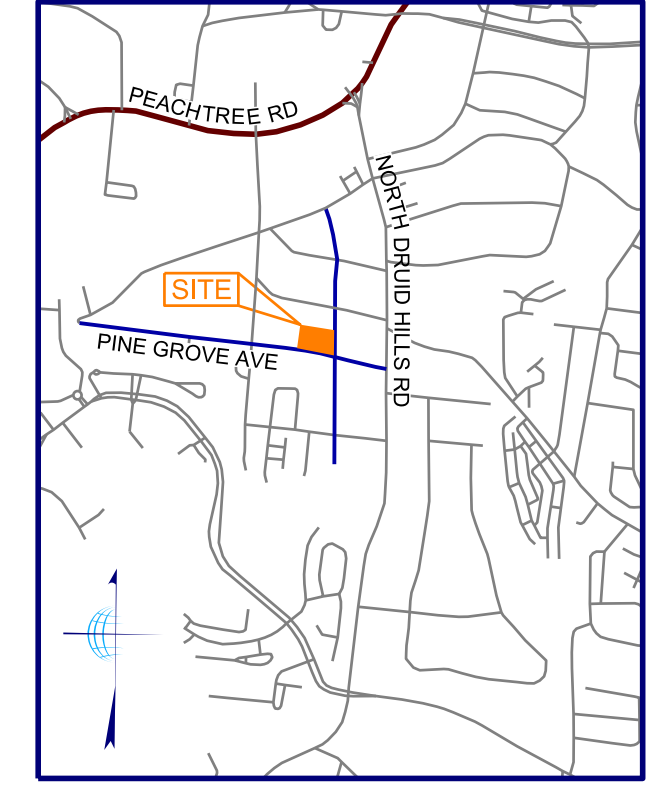


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (LANGFORD PARK) LOCATED IN LAND LOT 200, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
LAT - 33° 51' 10.42" N
LONG - 84° 20' 26.95" W

SITE MAP

PICTURE LOCATION AND DIRECTION



AERIAL IMAGERY PROVIDED BY GOOGLE EARTH
IMAGE DATED DECEMBER 5, 2019

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. 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 178,768 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS GENERATED USING A GPS BASELINE.

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 SITES REFLECTIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON NOVEMBER 12, 2020.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEIPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THOSE PROVIDED ON THOSE PROVIDED BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

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.

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

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.

REFERENCE MATERIAL

1. QUITCLAIM DEED TO CITY OF BROOKHAVEN, RECORDED AMONG THE LAND RECORDS OF DEKALB COUNTY, GA, IN DEED BOOK 08344 PG. 59
2. BROOKHAVEN HEIGHTS SUBDIVISION PLAT RECORDED AMONG THE AFORESAID LAND RECORDS IN PB. 4 PG. 11
3. DEEDS AS SHOWN ON PAGE 2



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

SITE INFORMATION

CURRENT OWNER: CITY OF BROOKHAVEN
DB. 28346 PG. 59

TAX PARCEL ID # 1820080822

ADDRESS: 1174 PINE GROVE AVENUE

ZONING: R-75 (SINGLE FAMILY RESIDENTIAL)
JURISDICTION: CITY OF BROOKHAVEN

SETBACKS: BUILDING SETBACK INFORMATION WAS OBTAINED FROM THE CITY OF BROOKHAVEN CODE OF ORDINANCES, AS SET FORTH IN CHAPTER 27, ARTICLE II OF THE RESIDENTIAL DISTRICT ZONING CONDITIONS. LOCAL GOVERNING AUTHORITIES SHOULD BE CONSULTED TO CONFIRM THE BUILDING SETBACKS FOR THIS PROPERTY.

FRONT -30 FEET
SIDE -20 FEET
REAR -40 FEET

MAXIMUM BUILDING HEIGHT = 40 FEET

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13088C0052K), DATED 8/15/2019; 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 PINE GROVE AVENUE AND MATTHEWS STREET.

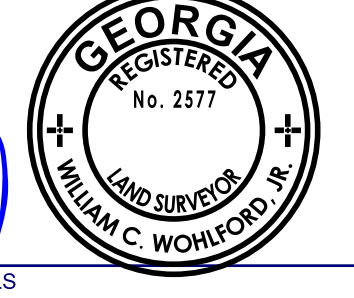
SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY; NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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 COMPLES 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 15-6-67.

WILLIAM C. WOHLFORD, JR., L.S.
 REGISTERED NUMBER: 2577



BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
 THE CITY OF BROOKHAVEN
 (LANGFORD PARK)
 LOCATED IN
 LAND LOT 200, 18TH DISTRICT
 CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 20-221

Project No.	2020-221	No.	Date
Survey Crew	AT	#1	
Drawn By	AT	#2	
Approved By	WCV	#3	
Date	11/17/2020	#4	
Scale	1"=20'	#5	
		#6	
		#7	
		#8	
		#9	
		#10	
		#11	
		#12	
		#13	
		#14	
		#15	
		#16	
		#17	
		#18	
		#19	
		#20	

TerraMark Land Surveying, Inc.
 1000
 Marietta, Georgia 30066
 Phone No. (770) 421-1927
 Fax No. (770) 421-0552
 www.TerraMark.com
 Professional Land Surveying C. O. A.#LSF00810

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SITE AREA

35,382 SQ.FT.
OR
0.8123 AC.

ABBREVIATIONS

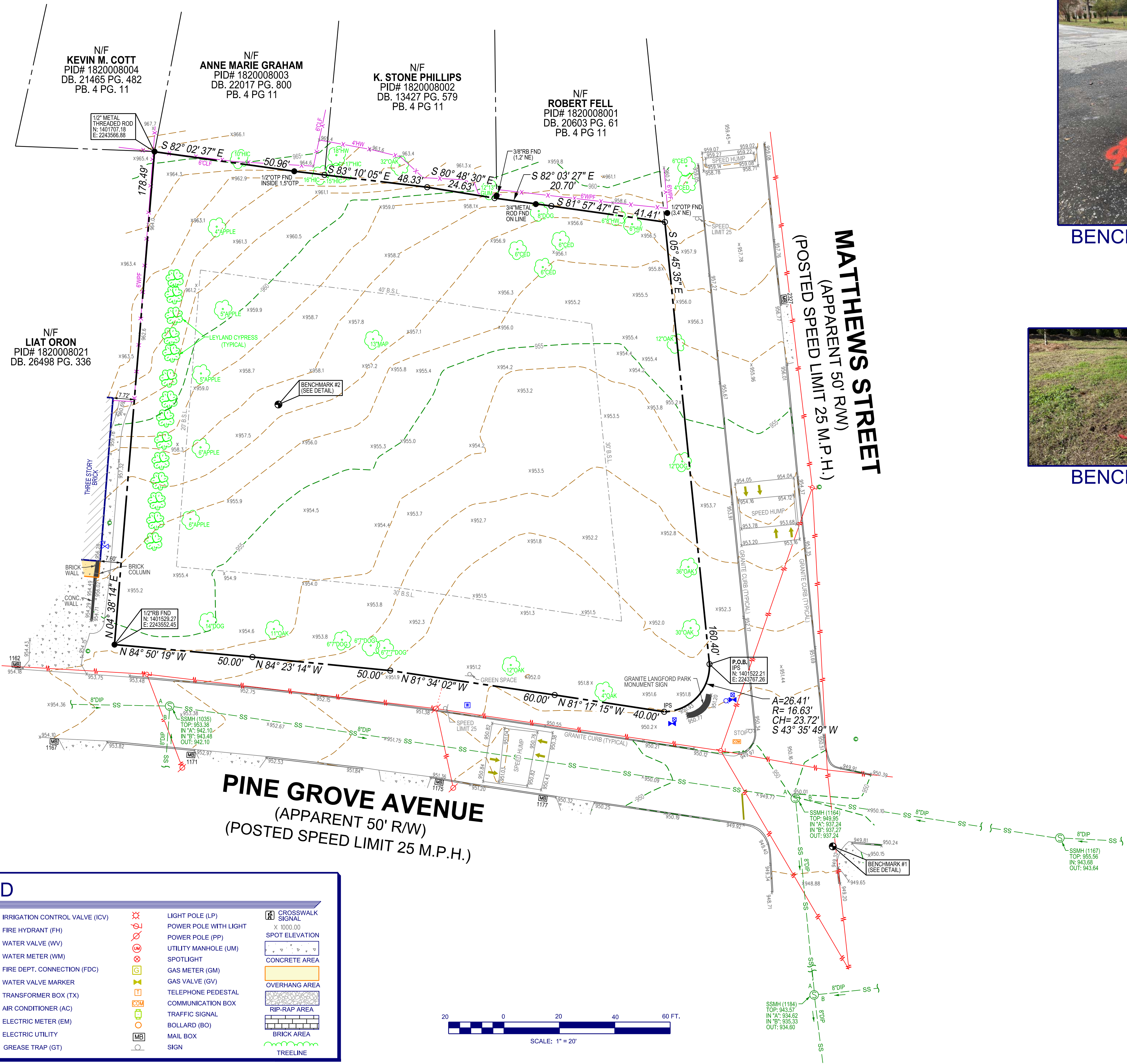
A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARB WIRE	PG.	PAGE
CH	CHAIN LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W 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	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

TREE LEGEND (ABBREVIATIONS)

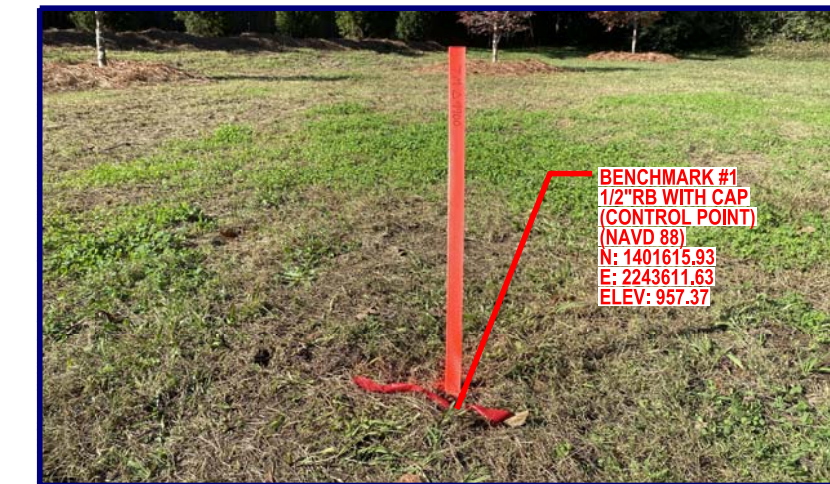
	DECIDUOUS (TREE)	BIR	BIRCH	BEECH	H/W	HOLY	HARDWOOD
	CONIFEROUS (TREE)	CM	CRAPE MYRTLE	CHY	CHERRY	CYP	CYPRESS
		DOG	DOGWOOD	GNG	GINGKO	GUM	SWEET GUM
		HIC	HICKORY	MAP	MAPLE	ORN	ORNAMENTAL
		PEAR	PEAR	POP	POPLAR	SYC	SYCAMORE

LEGEND

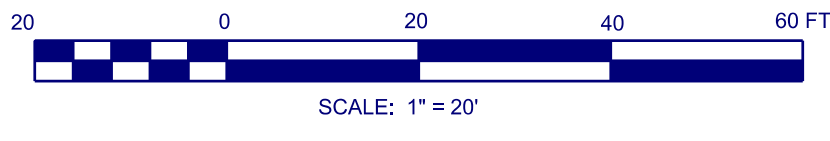
	CURB AND GUTTER (C&G)		CATCH BASIN (DWBC)		IRRIGATION CONTROL VALVE (ICV)		LIGHT POLE (LP)		CROSSWALK SIGNAL
	FENCE		CATCH BASIN (SWBC)		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT		SPOT ELEVATION
	HANDRAIL		DROP INLET (DI)		WATER METER (WM)		POWER POLE (PP)		CONCRETE AREA
	STORM DRAIN LINE		JUNCTION BOX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



BENCHMARK #1



BENCHMARK #1



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Project No.	No.	Date
2020-221	#1	
	#2	
	#3	
	#4	
	#5	
	#6	
	#7	
	#8	
	#9	
	#10	

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (LANGFORD PARK) LOCATED IN LAND LOT 200, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SHEET NO.
 2/2
 DRAWING# TM 20-221

JOB NUMBER 2020-221 PLOT SIZE 24 X 36