BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(BRIARWOOD PARK)
LOCATED IN
LAND LOT 201 & 202, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE S6 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 628,515 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 74,611 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GPID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.

ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATIONS. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF STREAMS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JUNE 22, 2016

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0062J, DATED MAY 16, 2013) 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 BRIARWOOD WAY, BRIARWOOD PARK AND BRIARWOOD ROAD

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC.
514 DUNELLA LANE
PEACHTREE CITY, GA. 30269
PHONE: 404-312-6152
ATTENTION: HANS MONNEBERGER

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 RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" QUALITY LEVEL. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES, ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRES) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED DURING THIS TECHNIQUE 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 ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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

UTILITY PROVIDERS

GAS

ATLANTA GAS LIGHT COMPANY AOL
10 PEACHTREE STREET NE
ATLANTA, GA 30309
MARTIN, MADEX
(404) 584-4126

POWER

GEORGIA POWER COMPANY
625 JEFFERSON STREET
ATLANTA, GA 30318
(404) 506-6619
IKE COLLINS

WATER

DEKALB COUNTY WATER
AND SEWER DEPARTMENT
1580 ROADHAVEN DR.
STONE MOUNTAIN, GA. 30083
(770) 913-7222
JEFF WOODS
(770) 724-5462
JDWOODS@DEKALBCOUNTYGA.GOV

COMMUNICATION

AT&T
308 S. AKARD ST.
DALLAS, TX 75202
(310) 827-4105
PASQUALO MINES
(770) 784-3972

COMCAST
(770) 559-4879
SANDRA ANDREWS

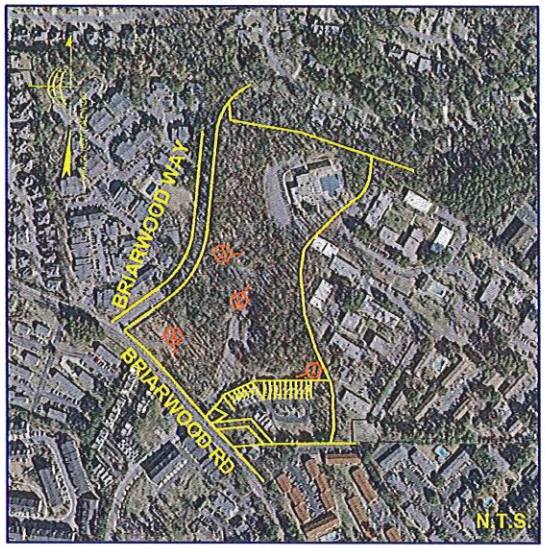
LEVEL 3 COMMUNICATIONS, INC
1025 ELDORADO BOULEVARD
BROOMFIELD, CO 80021
(877) 366-8344 EXT. 3

VERIZON / UCI
2400 N. GLENVILLE
RICHARDSON, TX 75082
(678) 477-1042
DENNIS RAINEY

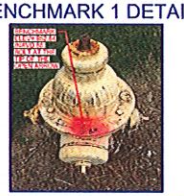
CENTURY LINK
100 CENTURY LINK DRIVE
MONROE, LA 71203
(888) 702-8510

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY, SUITE 200
LOUISVILLE, CO 80027
(678) 808-2433
IAC FLORES

SITE MAP



BENCHMARK 1 DETAIL



PICTURE LOCATION AND DIRECTION

PHOTO #1

BENCHMARK 2 DETAIL

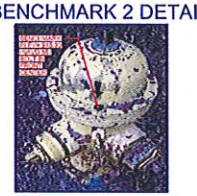


PHOTO #2

PHOTO #3

PHOTO #4

LOCATION MAP
NOT TO SCALE
LAT - 33°57'57.85"N
LONG - 84°19'45.39"W

REFERENCE MATERIAL

1. QUIT CLAIM DEED TO CITY OF BROOKHAVEN
RECORDED IN DB. 24526 PG. 545
AMONG THE LAND RECORDS OF DEKALB COUNTY
2. ALTA/ACSM LAND TITLE SURVEY FOR MILES-CHERRY HILL, LLC
PRODUCED BY PEARSON & ASSOCIATES, INC.
DATED NOVEMBER 20, 1996
3. FINAL PLAT FOR BRIARWOOD FIELD SUBDIVISION
RECORDED IN PB. 136 PG. 87
AFORESAID RECORDS
4. FINAL SUBDIVISION PLAT FOR DRIDN VALLEY UNIT FOUR
RECORDED IN PB. 23 PG. 89
AFORESAID RECORDS
5. QUIT CLAIM DEED TO TERRACES AT BROOKHAVEN, LLC
RECORDED IN DB. 21701 PG. 667
AFORESAID RECORDS

SITE INFORMATION

CURRENT OWNER: CITY OF BROOKHAVEN
DB. 24526 PG. 545

TAX PARCEL ID # 18 201 01 047

ADDRESS: 2305 BRIARWOOD WAY

ZONING: R75 (SINGLE FAMILY RESIDENTIAL DISTRICT)
JURISDICTION: CITY OF BROOKHAVEN

SETBACKS: FRONT 40' FROM MAJOR THOROUGHFARES
35' FROM MINOR THOROUGHFARES
30' FROM COLLECTOR STREETS
30' FROM OTHER STREETS
SIDE 7.5'
REAR 40'

PARKING COUNT: REGULAR 56
HANDICAP 8
TOTAL 64

PROPERTY DESCRIPTION

Being a tract or parcel of land lying and being in Land Lots 201 & 202, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a ½ inch capped rebar set at the intersection of the Northeasterly Right of Way Line of Briarwood Road (having an apparent variable width right of way) and the Southeasterly Right of Way Line of Briarwood Way (having an apparent 60 foot wide right of way); thence, leaving the said Point of Beginning and running with the said line of Briarwood Way

1. North 54° 07' 37" East, 220.93 feet thence,
2. 345.30 feet along the arc of a curve deflecting to the left, having a radius of 406.07 feet and a chord bearing and distance of North 29° 32' 50" East, 335.11 feet, thence,
3. North 05° 08' 20" East, 411.23 feet thence,
4. 154.11 feet along the arc of a curve deflecting to the right, having a radius of 345.00 feet and a chord bearing and distance of North 22° 11' 57" East, 152.84 feet to a ½ inch capped rebar set thence, leaving the aforesaid line of Briarwood Way and running with the lines of a subdivision entitled, "Unit 4 of Dridn Valley" as recorded among the Land Records of DeKalb County, Georgia in Plat Book 23, Page 89
5. South 04° 42' 57" East, 75.16 feet to a ½ inch capped rebar set thence,
6. South 80° 20' 59" East, 72.79 feet to a ½ inch crimped top pipe found thence,
7. South 80° 20' 59" East, 278.51 feet to a ½ inch rebar found thence,
8. South 71° 35' 58" East, 213.82 feet to a ½ inch crimped top pipe found thence,
9. South 71° 28' 18" East, 43.26 feet to a ½ inch crimped top pipe found thence,
10. South 71° 22' 33" East, 20.49 feet to a ½ inch capped rebar set thence, leaving the lines of the aforesaid subdivision and running with the property now or formerly owned by Terranova at Brookhaven, LLC as described in a deed recorded among the aforesaid Land Records in Deed Book 24751, Page 667
11. South 09° 37' 36" West, 68.23 feet thence,
12. South 18° 10' 35" West, 41.46 feet thence,
13. South 34° 43' 45" West, 41.39 feet thence,
14. South 51° 31' 27" West, 128.42 feet thence,
15. South 44° 49' 30" West, 153.45 feet thence,
16. South 59° 01' 04" West, 63.44 feet to a ½ inch rebar found thence,
17. South 26° 10' 29" West, 86.86 feet thence,
18. South 05° 22' 26" East, 53.22 feet to a ½ inch rebar found thence,
19. South 54° 48' 42" East, 123.38 feet to a ½ inch rebar found thence,
20. South 18° 27' 35" East, 145.55 feet to a ½ inch rebar found (disturbed) thence,
21. South 23° 54' 49" East, 131.42 feet to a ½ inch capped rebar set at the northeast corner of a subdivision entitled "Briarwood Park" as recorded among the aforesaid Land Records in Plat Book 136, Page 95-97; thence, running with the said lines of the Briarwood Field subdivision
22. South 59° 07' 25" West, 315.26 feet to a ½ inch capped rebar set thence,
23. South 68° 36' 51" West, 133.82 feet to a ½ inch capped rebar set thence,
24. 87.84 feet along the arc of a curve deflecting to the right, having a radius of 210.00 feet and a chord bearing and distance of South 56° 37' 35" West, 87.64 feet thence,
25. South 43° 45' 17" West, 18.50 feet to a ½ inch capped rebar set thence,
26. 76.41 feet along the arc of a curve deflecting to the left, having a radius of 70.00 feet and a chord bearing and distance of South 02° 53' 47" West, 76.27 feet to a ½ inch capped rebar set on the aforesaid line of Briarwood Road thence, running with the said line of Briarwood Road
27. North 42° 14' 49" West, 69.83 feet thence,
28. North 42° 54' 37" West, 143.26 feet thence,
29. North 42° 31' 07" West, 126.01 feet thence,
30. 147.65 feet along the arc of a curve deflecting to the left, having a radius of 917.57 feet and a chord bearing and distance of North 47° 48' 29" West, 147.49 feet to the Point of Beginning; containing 652,098 square feet or 14.9751 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS REQUIRED BY THE GEORGIA SURVEY ACT O.C.G.A 15-6-67. AUTHORITY O.C.G.A., SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PRELIMINARY
FOR REVIEW AND COMMENT

WILLIAM C. WICHFORD, JR., RLS
REGISTERED NUMBER: 2577

TerraMark Land Surveying, Inc.
1396 Dale Ivery Road
Powder Springs, Georgia 30127
Phone No. (770) 421-1927
Fax No. (770) 421-0962
www.terramarkls.com
TerraMark
Professional Land Surveying C.O.A. #LSF000870

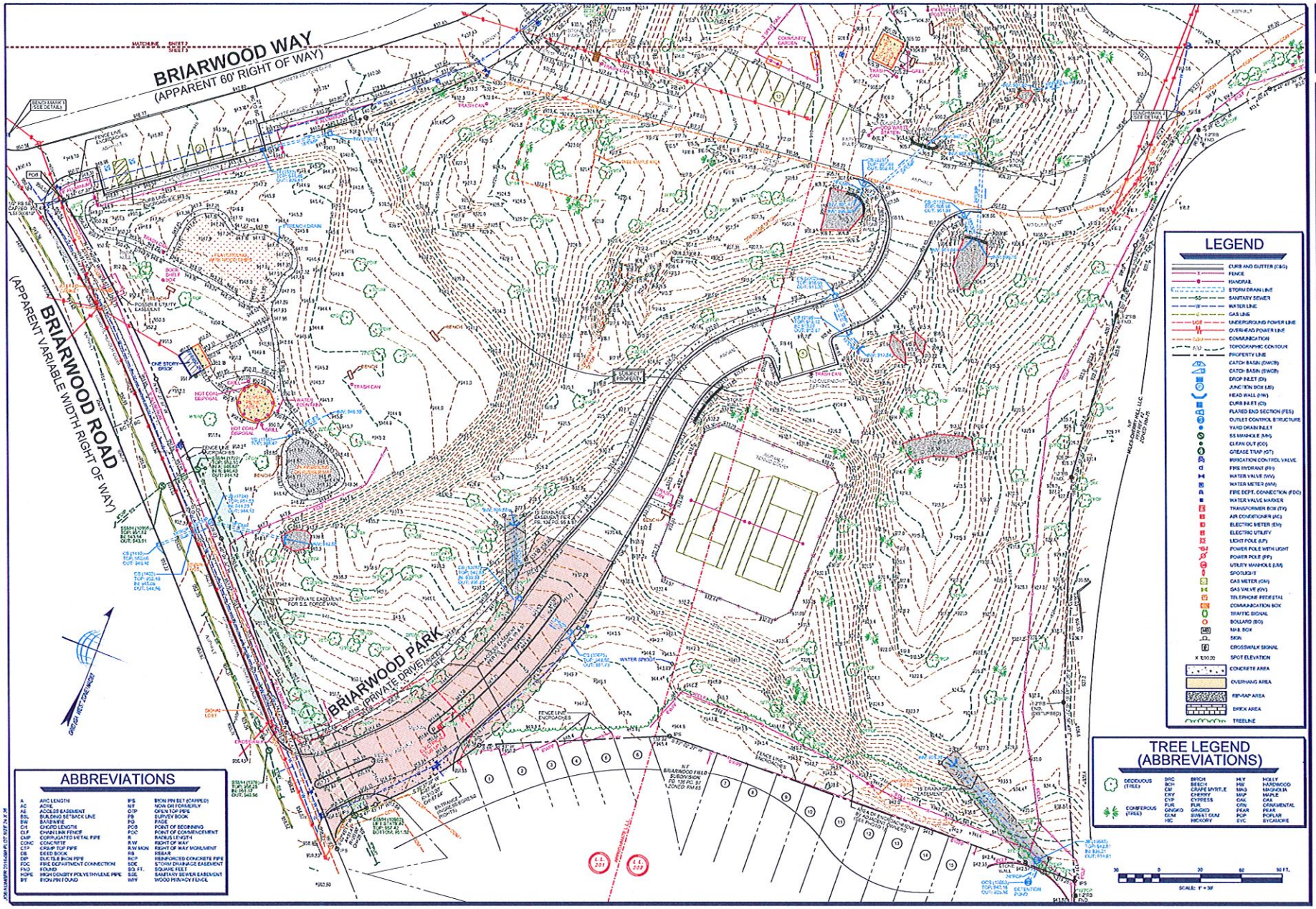
No.	Revision	Date
#1		
#2		
#3		
#4		
#5		

Property No.: 3014-00P
Survey Chief: JW
Drawn By: WEC
Approved By: WCW
Date: 06/29/16
Scale: 1"=30'

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(BRIARWOOD PARK)
LOCATED IN
LAND LOT 201 & 202, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
1/3

DRAWING FILE 16 098



TerraMark Land Surveying, Inc.
1246 Dacula Ferry Road
Dacula, Georgia 30019
Phone No. (770) 271-1527
Fax No. (770) 271-0762
Email: info@terramarkls.com
Professional Land Surveying C.O.A. #LSF001997

TerraMark
Professional Land Surveying

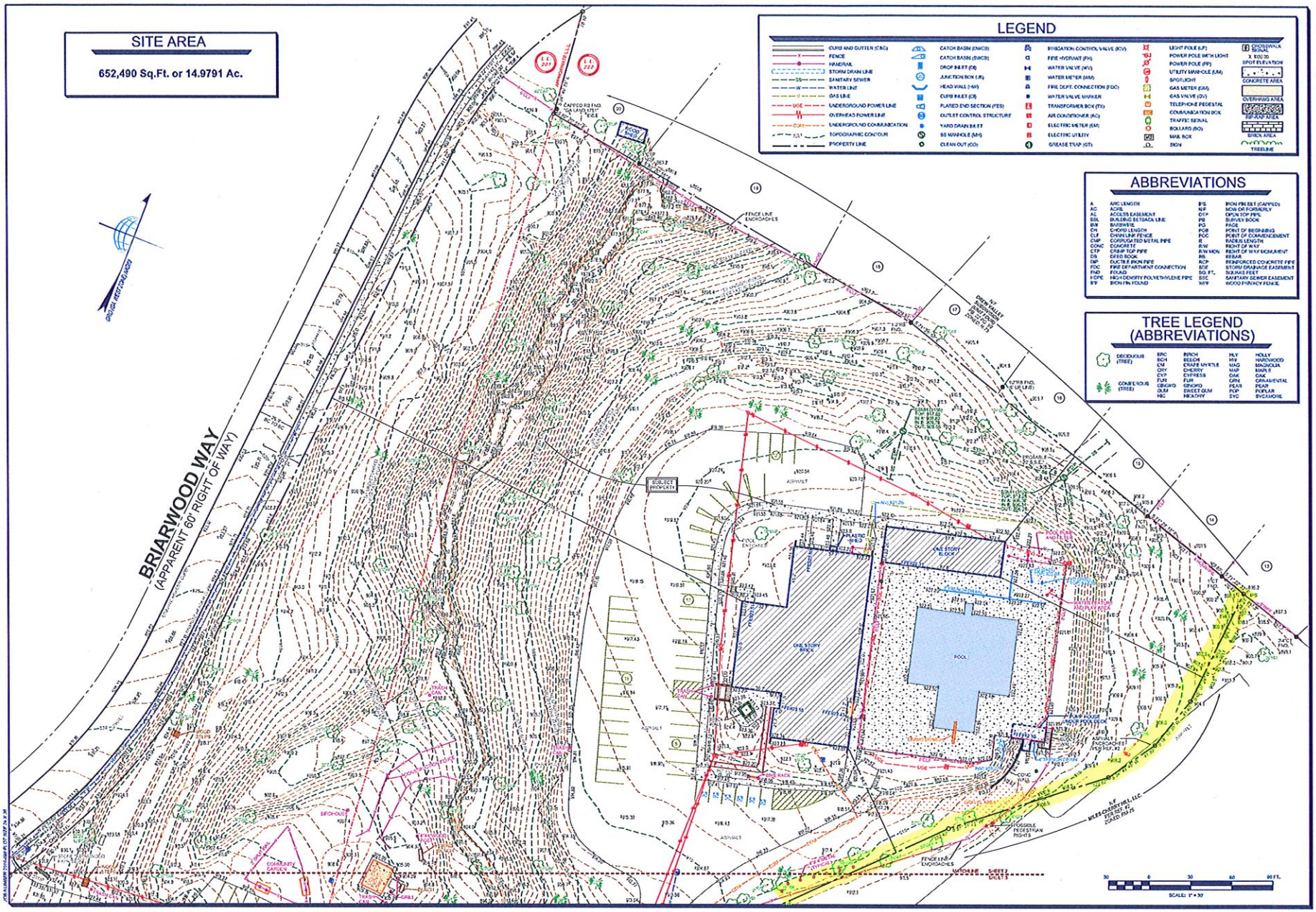
No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		

Project No:	2016-039
Survey Date:	5/4/2016
Drawn By:	MTC
Approved By:	WCW
Date:	06/24/16
Scale:	1"=30'

PRINTED @ 24"x36" (ARCH D) - ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(BRIARWOOD PARK)
LOCATED IN
LAND LOT 201 & 202, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
2/3



TerraMark
Professional Land Surveying C.O.A. LSF000010

Terramark Land Surveying, Inc.
1390 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-0352
www.terramark.com

Project No.	2016-020	No.	Revision
Survey Crew:	DW	#1	
Drawn By:	NEC	#2	
Approved By:	WCW	#3	
Date:	06/24/16	#4	
Scale:	1"=30'	#5	

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(BRIARWOOD PARK)
LOCATED IN
LAND LOT 201 & 202, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
3/3
DRAWING# TM 16 006