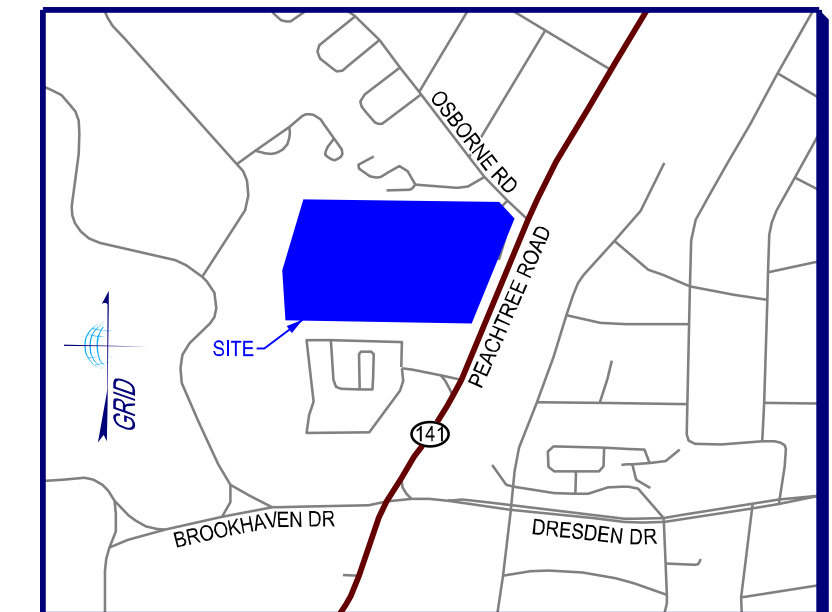


BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (BROOKHAVEN PARK - TRACT 3)

LOCATED IN
LAND LOTS 240 & 241, 18TH DISTRICT
CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
LAT - 33°15'53.32"N
LONG - 84°20'18.83"W

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE 'S1' 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. 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 211,113 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 89,162 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

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.

CONTOURS ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON AUGUST 24, 2016

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. 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 EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

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.

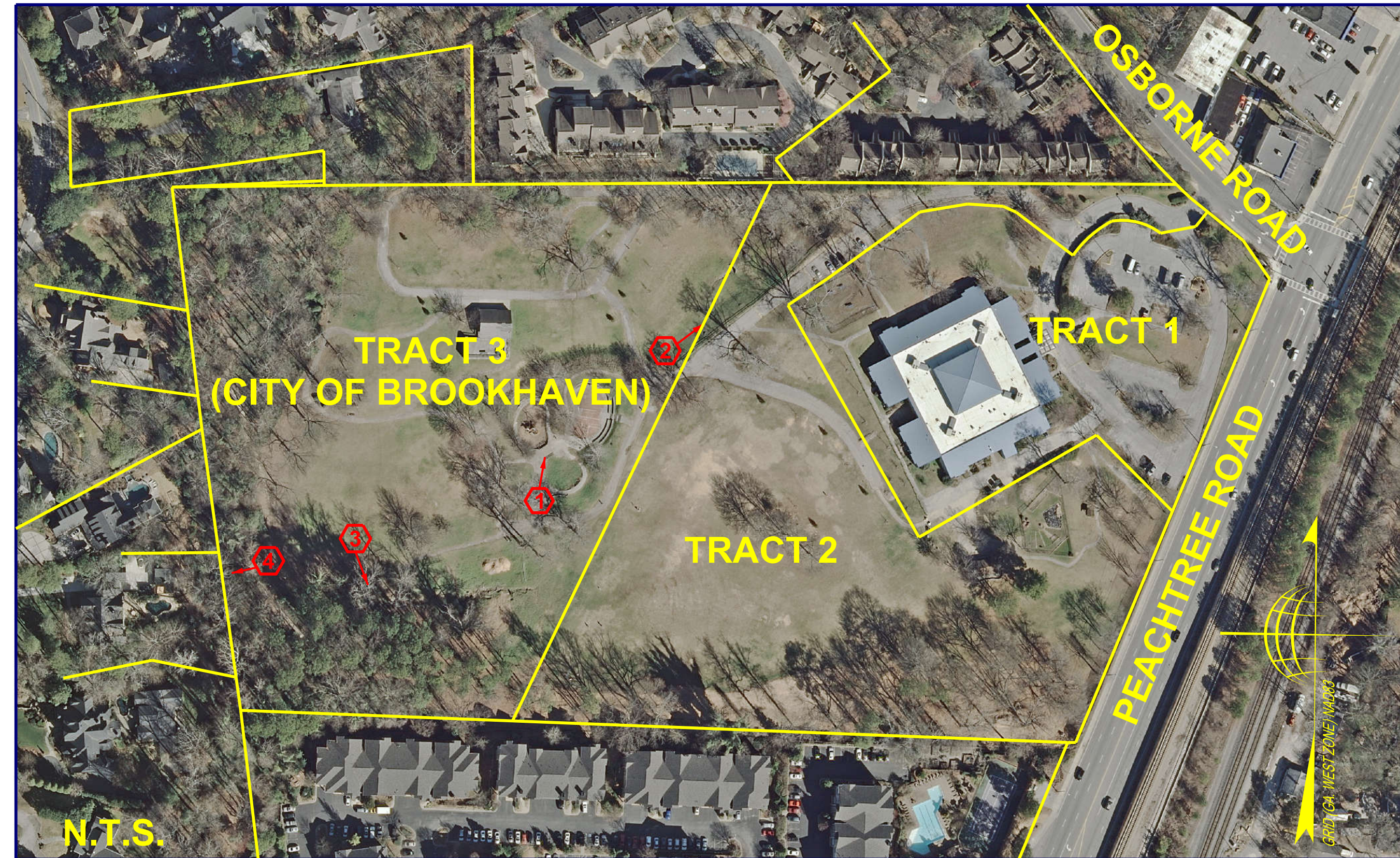
INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. 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 CLASSIFICATION. 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 WATER OF CREEKS 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.



SITE MAP

NOTE: THE OVERALL BOUNDARY FOR THE 3 TRACTS SHOWN ABOVE ARE SHOWN ON SHEET 2 OF 4.
THE TOPOGRAPHY FOR TRACT 3 ONLY IS SHOWN ON SHEETS 3 AND 4 OF 4.
TOPOGRAPHY FOR TRACTS 1 AND 2 ARE NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.

REFERENCE MATERIAL

1. DEED FOR POST GLEN, LLC. RECORDED IN DB. 27242 PG. 482 AMONG THE LAND RECORDS OF DEKALB COUNTY
2. DEED FOR GORDON L. BRADY RECORDED IN DB. 24903 PG. 593 AFORESAID RECORDS
3. DEED FOR BRIAN K. PETERS RECORDED IN DB. 21901 PG. 185 AFORESAID RECORDS
4. DEED FOR ROBERT E. KAMM, JR. RECORDED IN DB. 17341 PG. 677 AFORESAID RECORDS
5. DEED FOR LOIS M. YATES RECORDED IN DB. 7480 PG. 292 AFORESAID RECORDS
6. DEED FOR STEVEN H. SIMMS RECORDED IN DB. 14529 PG. 94 AFORESAID RECORDS
7. DEED FOR KEITH EIGEL RECORDED IN DB. 25051 PG. 511 AFORESAID RECORDS
8. DEED FOR CHARLES MION RECORDED IN DB. 19293 PG. 131 AFORESAID RECORDS
9. FINAL PLAT FOR BROOKHAVEN PARK TOWNHOMES, PHASE II, SECTION I RECORDED IN PB. 88 PG. 82 AFORESAID RECORDS
10. FINAL PLAT FOR BROOKHAVEN PARK TOWNHOMES RECORDED IN PB. 80 PG. 60 AFORESAID RECORDS
11. BOUNDARY SURVEY BY PRIME ENGINEERING FOR DEKALB COUNTY DATED MARCH 12, 2018

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0022), DATED MAY 16, 2013, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

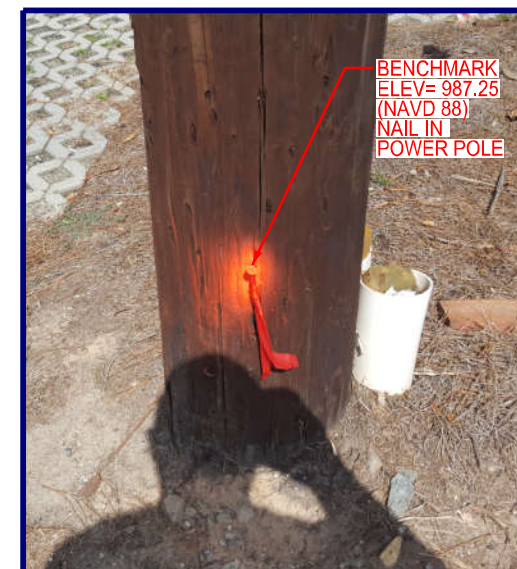
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF OSBORNE ROAD AND PEACHTREE ROAD.

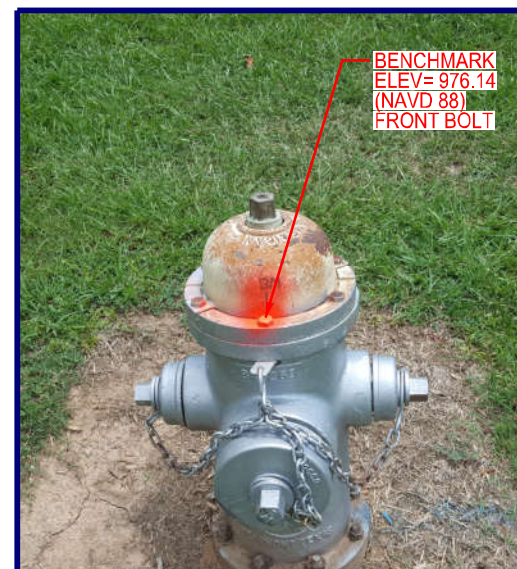
UTILITY PROVIDERS

- | | |
|---|---|
| GAS | COMMUNICATION |
| ATLANTA GAS LIGHT COMPANY AGL
10 PEACHTREE STREET NE
ATLANTA, GA 30309
(404) 584-4126 | AT&T
208 S. AKARD ST.
DALLAS, TX 75202
(214) 821-4105
ANGEL HINES
(770) 754-3972 |
| POWER | COMCAST |
| GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
(404) 506-4569
IKE COLLINS | (770) 559-6879
SANDRA ANDREWS |
| WATER | LEVEL 3 COMMUNICATIONS, INC |
| DEKALB COUNTY WATER AND SEWER DEPARTMENT
1580 ROADHAVEN DR.
STONE MOUNTAIN, GA. 30083
(770) 612-2222
JEFF WOODS
(770) 724-1490
JWWOODS@DEKALBCOUNTYGA.GOV | 1025 ELDORADO BOULEVARD
BROOMFIELD, CO 80021
(877) 368-8344 EXT. 3 |
| | VERIZON / MCI |
| | 2400 N GLENVILLE
RICHARDSON, TX 75082
(479) 471-1042
DENNIS RAINEY |
| | CENTURYLINK |
| | 100 CENTURYLINK DRIVE
MONROE, LA 71203
(888) 723-8010 |
| | ZAYO FIBER SOLUTIONS |
| | 400 CENTENNIAL PKWY, SUITE 200
LOUISVILLE, CO 80027
(878) 666-2493
NIC FLORES |

BENCHMARK 1 DETAIL



BENCHMARK 2 DETAIL



PICTURE LOCATION AND DIRECTION

PHOTOS DATED AUGUST 24, 2016



PHOTO #1

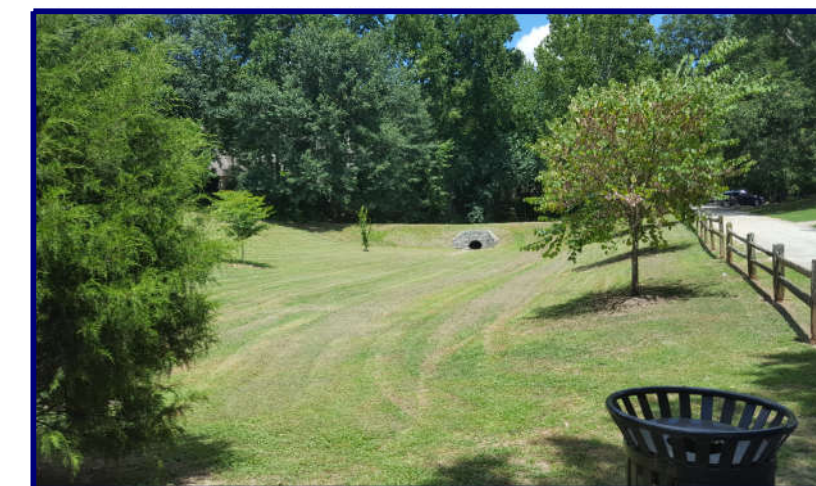


PHOTO #2



PHOTO #3



PHOTO #4

UTILITY NOTES

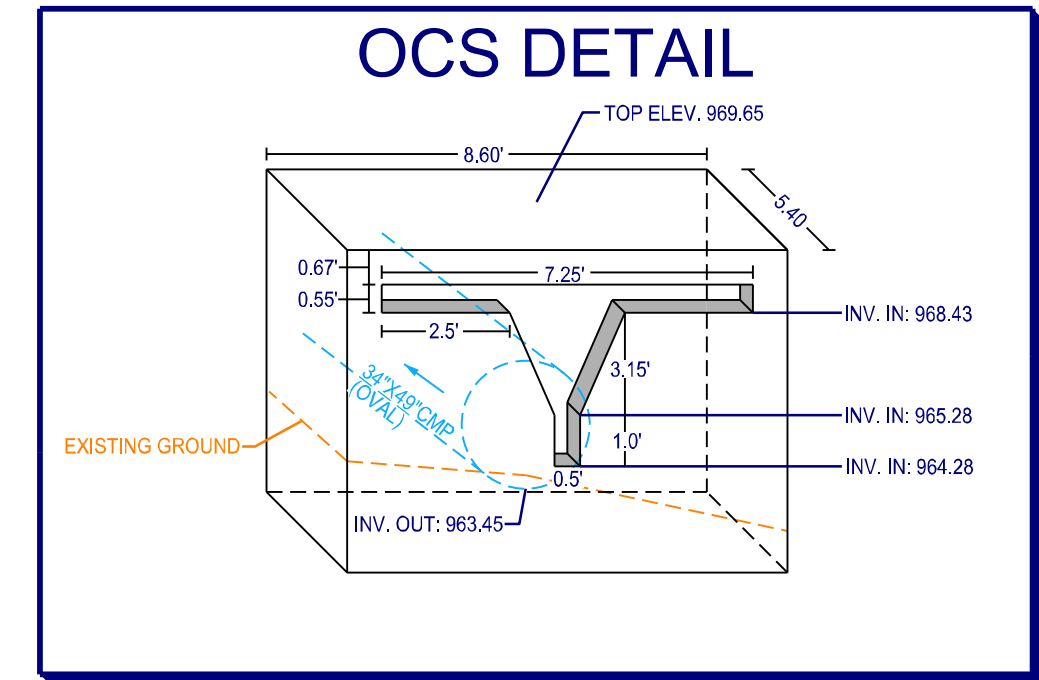
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC.
154 GRANT ROAD
FAYETTEVILLE, GA 30215
PHONE: 404-372-8912
ATTENTION: HANS WÖNNEBERGER

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" UTILITY LOCATION CRITERIA. THIS 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 ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING 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.



SITE INFORMATION (TRACT 3)

CURRENT OWNER: CITY OF BROOKHAVEN
DB. 26276 PG. 792

TAX PARCEL ID # 18 240 04 066 & 18 240 04 067

ADDRESS: 4158 PEACHTREE ROAD

ZONING: O4 (OFFICE-INSTITUTION)

JURISDICTION: CITY OF BROOKHAVEN

SETBACKS: FRONT 50'
SIDE 20'
REAR 30'
50' IF ALONG STREET ON CORNER LOT

SURVEYOR'S CERTIFICATE

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

**PRELIMINARY
PENDING REVIEW AND COMMENT**

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

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (BROOKHAVEN PARK - TRACT 3) LOCATED IN LAND LOTS 240 & 241, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SHEET NO.
1/4
DRAWING# TM 18 101

TerraMark
Professional Land Surveying, Inc.

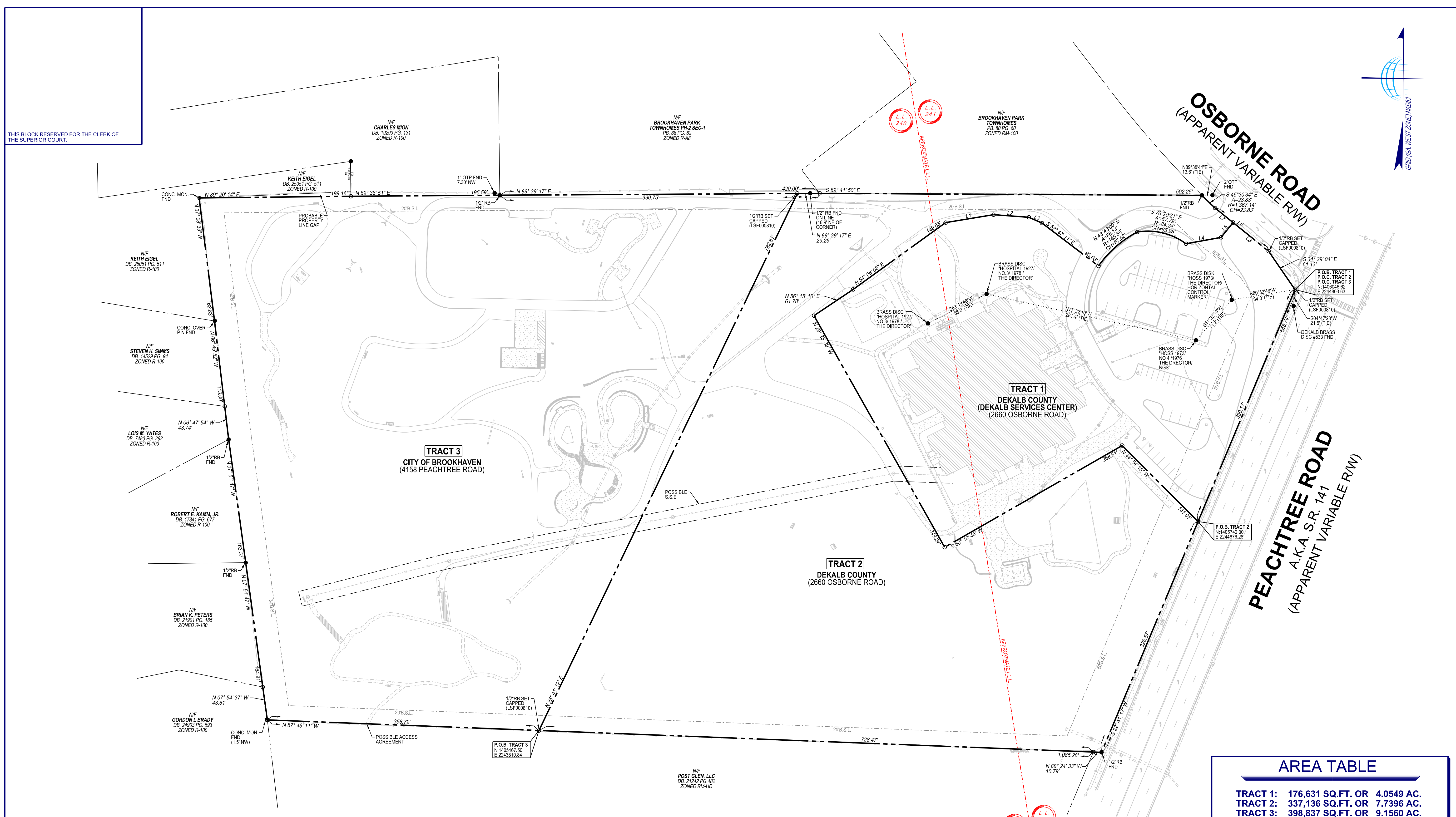
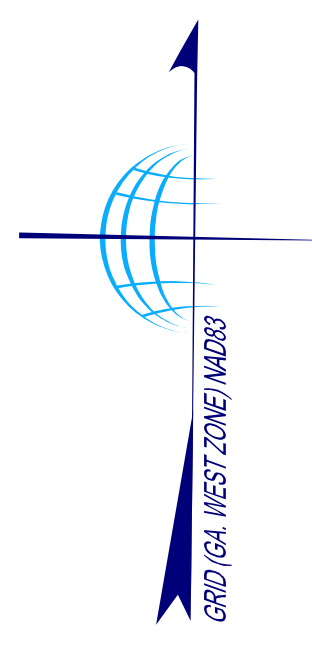
1100 Peachtree
Atlanta, Georgia 30306
Phone No. (770) 421-1827
Fax No. (770) 421-0552
www.TerraMark.com
C. O. A.#LSF000810

Project No.	No.	Revision	Date
2016-100	#1	Revised to show Overall Boundary and Tract 3 Topo Only	08/13/2016
	#2		
	#3		
	#4		
	#5		
	#6		
	#7		
	#8		
	#9		
	#10		

1"=30'
18240 S. S.W. 04066 & 04067, 2016, 011, 0201, 0202, 0203, 0204, 0205, 0206, 0207, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217, 0218, 0219, 0220, 0221, 0222, 0223, 0224, 0225, 0226, 0227, 0228, 0229, 0230

JOB NUMBER 2016-101 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LEGEND

	CURB AND GUTTER (C&G)		CATCH BASIN (DWCB)		IRRIGATION CONTROL VALVE (ICV)		LIGHT POLE (LP)		CROSSWALK SIGNAL
	FENCE		CATCH BASIN (SWCB)		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT		SPOT ELEVATION
	HANDRAIL		DROP INLET (DI)		WATER VALVE (WV)		UTILITY MANHOLE (UM)		CONCRETE AREA
	STORM DRAIN LINE		JUNCTION BOX (JB)		WATER METER (WM)		SPOTLIGHT		OVERHANG AREA
	SANITARY SEWER		HEAD WALL (HW)		FIRE DEPT. CONNECTION (FDC)		GAS METER (GM)		RIP-RAP AREA
	WATER LINE		CURB INLET (CI)		WATER VALVE MARKER		GAS VALVE (GV)		BRICK AREA
	GAS LINE		FLARED END SECTION (FES)		TRANSFORMER BOX (TX)		TELEPHONE PEDESTAL		TREELINE
	UNDERGROUND POWER LINE		OUTLET CONTROL STRUCTURE		AIR CONDITIONER (AC)		COMMUNICATION BOX		
	OVERHEAD POWER LINE		YARD DRAIN INLET		ELECTRIC METER (EM)		TRAFFIC SIGNAL		
	UNDERGROUND COMMUNICATION		SS MANHOLE (MH)		ELECTRIC UTILITY		MAIL BOX		
	TOPOGRAPHIC CONTOUR		CLEAN OUT (CO)		GREASE TRAP (GT)		SIGN		
	PROPERTY LINE								

SITE INFORMATION

TRACT 1
CURRENT OWNER: DEKALB COUNTY DB. 2842 PG. 26 & DB. 5767 PG. 723
TAX PARCEL ID # 18 240 04 067
ADDRESS: 2660 OSBORNE ROAD
TRACT 2
CURRENT OWNER: DEKALB COUNTY DB. 2842 PG. 26 & DB. 5767 PG. 723
TAX PARCEL ID # 18 240 04 067
ADDRESS: 2660 OSBORNE ROAD
TRACT 3
CURRENT OWNER: CITY OF BROOKHAVEN DB. 26276 PG. 792
TAX PARCEL ID # 18 240 04 066 & 18 240 04 067
ADDRESS: 4158 PEACHTREE ROAD

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80° 35' 32" E	63.77
L2	S 85° 55' 19" E	46.47
L3	S 88° 08' 04" E	18.97
L4	N 79° 30' 14" E	46.82
L5	N 38° 53' 44" E	24.97
L6	S 51° 08' 14" E	90.41
L7	S 51° 08' 14" E	30.33
L8	S 51° 08' 14" E	60.08

AREA TABLE

TRACT 1:	176,631 SQ.FT. OR 4.0549 AC.
TRACT 2:	337,136 SQ.FT. OR 7.7396 AC.
TRACT 3:	398,837 SQ.FT. OR 9.1560 AC.
TOTAL:	912,604 SQ.FT. OR 20.9505 AC.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTB	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARBWARE	PC	PAGE
CH	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	RAW	RIGHT OF WAY
CONC.	CONCRETE	RAW MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SO. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDP	HIGH DENSITY POLYETHYLENE PIPE	WIPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (BROOKHAVEN PARK - TRACT 3) LOCATED IN LAND LOTS 240 & 241, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

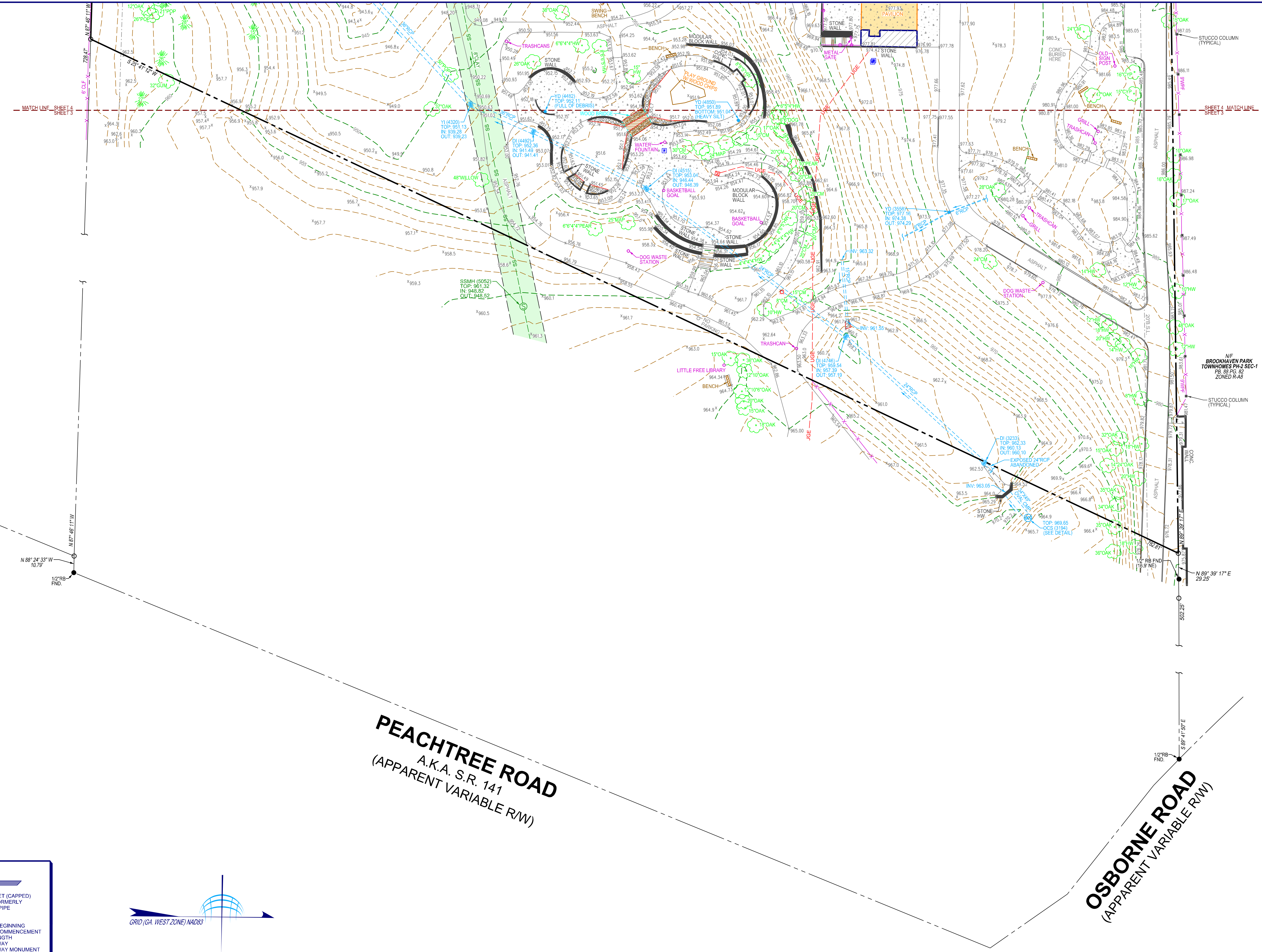
TerraMark
Professional Land Surveying

TerraMark Land Surveying, Inc.
1000 Peachtree Street, N.E.
Atlanta, Georgia 30308
Phone No. (770) 421-1827
Fax No. (770) 421-0552
www.TerraMark.com
A.A.L.S.P.000810

Project No.	2016-100	No.	1	Revision	Date
Survey/Crew	AM	#1		Revised to show Overall Boundary and Tract 3 Taps Only	09/13/2020
Drawn By	NEC	#2			
Approved By	WCV	#3			
Date	08/31/16	#4			
Scale	1"=60'	#5			
		#6			
		#7			
		#8			
		#9			
		#10			

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (BROOKHAVEN PARK - TRACT 3) LOCATED IN LAND LOTS 240 & 241, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

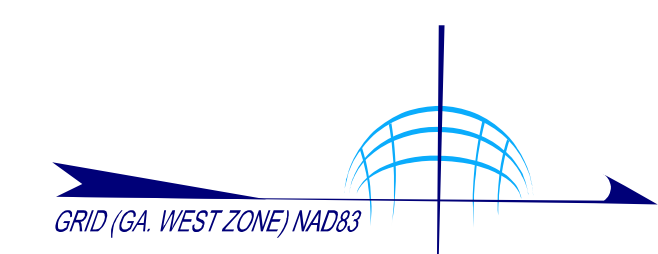


LEGEND

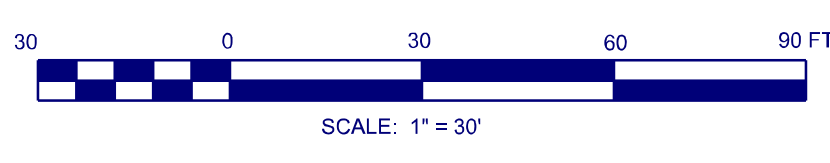
	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	GUARD RAIL
	WET WEATHER DITCH
	WATER SPIGOT
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	BOLLARD (BO)
	MAIL BOX
	SIGN
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TRELLIS

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
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FDC	FIRE DEPARTMENT CONNECTION	SO. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		



THE TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED ON A SURVEY COMPLETED BY TERRAMARK LAND SURVEYING ON AUGUST 24, 2016. THERE MAY BE SITE CONDITIONS THAT HAVE CHANGED SINCE COMPLETING THE PREVIOUS FIELD SURVEY. HOWEVER, A FIELD REVIEW OF SITE CONDITIONS WAS NOT DISCUSSED AS PART OF THIS SURVEY UPDATE. THIS SURVEY IS ISSUED SPECIFICALLY TO REFLECT THE THREE TRACTS AS SHOWN ON SHEET 2 AND REFLECT CONDITIONS OF THE CITY OF BROOKHAVEN PROPERTY.



TerraMark Land Surveying, Inc.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone No. (770) 421-1927
 Fax No. (770) 421-0552
 www.TerraMark.com
 Professional Land Surveying C. O. A. #LSF008910

Project No.	No.	Revision	Date
2016-100	#1	Revised to show Overall Boundary and Tract 3 Top Only	08/23/2016
	#2		
	#3		
	#4		
	#5		
	#6		
	#7		
	#8		
	#9		
	#10		

BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
 THE CITY OF BROOKHAVEN
 (BROOKHAVEN PARK - TRACT 3)
 LOCATED IN
 LAND LOTS 240 & 241, 18TH DISTRICT
 CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SHEET NO.
 3 / 4
 DRAWING# TM 16 101

JOB NUMBER 2016-101 PLOT SIZE 24 X 36

TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	CONIFEROUS (TREE)	BCH	BEECH	HW	HARDWOOD
		CM	CRAPE MYRTLE	MAG	MAGNOLIA
		CHY	CHERRY	MAP	MAPLE
		CYP	CYPRESS	OAK	OAK
		FIR	FIR	ORN	ORNAMENTAL
		GINK	GINKGO	PEAR	PEAR
		GUM	SWEET GUM	POP	POPLAR
		HIC	HICKORY	SYC	SYCAMORE

THE TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED ON A SURVEY COMPLETED BY TERRAMARK LAND SURVEYING ON AUGUST 24, 2016. THERE MAY BE SITE CONDITIONS THAT HAVE CHANGED SINCE COMPLETING THE PREVIOUS FIELD SURVEY. HOWEVER, A FIELD REVIEW OF SITE CONDITIONS WAS NOT DISCUSSED AS PART OF THIS SURVEY UPDATE. THIS SURVEY IS ISSUED SPECIFICALLY TO REFLECT THE THREE TRACTS AS SHOWN ON SHEET 2 AND REFLECT CONDITIONS OF THE CITY OF BROOKHAVEN PROPERTY.



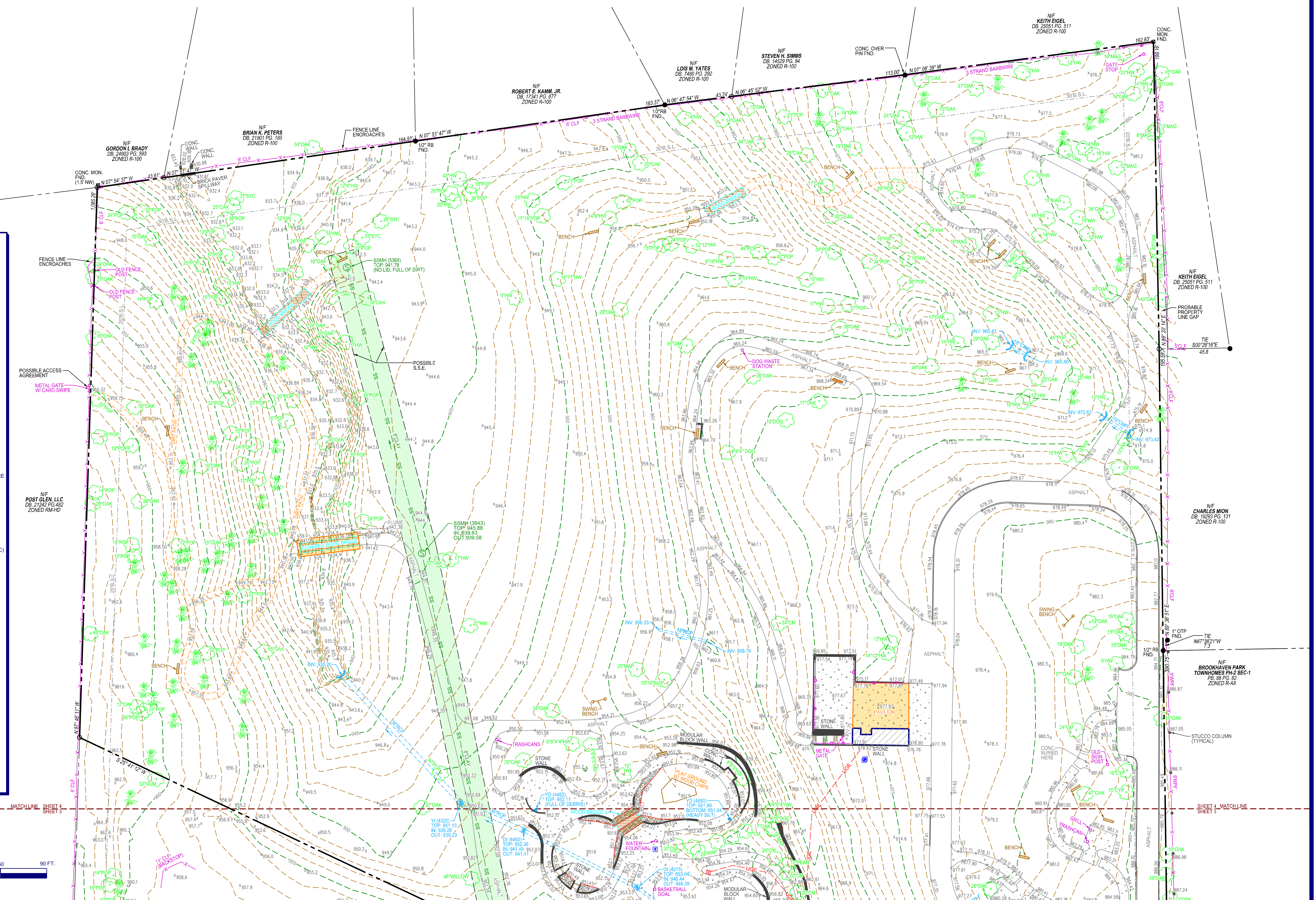
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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 Professional Land Surveying C. O. A. #LSF000910

LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	GUARD RAIL
	WET WEATHER DITCH
	WATER SPIGOT
	CATCH BASIN (DWBC)
	CATCH BASIN (SWBC)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	BOLLARD (BO)
	MAIL BOX
	SIGN
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE

X: 1000.00



Project No.	Date	Revision	Description
2016-101	09/12/2020		
1	AM		Revised to show Overall Boundary and Tract 3 Topo Only
2	NEC		
3	WCV		
4	WCV		
5	WCV		
6	WCV		
7	WCV		
8	WCV		
9	WCV		
10	WCV		

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (BROOKHAVEN PARK - TRACT 3)
 LOCATED IN LAND LOTS 240 & 241, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SHEET NO. **4** / **4**
 DRAWING# TM 16 101

JOB NUMBER 2016-101 PLOT SIZE 24 X 36

