

## SURVEY NOTES

EQUIPMENT USED:  
A TRIMBLE S8 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 116,437 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 38,444 FEET AND AN ANGULAR ERROR OF 9" 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 83 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. 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.

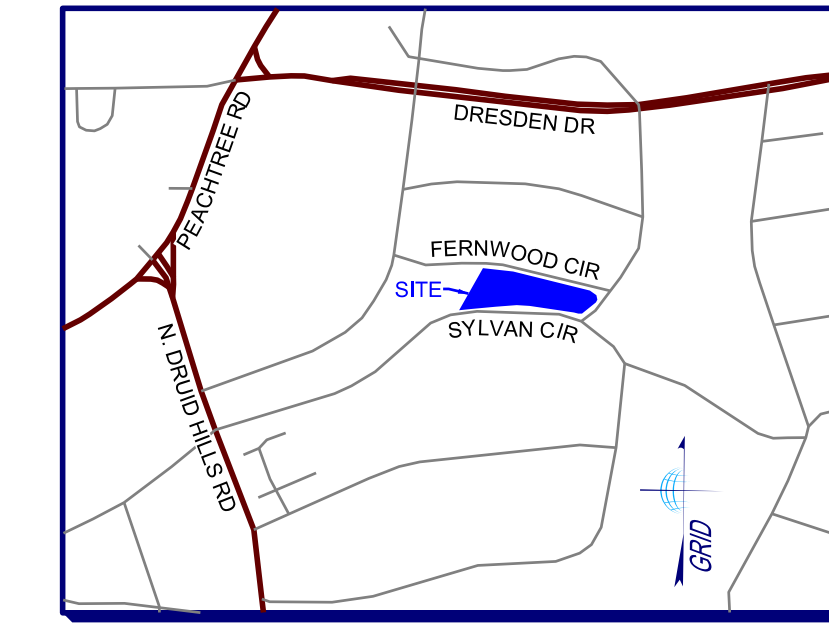
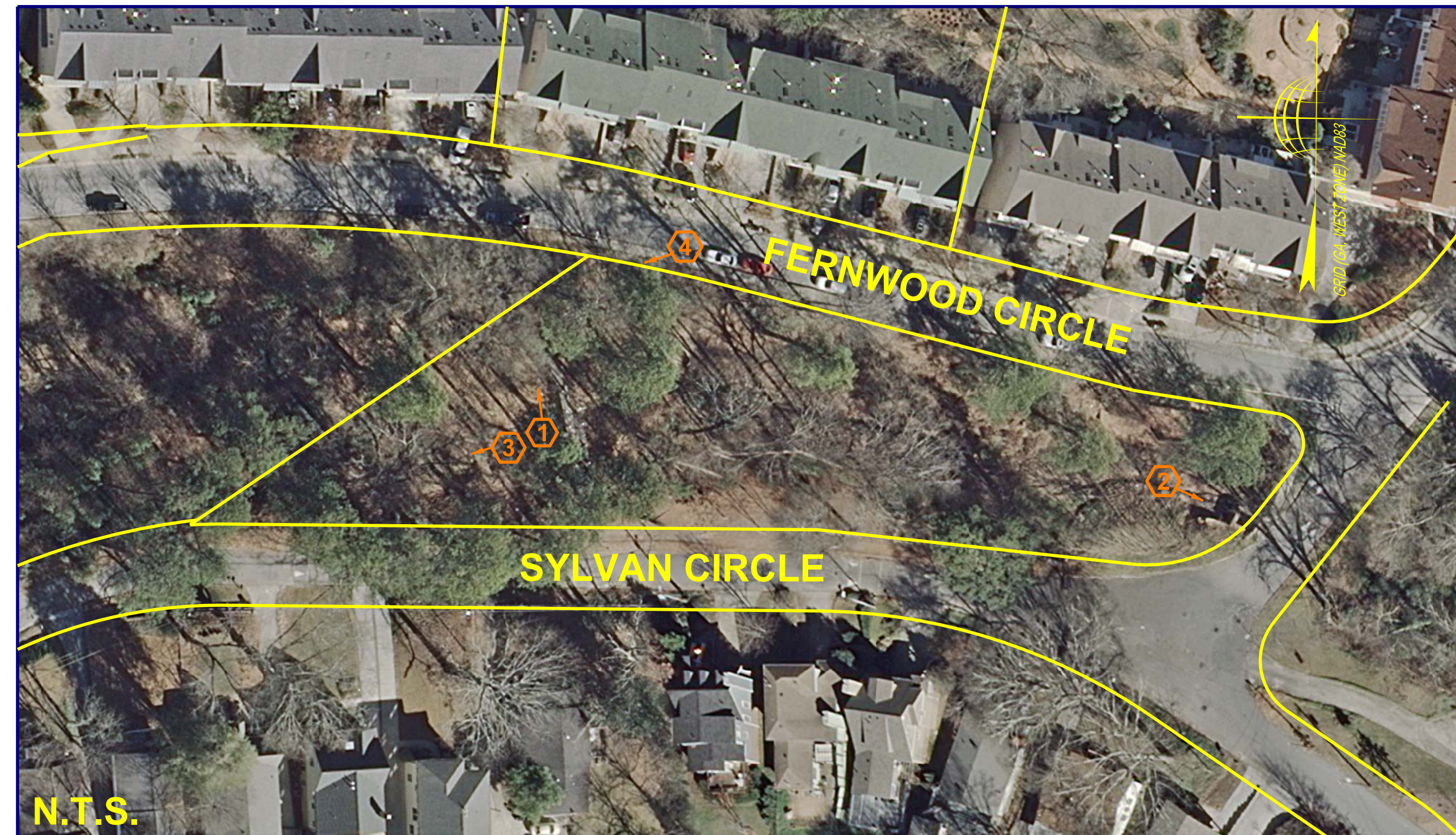
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

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

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JUNE 8, 2016

# BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (FERNWOOD PARK) LOCATED IN LAND LOT 238, 18TH DISTRICT DEKALB COUNTY, GEORGIA

## SITE MAP



## LOCATION MAP

NOT TO SCALE  
LAT - 33°51'29.72"N  
LONG - 84°20'07.06"W

## SITE INFORMATION

CURRENT OWNER: CITY OF BROOKHAVEN  
PB. 4 PG. 70

TAX PARCEL ID # 18 238 21 003

ADDRESS: 1342 SYLVAN CIRCLE

ZONING: R75 (SINGLE FAMILY RESIDENTIAL DISTRICT)

JURISDICTION: CITY OF BROOKHAVEN

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

SIDE 7.5'

REAR 40'

## PROPERTY DESCRIPTION

Being a tract or parcel of land lying and being in Land Lot 238, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point representing the intersection of the extension of right of way lines of the West Right of Way Line of Fernwood Circle (having an apparent 40 feet wide right of way) and the North Right of Way Line of Sylvan Circle, previously known as Fernwood Drive (having an apparent variable width right of way), said right of way lines being shown on a plat of subdivision entitled "Map of Fernwood" and recorded among the Land Records of DeKalb County, Georgia in Plat Book 4, Page 70; thence, leaving the said point and running, North 63° 45' 23" West, 38.69 feet to a 1/2 inch capped rebar set at the True Point of Beginning of the herein described tract or parcel of land; thence leaving the said Point of Beginning and running with the said line of Sylvan Circle

- North 63° 45' 23" West, 155.08 feet to a 1/2 inch capped rebar; thence,
- North 68° 28' 28" West, 252.39 feet; thence,
- 17.44 feet along the arc of a curve deflecting to the left, having a radius of 279.25 feet and a chord bearing and distance of South 88° 45' 44" West, 17.43 feet to a 1/2 inch capped rebar set; thence,
- North 55° 57' 17" East, 4.26 feet to a 1/2 inch capped rebar set; thence, leaving the aforesaid line of Sylvan Circle and running with the property now or formerly owned by the Metropolitan Atlanta Rapid Transit Authority, as described in a deed recorded among the aforesaid Land Records in Deed Book 6391, Page 233
- North 55° 17' East, 232.69 feet to a 1/2 inch capped rebar set on the North Right of Way Line of Fernwood Circle (having an apparent 40 feet wide right of way); thence, running with the said line of Fernwood Circle
- 58.39 feet along the arc of a curve deflecting to the right, having a radius of 975.00 feet and a chord bearing and distance of South 78° 14' 26" East, 58.38 feet; thence,
- South 75° 33' 28" East, 216.00 feet to a 1/2 inch capped rebar set; thence,
- South 80° 49' 55" East, 72.36 feet to a PK nail set in the top of wall; thence,
- 31.21 feet along the arc of a curve deflecting to the right, having a radius of 15.00 feet and a chord bearing and distance of South 21° 13' 36" East, 25.88 feet to a 1/2 inch capped rebar set; thence,
- South 38° 22' 42" West, 30.43 feet to a 1/2 inch capped rebar set; thence,
- 70.70 feet along the arc of a curve deflecting to the right, having a radius of 70.00 feet and a chord bearing and distance of South 67° 18' 40" West, 67.73 feet to the Point of Beginning, containing 47,281 square feet or 1.0854 acres of land, more or less.

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

## REFERENCE MATERIAL

- QUIT CLAIM DEED TO MARTA RECORDED IN DB. 6391 PG. 233 AMONG THE LAND RECORDS OF DEKALB COUNTY
- PLAT FOR FERNWOOD ESTATES RECORDED IN PB. 4 PG. 70 AFORESAID RECORDS
- FINAL PLAT FOR TOWNHOMES AT FERNWOOD PARK, PHASE III RECORDED IN PB. 118 PG. 31 AFORESAID RECORDS
- FINAL PLAT FOR TOWNHOMES AT FERNWOOD PARK, PHASE II-B RECORDED IN PB. 115 PG. 69 AFORESAID RECORDS

## 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 AND AS SET FORTH IN 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. WOHLFORD, JR., RLS  
REGISTERED NUMBER: 2571

BOUNDARY AND TOPOGRAPHIC SURVEY  
FOR  
THE CITY OF BROOKHAVEN  
(FERNWOOD PARK)  
LOCATED IN  
LAND LOT 238, 18TH DISTRICT  
DEKALB COUNTY, GEORGIA

SHEET NO.

1/2

DRAWING# TM 16 096

Project No.	2016/096	No.	Date	Revision
Survey Crew	DW	#1		
Drawn By	MEC	#2		
Approved By	WCV	#3		
Date	08/08/16	#4		
Scale	1"=30'	#5		
		#6		
		#7		
		#8		
		#9		
		#10		
		#11		

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0052J), DATED MAY 16, 2013; A 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 FERNWOOD CIRCLE AND SYLVAN CIRCLE

## UTILITY NOTES

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

UTILISURVEY, LLC.  
514 DUNELA LANE  
PEACHTREE CITY, GA. 30269  
PHONE: 404-312-6912  
ATTENTION: HANS WONNERBERGER

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.

## UTILITY PROVIDERS

GAS	COMMUNICATION
ATLANTA GAS LIGHT COMPANY AGL 10 PEACHTREE STREET NE ATLANTA, GA 30309 MARTIN HAREK (404) 584-4126	AT&T 208 S. AKARD ST. DALLAS, TX 75202 CITIO 821-4105 ANGELO HINES (770) 784-3972
POWER GEORGIA POWER COMPANY 823 JEFFERSON STREET ATLANTA, GA 30318 (404) 506-4969 IKE COLLINS	COMCAST (770) 558-8979 SANDRA ANDREWS
WATER DEKALB COUNTY WATER AND SEWER DEPARTMENT 1580 ROADHAVEN DR. STONE MOUNTAIN, GA. 30083 (770) 612-7222 JEFF WOODS (770) 724-1469 JDWOODS@DEKALBCOUNTYGA.GOV	LEVEL 3 COMMUNICATIONS, INC 1025 ELDORADO BOULEVARD BROOMFIELD, CO 80021 (877) 366-6344 EXT. 3
	VERIZON   I/MC 2400 N GLENVILLE RICHARDSON, TX 75082 (479) 471-1042 DENNIS RAINY
	CENTURYLINK 100 CENTURYLINK DRIVE MONROE, LA 71203 (888) 723-8010
	ZAYO FIBER SOLUTIONS 400 CENTENNIAL PKWY, SUITE 200 LOUISVILLE, CO 80027 (878) 656-2493 NIC FLORES

## BENCHMARK 1 DETAIL



PHOTO #2

## BENCHMARK 2 DETAIL



PHOTO #1



PHOTO #3

## BENCHMARK 2 DETAIL

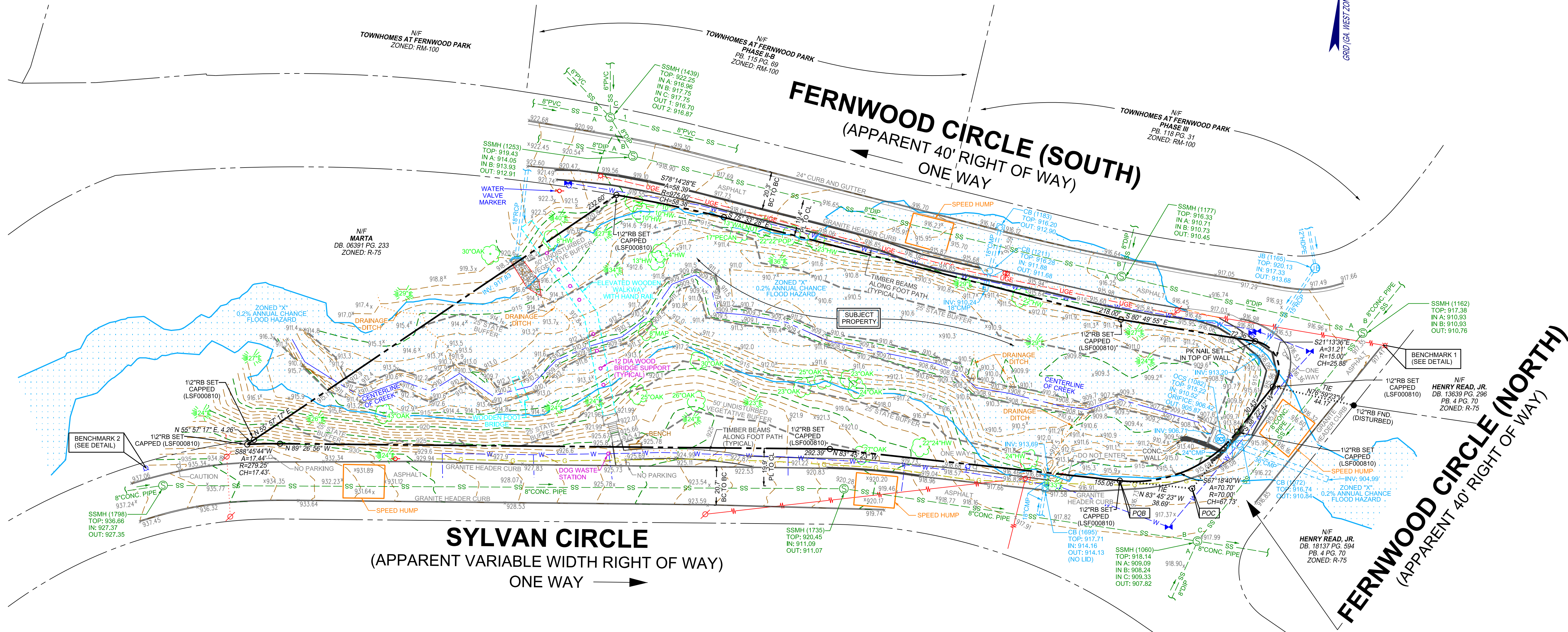
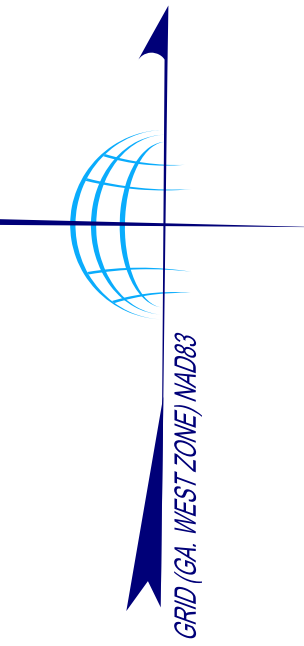


PHOTO #4





**SITE AREA**  
47,281 Sq.Ft. or 1.0854 Ac.

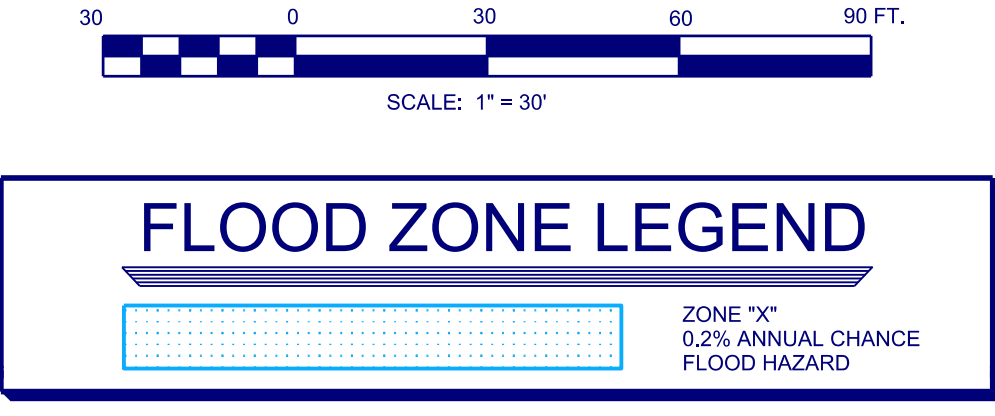


JOB NUMBER 2016-098 PLOT SIZE 24 X 36

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

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

TREE LEGEND (ABBREVIATIONS)			
	DECIDUOUS (TREE)	BRC	BIRCH
	CONIFEROUS (TREE)	BCH	BEECH
		CMY	CRAPE MYRTLE
		CHY	CHERRY
		CYP	CYPRESS
		FUR	FUR
		GNGKO	GINGKO
		GUM	SWEET GUM
		HIC	HICKORY
		HLI	HOLLY
		HW	HARDWOOD
		MAG	MAGNOLIA
		MAP	MAPLE
		OAK	OAK
		ORN	ORNAMENTAL
		PEAR	PEAR
		POP	POPULAR
		SYC	SYCAMORE



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 FOR  
 THE CITY OF BROOKHAVEN  
 (FERNWOOD PARK)  
 LOCATED IN  
 LAND LOT 238, 18TH DISTRICT  
 DEKALB COUNTY, GEORGIA

Project No.	2016-098	No.	1	Date	2/2/2016
Survey Crew	DW	R1		Revision	
Drawn By	MEC	R2			
Approved By	WCV	R3			
Date	08/08/16	R4			
Scale	1"=30'	R5			

TerraMark Land Surveying, Inc.  
 10000 Atlanta Road  
 Marietta, GA 30066  
 Phone No. (770) 421-1927  
 Fax No. (770) 421-0552  
 www.TerraMark.com  
**TerraMark**  
 Professional Land Surveying  
 C. O. A.#LSF000810

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