

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE S-SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL POINTS AND AN OUTLINE SURVEY WAS PERFORMED AND ADJUSTED USING THE LEAST SQUARES METHOD.
THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JULY 12, 2017.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) IS SHOWN IN THIS SURVEY FOR INFORMATION ONLY. THE SURVEYOR'S FIELD OFFICE SHALL BE CONSIDERED IN LIGHT BY THOSE USING THIS DRAWING. THE INFORMATION SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN HEREON MAY BE PRESENT. THE SURVEYOR'S FIELD OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER IS SHOWN HEREON. THE SURVEYOR'S FIELD OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER BRIBARON OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SAID SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF. FREE FLOW DIMINUTION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE BASIS OF THE REFLECTED OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY, AND IS SHOWN FOR INFORMATIONAL PURPOSES.

THE SURVEYOR HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF SKYLAND DRIVE AND CLAIRMONT ROAD.

THE SURVEYOR RECOMMENDS A CURRENT TITLE SEARCH BE CONDUCTED TO VERIFY THE EXISTENCE OF ANY EASEMENTS OR ENCUMBRANCES TO THE SUBJECT PROPERTY.

THE FOLLOWING EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY. EASEMENT LOCATIONS ARE TOO VAGUE TO PLOT BASED ON THE DEED DESCRIPTIONS.

1. GEORGIA POWER COMPANY EASEMENT PER DB 503 PG. 328
2. GEORGIA POWER COMPANY EASEMENT PER DB 541 PG. 313
3. GEORGIA POWER COMPANY EASEMENT PER DB 558 PG. 257
4. GEORGIA POWER COMPANY EASEMENT PER DB 568 PG. 257
5. SOUTHERN BELL TELEPHONE PERMIT PER DB. 674 PG. 442
6. SOUTHERN BELL TELEPHONE PERMIT PER DB. 674 PG. 442

THE SURVEYOR RECOMMENDS A CURRENT TITLE SEARCH BE CONDUCTED TO VERIFY THE EXISTENCE OF ANY EASEMENTS OR ENCUMBRANCES TO THE SUBJECT PROPERTY.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF SKYLAND DRIVE AND CLAIRMONT ROAD.

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REFERENCE MATERIAL

1. SUBDIVISION PLAT FOR GORDON ACRES SUBDIVISION AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA RECORDED IN DB 558 PG. 267
2. SUBDIVISION PLAT FOR GORDON ACRES SUBDIVISION SECTION ONE AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA RECORDED IN DB 558 PG. 267
3. SUBDIVISION PLAT FOR GEORGIAN VILLAGE SUBDIVISION AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA RECORDED IN DB 558 PG. 267
4. SUBDIVISION PLAT FOR GEORGIAN VILLAGE SUBDIVISION SECTION TWO AFORESAID RECORDS
5. SUBDIVISION PLAT FOR GEORGIAN VILLAGE SUBDIVISION SECTION TWO AFORESAID RECORDS
6. VESTING DEED TO DEKALB COUNTY RECORDED IN DB 555 PG. 379
7. VESTING DEED TO DEKALB COUNTY RECORDED IN DB 555 PG. 379
8. BOUNDARY SURVEY FOR PEACH TREE DEKALB AIRPORT DATED AUGUST 21, 2014
9. BOUNDARY SURVEY FOR THE CITY OF BROOKHAVEN DATED NOVEMBER 28, 2016

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (ASHFORD FOREST PARK)

LOCATED IN LAND LOT 271, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SITE MAP



PICTURE LOCATION AND DIRECTION



AERIAL IMAGE PROVIDED BY GOOGLE EARTH IMAGERY DATED MAY 7, 2016

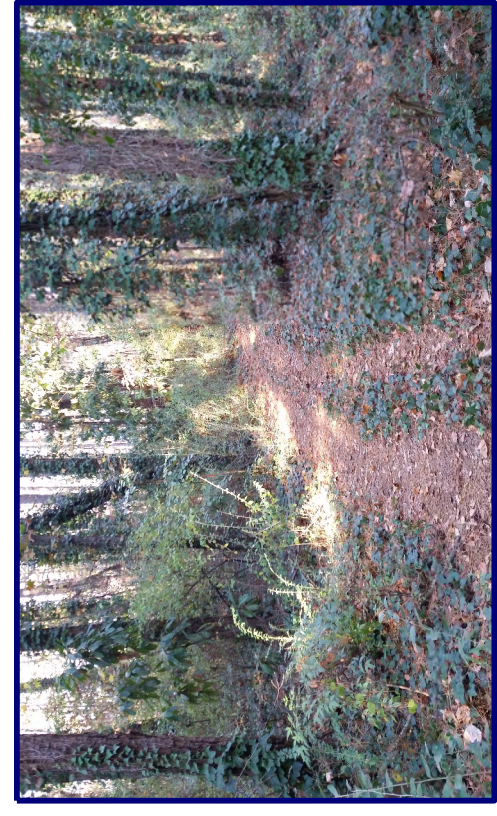


PHOTO #1



PHOTO #2

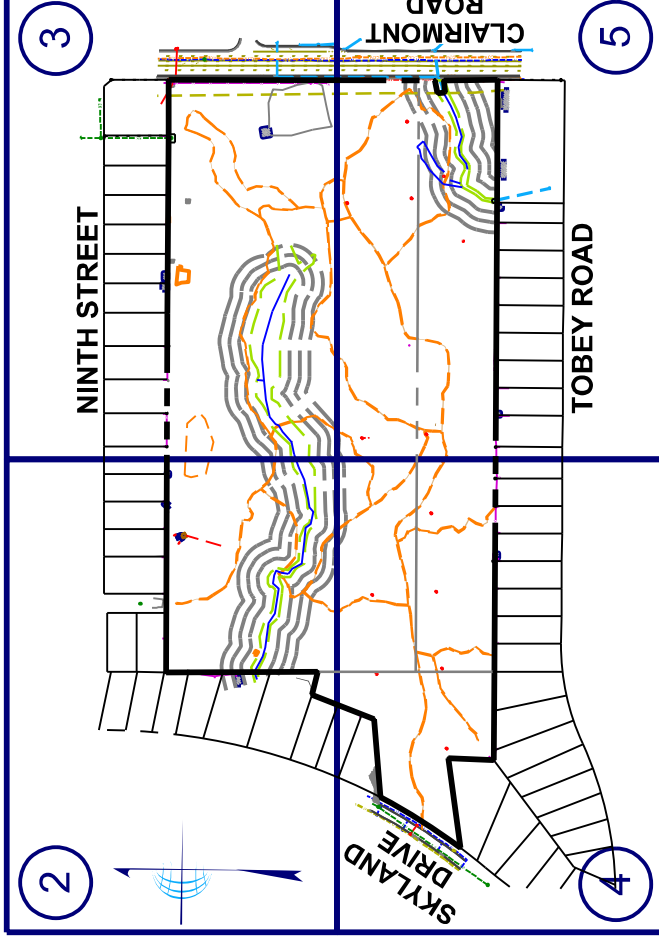


PHOTO #3

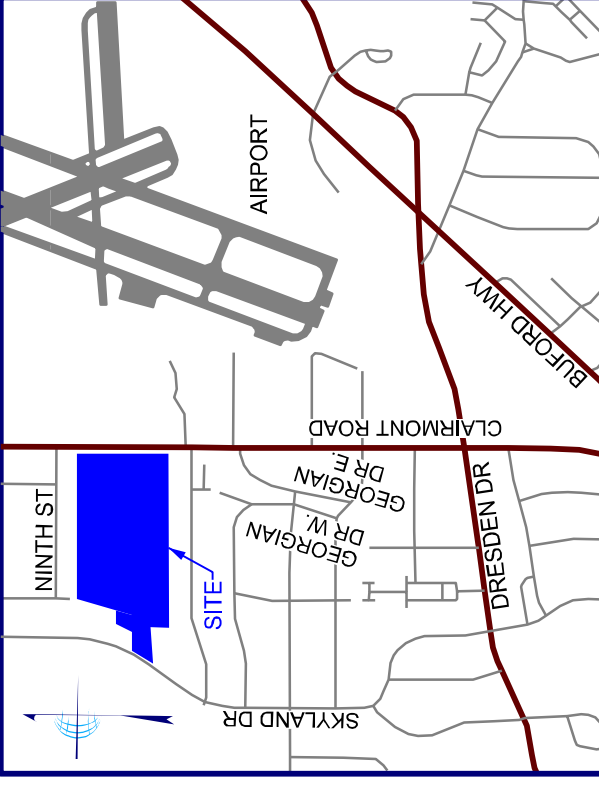


PHOTO #4

SHEET INDEX



NOT TO SCALE



LOCATION MAP

NOT TO SCALE
LAT - 33°52'25.80" N
LONGS - 84°16'45.16" W

SITE INFORMATION

CURRENT OWNER: DEKALB COUNTY
DB 535 PG. 287 & DB 968 PG. 43

TAX PARCEL ID # 18 271 08 052 & 18 271 08 020

ADDRESS: 3890 CLAIRMONT ROAD & 2961 SKYLAND DRIVE

TOWNS: M. INDUSTRIALS
JURISDICTION: CITY OF BROOKHAVEN

SETBACKS FRONT FROM PUBLIC STREET: 75'
SIDE FROM PUBLIC STREET: 20'
REAR: 66' (EXCEPT WHERE TRANSITIONAL BUFFER ZONE IS REQUIRED)

JURISDICTION: CITY OF BROOKHAVEN

SETBACKS FRONT FROM MAJOR THROUGHWAYS: 45'
FROM MINOR THROUGHWAYS: 35'
FROM COLLECTOR STREETS: 30'
FROM OTHER STREETS: 30'

SIDE: 7.5'
SETBACKS: AS SHOWN ON SURVEY

(SETBACKS NOT PROVIDED ON SURVEY)

SITE AREA

**1,367,623 SQ.FT.
OR
31.3963 AC.**

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
UTILISURVEY, LLC
154 GRANT ROAD
ATLANTA, GA 30305
PHONE: 404-312-5872
ATTENTION: HANS WÖNNERBERGER

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADAR FREQUENCY TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR IN-DEACTIVE, UTILITIES MAY EXIST ON THIS SITE BUT ARE NOT SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE COMPLETELY ACCURATE. THIS INFORMATION IS AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS
SUNBELT COMPANY, GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
PHONE: 404-352-7000
ATTENTION: DAN WILLEY
(404) 584-3230

POWER
GEORGIA POWER COMPANY
475 N. WASHINGTON STREET
ATLANTA, GA 30318
PHONE: 404-489-5300
ATTENTION: IKE COLLINS

WATER
CITY OF ATLANTA DEPARTMENT OF WATER MANAGEMENT
651 14TH STREET
ATLANTA, GA 30318
PHONE: 404-526-1400
ATTENTION: JAMES BOSTWICK
(770) 501-9160

COMMUNICATION
AT&T
208 S. SKYLAND STREET
ATLANTA, GA 30302
PHONE: 404-522-2000
ANGELO HINES

VERIZON AT&T
RICHARDSON, TX 75082
PHONE: 479-11402

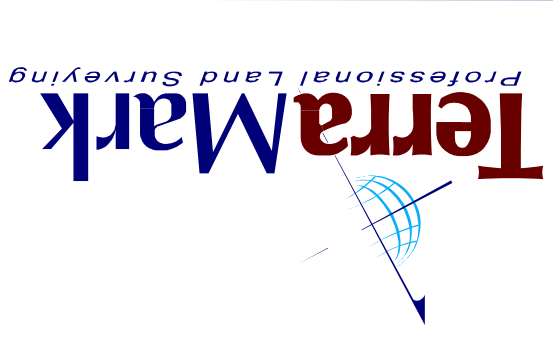
CELESTIS
DENNIS PARKER
700 PEACH TREE PLACE NE
ATLANTA, GA 30309
PHONE: 404-522-3200
(770) 501-9160

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DEKALB COUNTY, GEORGIA. THE SURVEYOR IS A LICENSED SURVEYOR, LICENSE NUMBER SA 15-6467.

**PRELIMINARY
PENDING REVIEW AND COMMENT**
THIS SURVEY IS PRELIMINARY AND NOT FOR CONSTRUCTION.
REGISTERED NUMBER: 28177

SHEET NO. 1/5
DRAWING# TP 16-234



Project No	Date	Survey Crew	Drawn By	Approved By	Date	Path
2016-234	07/18/17	DB CY	JDM	WCV	07/18/17	1-407

Scale: 1" = 40'
S: SURVEY 2016-234.DWG TOPG 28.DGN

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (ASHFORD FOREST PARK)
LOCATED IN LAND LOT 271, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

LEGEND

	CURB AND GUTTER (C&G)		IRRIGATION CONTROL VALVE (ICV)
	FENCE		FIRE HYDRANT (FH)
	HANDRAIL		WATER VALVE (WV)
	STORM DRAIN LINE		WATER METER (WM)
	SANITARY SEWER		FIRE DEPT. CONNECTION (FDC)
	WATER LINE		WATER VALVE MARKER
	GAS LINE		TRANSFORMER BOX (TX)
	UNDERGROUND POWER LINE		AIR CONDITIONER (AC)
	OVERHEAD POWER LINE		ELECTRIC METER (EM)
	UNDERGROUND COMMUNICATION		ELECTRIC UTILITY
	TOPOGRAPHIC CONTOUR		GREASE TRAP (GT)
	PROPERTY LINE		
	LIGHT POLE (LP)		SPOT ELEVATION
	POWER POLE (PP)		ABANDONED LANDING LIGHTS
	UTILITY MANHOLE (UM)		SPOTLIGHT
	GAS METER (GM)		GAS VALVE (GV)
	TELEPHONE PEDIESTAL		COMMUNICATION BOX
	BOLLARD (BO)		MAIL BOX
	SIGN		
	SEWER WALK		
	CONCRETE AREA		
	OVERLAPING AREA		
	RIP-RAP AREA		
	BRICK AREA		
	TREENLINE		

ABBREVIATIONS

IPS	IRON PIN SET (CAPPED)
NF	NOW OR FORMERLY
PL	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS LENGTH
RM	RIGHT-OF-WAY MONUMENT
RB	REBAR
RC	REINFORCED CONCRETE
SC	SANITARY SEWER
SO	SQUARE FOOT
SSE	SANITARY SEWER EASEMENT
WPP	WOOD PRIVACY FENCE
AC	ACRE
BSL	BUILDING SETBACK LINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMC	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DN	DOWN PIPE
FDC	FIRE DEPARTMENT CONNECTION
FO	FOUND
FS	FIRE DEPARTMENT CONNECTION
IPF	IRON PIN FOUND

TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)		HOLLY
	BIRCH		MAGNOLIA
	CYPRESS		MAPLE
	GINGKO		ORNAMENTAL
	HICKORY		PEAR
			SYCAMORE

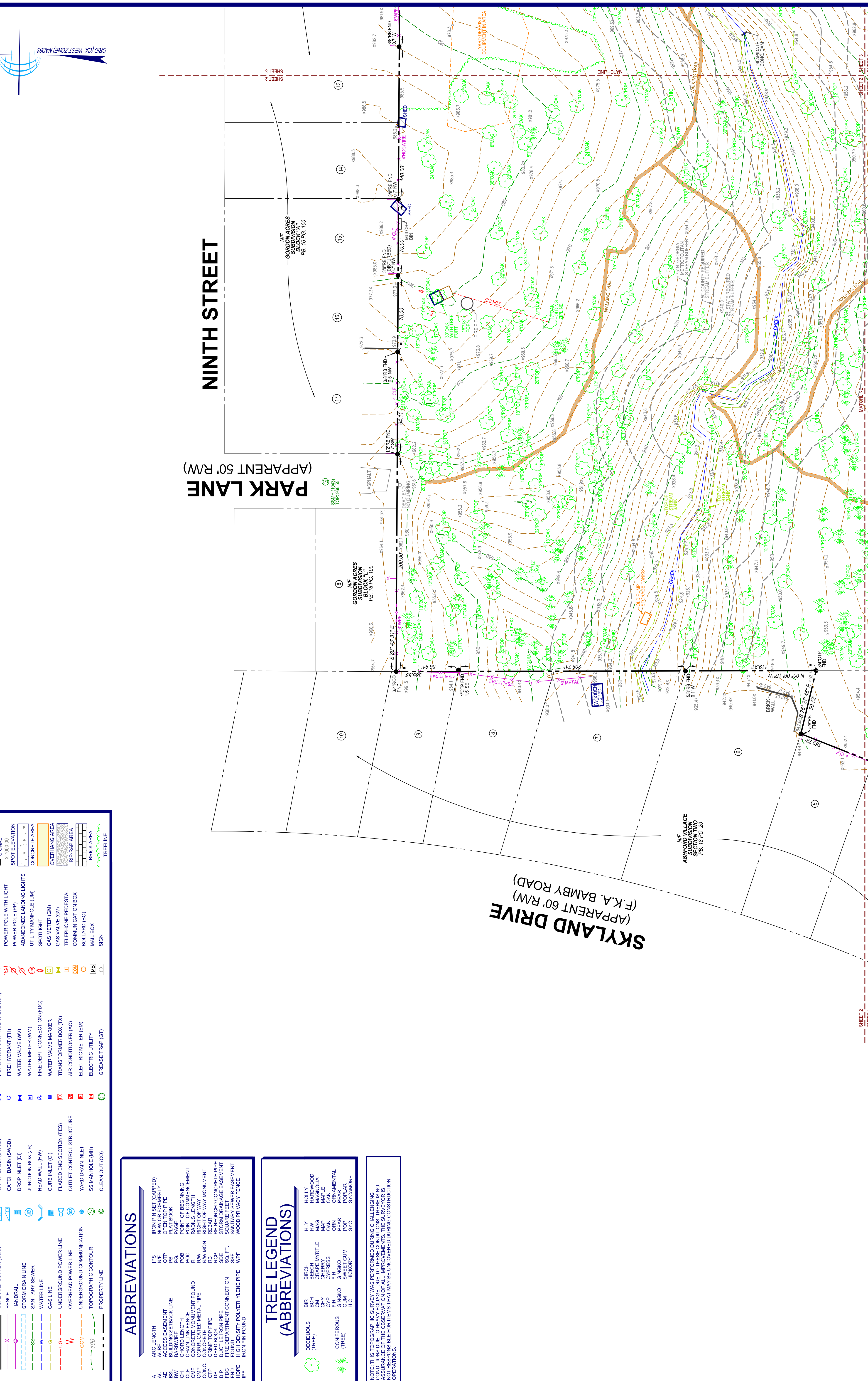
NOTE: THIS TOPOGRAPHIC SURVEY WAS PERFORMED DURING CHALLENGING FIELD CONDITIONS. THE SURVEYOR HAS MADE EVERY EFFORT TO OBTAIN AN ASSURANCE OF THE OBSERVATION OF ALL IMPROVEMENTS. THE SURVEYOR IS NOT RESPONSIBLE FOR ITEMS THAT MAY BE UNCOVERED DURING CONSTRUCTION OPERATIONS.

Professional Land Surveying
TerraMark
www.TerraMark.com
Phone No. (770) 421-0522
Atlanta, Georgia 30368
1338 Bells Ferry Road
TerraMark Land Surveying, Inc.
C.O.#LS7000810

Project No.	2016-234
Survey Crew	DB, CY, J1, J2, J3, J4, J5, J6, J7, J8, J9, J10, J11, J12, J13, J14, J15, J16, J17, J18, J19, J20, J21, J22, J23, J24, J25, J26, J27, J28, J29, J30, J31, J32, J33, J34, J35, J36, J37, J38, J39, J40, J41, J42, J43, J44, J45, J46, J47, J48, J49, J50, J51, J52, J53, J54, J55, J56, J57, J58, J59, J60, J61, J62, J63, J64, J65, J66, J67, J68, J69, J70, J71, J72, J73, J74, J75, J76, J77, J78, J79, J80, J81, J82, J83, J84, J85, J86, J87, J88, J89, J90, J91, J92, J93, J94, J95, J96, J97, J98, J99, J100
Drawn By	JDM
Approved By	WCM
Date	07/18/17
Scale	1"=40'
Path	SURVEY 2016/18/234 DGM TOPG 2D DGN

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(ASHFORD FOREST PARK)
LOCATED IN
LAND LOT 271, 18TH DISTRICT
CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SHEET NO. 25
DRAWING: TP 16-234



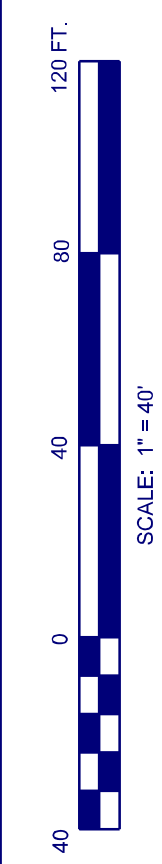
Scale: 1" = 40'
120 FT.
0 40 80 120 FT.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (ASHFORD FOREST PARK) LOCATED IN LAND LOT 271, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

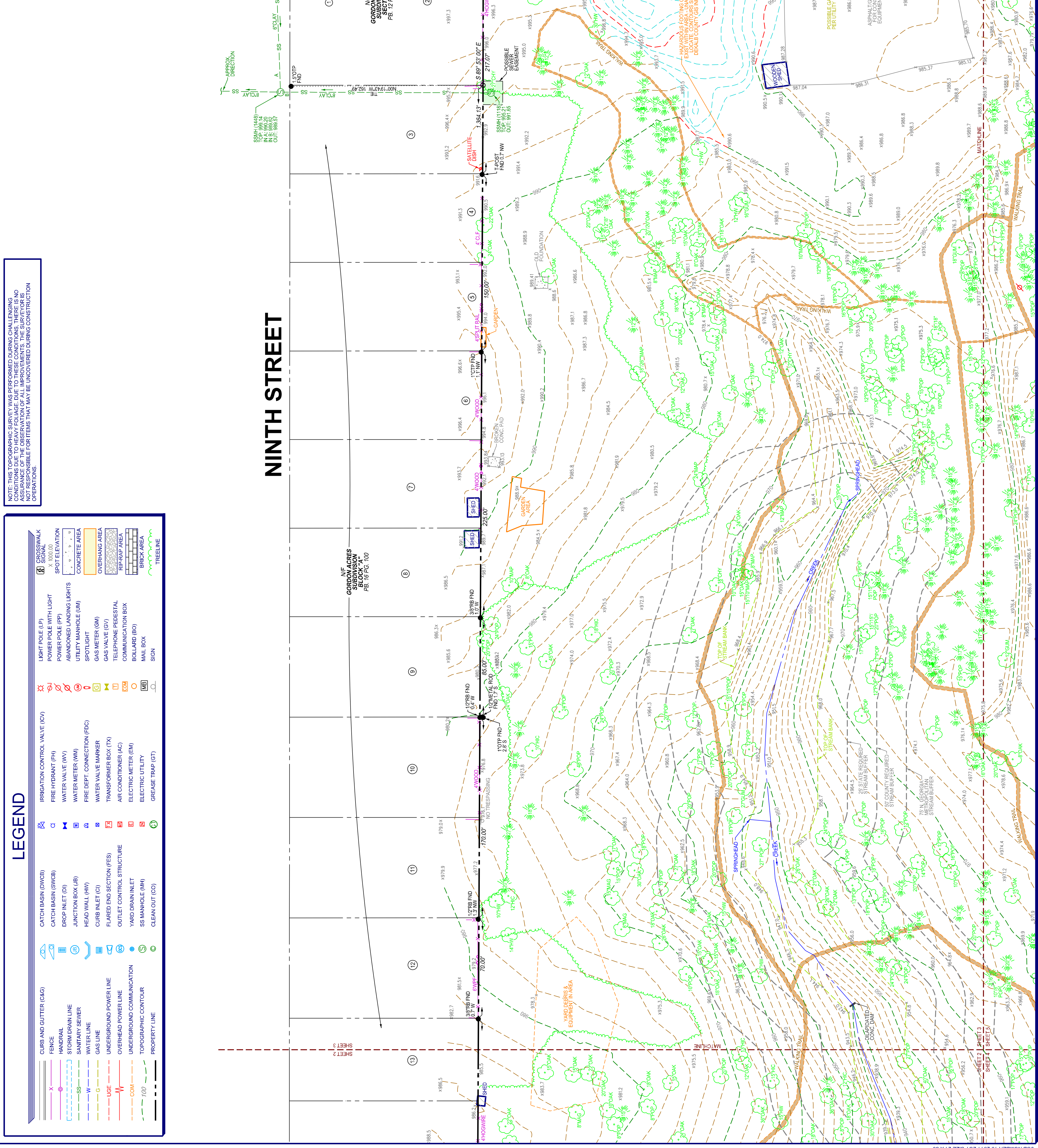
Table with project details: Project No. 2016-234, Survey Crew: DB CY, Drawn By: JDM, Approved By: WCV, Date: 07/18/17, Scale: 1"=40', Path: S SURVEY 2016.10.16.234.DGM TOPG 2D.DGN

TerraMark Professional Land Surveying, Inc. logo and contact information: 1388 Bells Ferry Road, Marietta, Georgia 30066, Phone No. (770) 421-0527

- ABBREVIATIONS: A, AC, AE, BSL, CH, CLF, CMP, CONC, DB, DIP, FND, HDPE, IPF, etc.
TREE LEGEND (ABBREVIATIONS): REDWOOD, BIRCH, BEECH, etc.
ABBREVIATIONS: IRON PIN SET (CARPED), IRON PIN SET (GARY), etc.



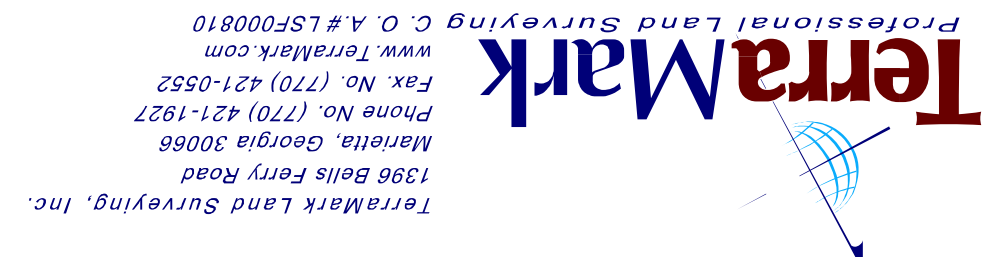
NOTE: THIS TOPOGRAPHIC SURVEY WAS PERFORMED DURING CHALLENGING CONDITIONS DUE TO HEAVY FOLIAGE. DUE TO THESE CONDITIONS, THERE IS NO ASSURANCE OF ACCURACY OF THE SURVEY DATA. TERRAMARK PROFESSIONAL LAND SURVEYING, INC. IS NOT RESPONSIBLE FOR ITEMS THAT MAY BE UNCOVERED DURING CONSTRUCTION OPERATIONS.



- LEGEND: Curb and gutter (CAG), Fence, Handrail, Storm drain line, Sanitary sewer, Water line, Gas line, etc.
IRIGATION CONTROL VALVE (ICV), FIRE HYDRANT (FH), WATER VALVE (WV), etc.
LIGHT POLE (LP), POWER POLE WITH LIGHT, ABANDONED LANDING LIGHTS, etc.
CROSSWALK, SIGNAL, SPOT ELEVATION, CONCRETE AREA, etc.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (ASHFORD FOREST PARK) LOCATED IN LAND LOT 271, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

Table with columns: Project No, Survey Crew, Drawn By, Approved By, Date, Scale, Path. Includes project details and revision history.

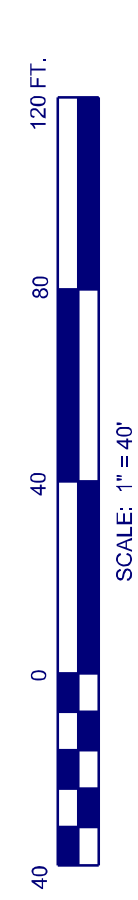


TREE LEGEND (ABBREVIATIONS) table listing tree species abbreviations like BIR, BEC, BCH, etc.

ABBREVIATIONS table listing symbols for features like A.C., A.E., A.S., etc.

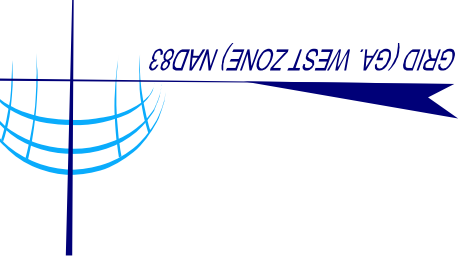
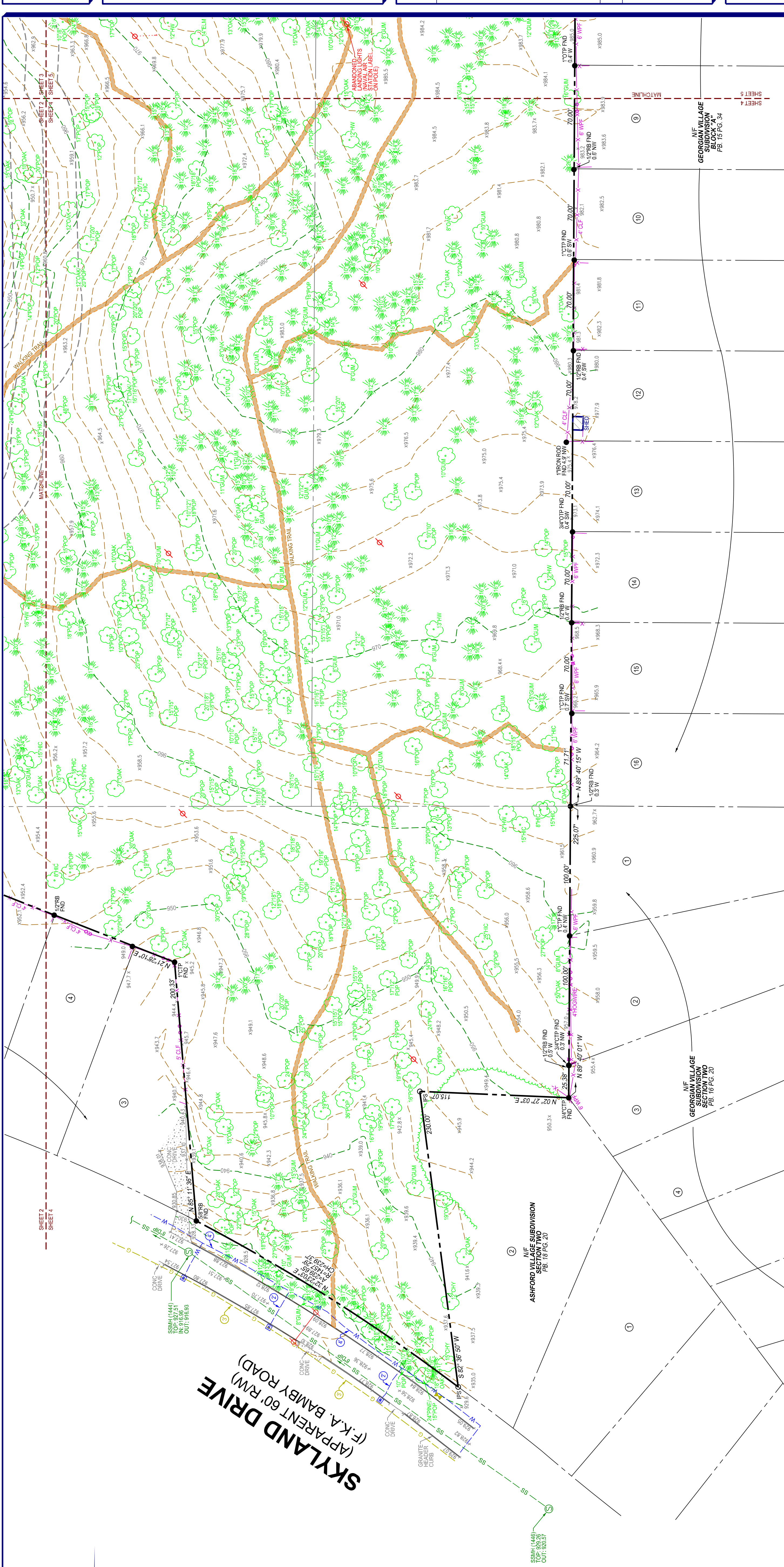
LEGEND table listing symbols for infrastructure like LIGHT POLE (LP), POWER POLE WITH LIGHT, etc.

LEGEND table listing symbols for utility lines like CURB AND GUTTER (CG), FENCE, etc.



SCALE: 1" = 40'

TOBEY ROAD

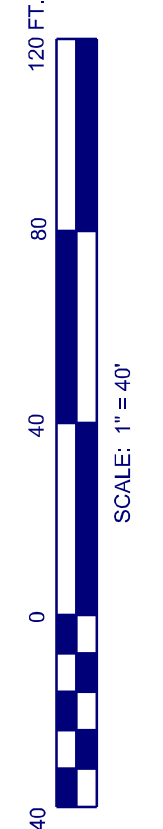


BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (ASHFORD FOREST PARK) LOCATED IN LAND LOT 271, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

Table with columns: Project No., Survey Crew, Drawn By, Approved By, Date, Scale, Path, and Revision.

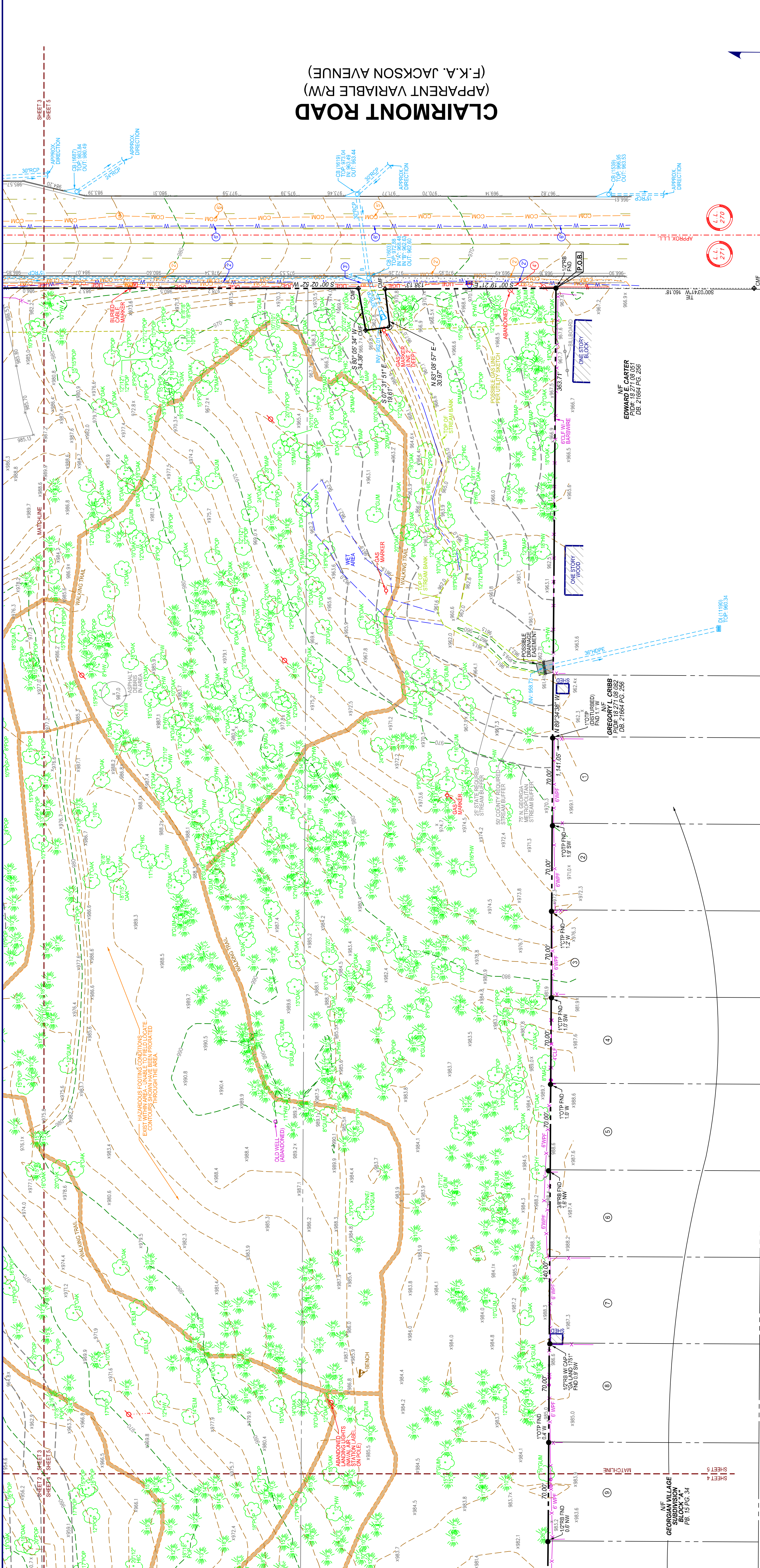
TerraMark Professional Land Surveying, Inc. 1338 Bells Ferry Road Marietta, Georgia 30068 Phone No. (770) 421-1927 Fax No. (770) 421-0522 www.TerraMark.com

LEGEND: A comprehensive list of symbols and abbreviations for various survey features including utilities, structures, and vegetation.



TOBEY ROAD

CLAIMONT ROAD (APPARENT VARIABLE RM) (F.K.A. JACKSON AVENUE)



TREE LEGEND (ABBREVIATIONS): A table mapping tree species abbreviations to their full names, such as BIR for Birch and HLY for Holly.

ABBREVIATIONS: A table mapping survey symbols and abbreviations to their full names, such as A for Arc Length and B for Building Setback Line.