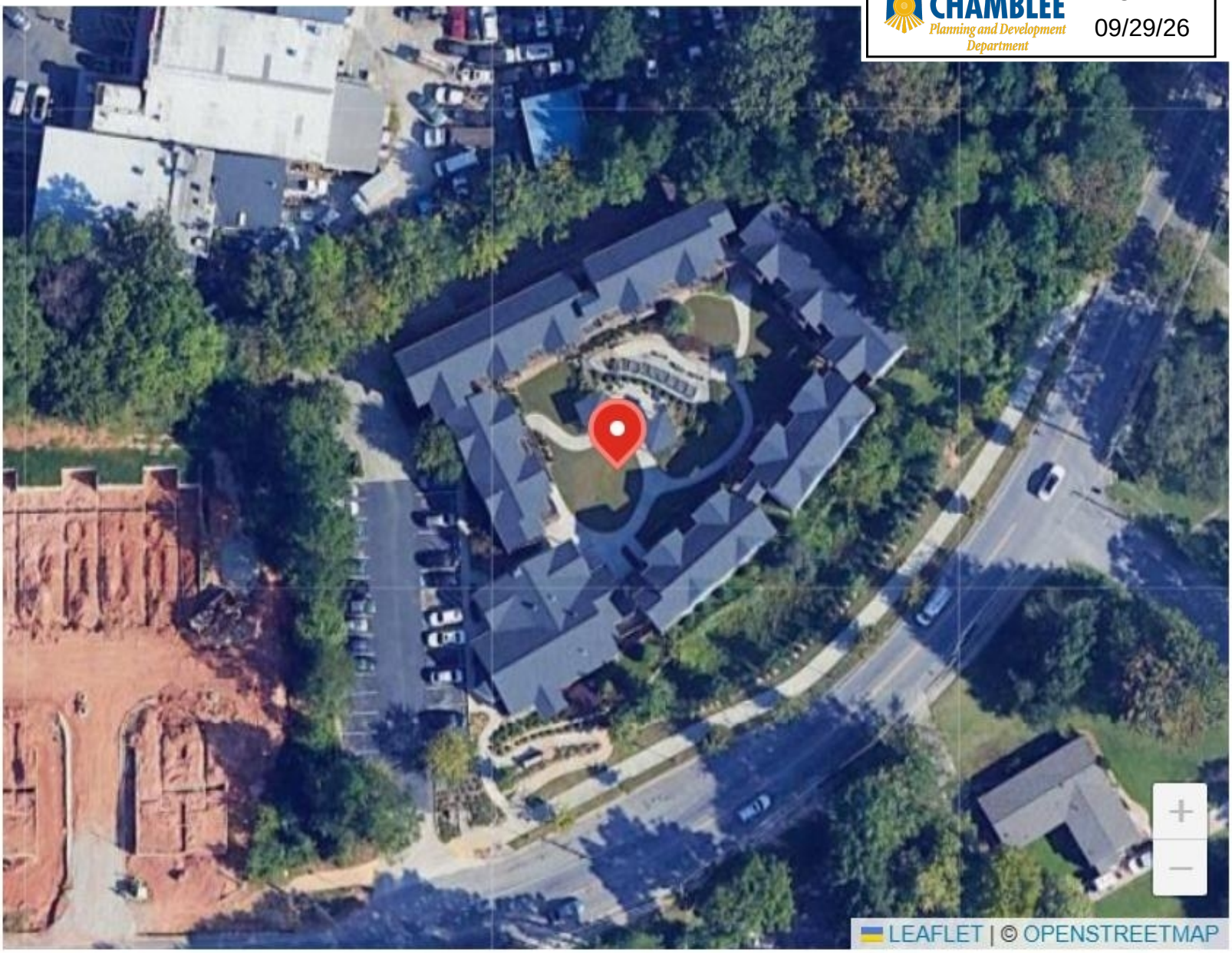
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SHEET NO. 1 OF 2	

CAD FILE: 17002028 ALTA (05.10.18)-1.DWG

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Planning and Development Department

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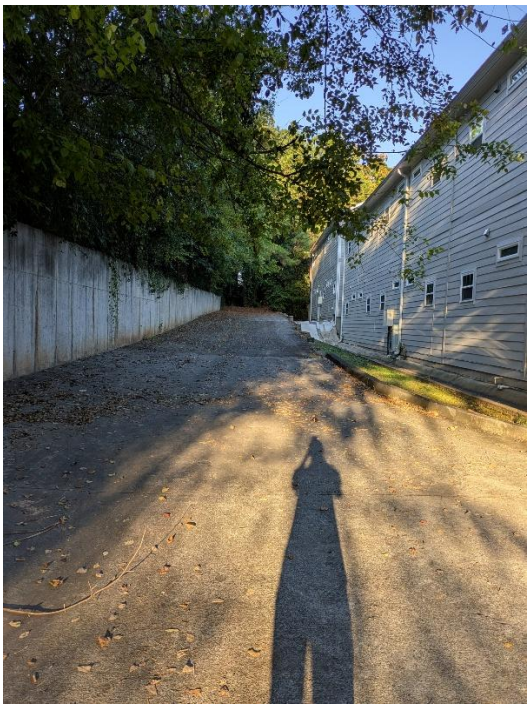
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Alley/rear of building is to the right.

2198 Dresden Drive – Picture taken from driveway near dumpster enclosure facing the rear of the property. The 'alley' in the next photo is to the right of the banana tree in the upper right portion of this photo.



2198 Dresden Drive – Picture of rear of building/alley where trash service would need to drive if dumpster moved behind the building.

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Planning and Development Department

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2198 Dresden Drive – Photo of dumpster enclosure from front of dumpster. Office is corner of the building shown in the photo.