

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 200,842 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 33,894 FEET AND AN ANGULAR ERROR OF 1" 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.

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 MAY 31, 2016

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA, PANEL NUMBER: 08890131, DATED MAY 16, 2015, 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 MENDELL CIRCLE, DEVINE CIRCLE AND OSBORNE 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: 404-312-8912
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 MARX (404) 584-4126	AT&T 208 S. AKARD ST. DALLAS, TX 75202 (210) 821-4105 ANGELO HINES (770) 784-3972
POWER	COMCAST
GEORGIA POWER COMPANY 823 JEFFERSON STREET ATLANTA, GA 30318 (404) 508-4509 IKE COLLINS	(770) 558-8979 SANDRA ANDREWS
WATER	LEVEL 3 COMMUNICATIONS, INC.
DEKALB COUNTY WATER AND SEWER DEPARTMENT 1590 ROADHAVEN DR. STONE MOUNTAIN, GA, 30083 (770) 612-7222 JEFF WOODS (770) 724-1490 JDWOODS@DEKALBCOUNTYGA.GOV	1025 ELDORADO BOULEVARD BROOMFIELD, CO 80021 (877) 366-6344 EXT. 3
	VERIZON MCI
	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) 656-2483 NIC FLORES

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (LYNWOOD PARK) LOCATED IN LAND LOT 303, 18TH DISTRICT DEKALB COUNTY, GEORGIA

SITE INFORMATION

CURRENT OWNER: CITY OF BROOKHAVEN
DB, 24526 PG. 557

TAX PARCEL ID # 18 303 02 216

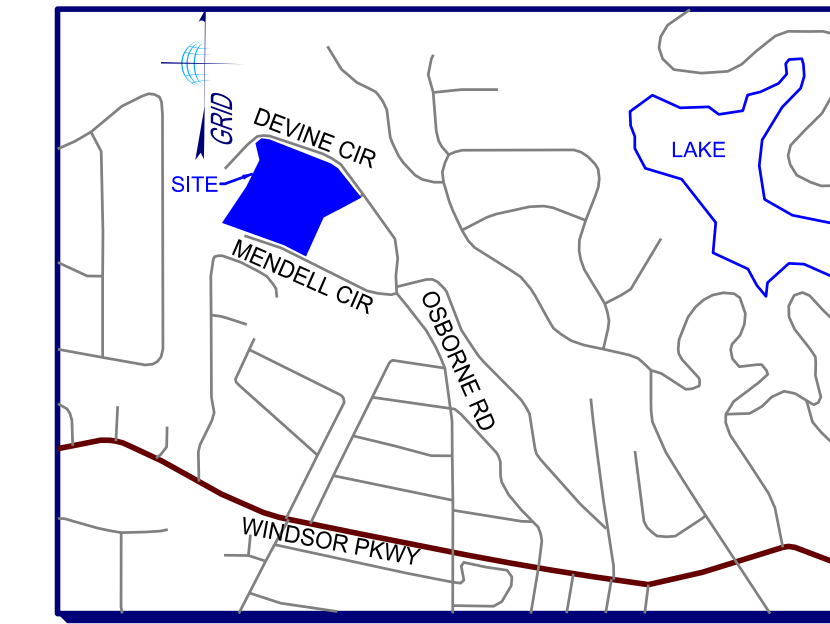
ADDRESS: 3360 OSBORNE RD

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'

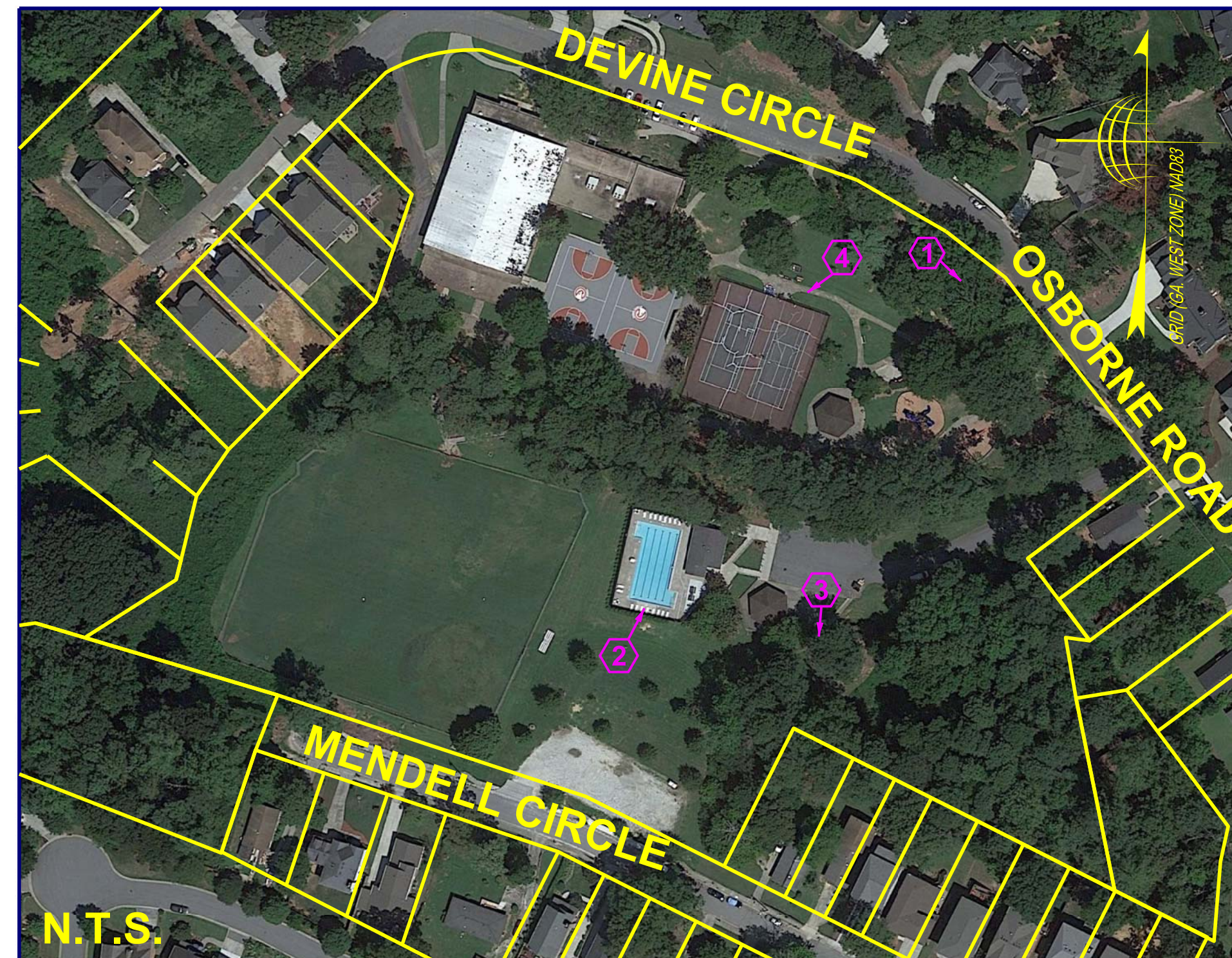
PARKING COUNT: REGULAR SPACES 38
HANDICAP SPACES 3
TOTAL 41



LOCATION MAP

NOT TO SCALE
LAT - 33°53'17.69"N
LONG - 84°20'44.16"W

SITE MAP



PROVIDED BY GOOGLE EARTH, IMAGERY DATE AUGUST 24, 2015

PROPERTY DESCRIPTION

Being a tract or parcel of land lying and being in Land Lot 303, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a 1/2 inch rebar found at the intersection of the Southwesterly Right of Way Line of Osborne Road, formerly known as Johnson Ferry Road (having an apparent 40 feet wide right of way) and the Southeastery Right of Way Line of Devine Circle, formerly known as Church Street (having an apparent 60 feet wide right of way) as shown on a plat of property entitled "Lawrence P. Cobb" and recorded among the Land Records of DeKalb County, Georgia in Plat Book 17, Page 122; thence, leaving the said 1/2 inch rebar and running with the said line of Devine Circle, South 51° 14' 02" West, 149.53 feet to a 1/2 inch open top pipe found; thence, South 90° 47' 48" West, 49.96 feet to a 5/8 inch rebar found at the existing terminus of Devine Circle and the True Point of Beginning of the herein described tract or parcel of land; thence leaving the said Point of Beginning and the terminus of Devine Circle and running with the property now or formerly owned by Jennifer Kovachik, as described in a deed recorded among the aforesaid Land Records in Deed Book 23161, Page 65:

- South 11° 21' 43" East, 190.68 feet to a 1 inch open top pipe found (disturbed); thence, running with Lots 4-10, Block B of the aforesaid plat recorded in Plat Book 17, Page 122
- North 63° 03' 18" West, 99.89 feet to a 1 inch open top pipe found (disturbed); thence,
- North 63° 01' 38" West, 49.62 feet to a 1/2 inch rebar found; thence,
- North 63° 26' 55" West, 49.90 feet to a 60-D Nail found; thence,
- North 63° 12' 45" West, 149.96 feet to a 1/2 inch capped rebar set; thence,
- South 26° 47' 15" West, 150.00 feet to a 1/2 inch capped rebar set on the Northeastery Right of Way Line of Mendell Circle (an apparent 60 feet wide right of way); thence, running with the said line of Mendell Circle
- North 63° 12' 45" West, 150.00 feet to a 1/2 inch capped rebar set; thence,
- North 71° 46' 46" West, 315.28 feet to a 1/2 inch capped rebar set at the existing terminus of Mendell Circle; thence, running with the property now or formerly owned by Slature Properties, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 22389, Page 435
- North 73° 24' 34" West, 195.40 feet to a 1/2 inch capped rebar set; thence, running with the property now or formerly owned by Sandra W. Hewell, as described in a deed recorded among the aforesaid Land Records in Deed Book 6217, Page 410
- North 57° 37' 42" East, 105.00 feet to a 1/2 inch capped rebar set; thence,
- North 13° 50' 59" East, 19.92 feet to a 5/8 inch rebar found on the Southwesterly Right of Way Line of Devine Circle, (an apparent 60 feet wide right of way) said road not being present; thence, running across Devine Circle
- North 13° 38' 05" East, 64.14 feet to a concrete monument with brass disk found on the Northeastery line of aforesaid Devine Circle; thence, running with a portion of Lots 18 thru 6, Block C of the aforesaid plat recorded in Plat Book 17, Page 122
- North 34° 38' 10" East, 54.49 feet to a concrete monument with brass disk found; thence,
- North 44° 59' 26" East, 52.40 feet to a 1/2 inch capped rebar found (RLS 2075); thence,
- North 44° 37' 52" East, 49.98 feet to a 1/2 inch rebar found; thence,
- North 44° 55' 44" East, 50.02 feet; thence,
- North 45° 01' 12" East, 49.76 feet to a 1/2 inch rebar found (disturbed); thence,
- North 18° 46' 01" East, 110.51 feet to a 1/2 inch capped rebar found (RLS 3028); thence,
- North 44° 46' 54" West, 102.07 feet to a 1/2 inch capped rebar set on the South Right of Way Line of aforesaid Devine Circle (road is open); thence, running with the said line of Devine Circle
- North 45° 22' 32" East, 65.26 feet; thence,
- 97.80 feet along the arc of a curve deflecting to the right, having a radius of 173.00 feet and a chord bearing and distance of North 76° 57' 33" East, 96.50 feet; thence,
- South 70° 52' 27" East, 384.80 feet; thence,
- South 59° 59' 27" East, 100.00 feet; thence,
- South 52° 11' 45" East, 73.15 feet to a 1/2 inch capped rebar set on the aforesaid line of Osborne Road; thence, running with the said line of Osborne Road
- South 37° 44' 27" East, 231.10 feet to a 1/2 inch capped rebar set; thence, leaving the aforesaid line of Osborne Road and running with Lots 2 & 1, Block F of the aforesaid plat recorded in Plat Book 17, Page 122
- South 53° 01' 33" West, 150.00 feet to a 1/2 inch capped rebar set; thence,
- South 36° 57' 27" East, 99.90 feet to a concrete monument found (disturbed); thence,
- North 82° 21' 34" West, 23.47 feet to a concrete monument with brass disk found at the existing terminus of Devine Circle; thence, running across Devine Circle
- South 09° 41' 34" East, 59.85 feet to the Point of Beginning, containing 487,970 square feet or 11,2022 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 THE CITY OF BROOKHAVEN RECORDED IN DB, 24526 PG. 557 AMONG THE LAND RECORDS OF DEKALB COUNTY
- PLAT FOR LAWRENCE P. COBB PROPERTY SUBDIVISION RECORDED IN DB, 17 PG. 122 AFORESAID RECORDS
- LIMITED WARRANTY DEED FOR STATURE PROPERTIES, LLC. RECORDED IN DB, 22389 PG. 435 AFORESAID RECORDS
- QUITCLAIM DEED FOR SANDRA W. HEWELL RECORDED IN DB, 6217 PG. 410 AFORESAID RECORDS
- WARRANTY DEED FOR HASSASSNA R. BENJAMIN RECORDED IN DB, 11234 PG. 752 AFORESAID RECORDS
- WARRANTY DEED FOR TEHMINA KHAN RECORDED IN DB, 24001 PG. 523 AFORESAID RECORDS
- WARRANTY DEED FOR TEHMINA KHAN RECORDED IN DB, 23389 PG. 704 AFORESAID RECORDS
- WARRANTY DEED FOR JENNIFER KOVACHIK RECORDED IN DB, 23161 PG. 654 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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEY ACT O.C.G.A. 15-6-47, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-10, 43-15-22.

PRELIMINARY
FOR REVIEW AND COMMENT

WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2571

BENCHMARK 1 DETAIL



PHOTO #2



PHOTO #1

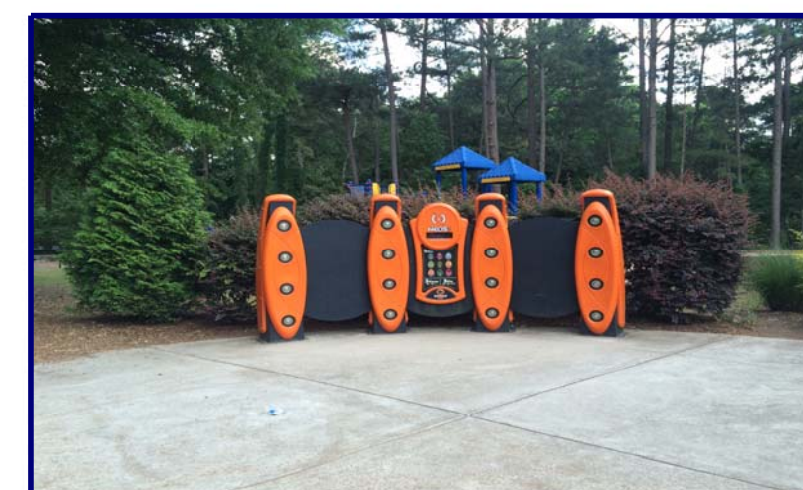


PHOTO #3

BENCHMARK 2 DETAIL



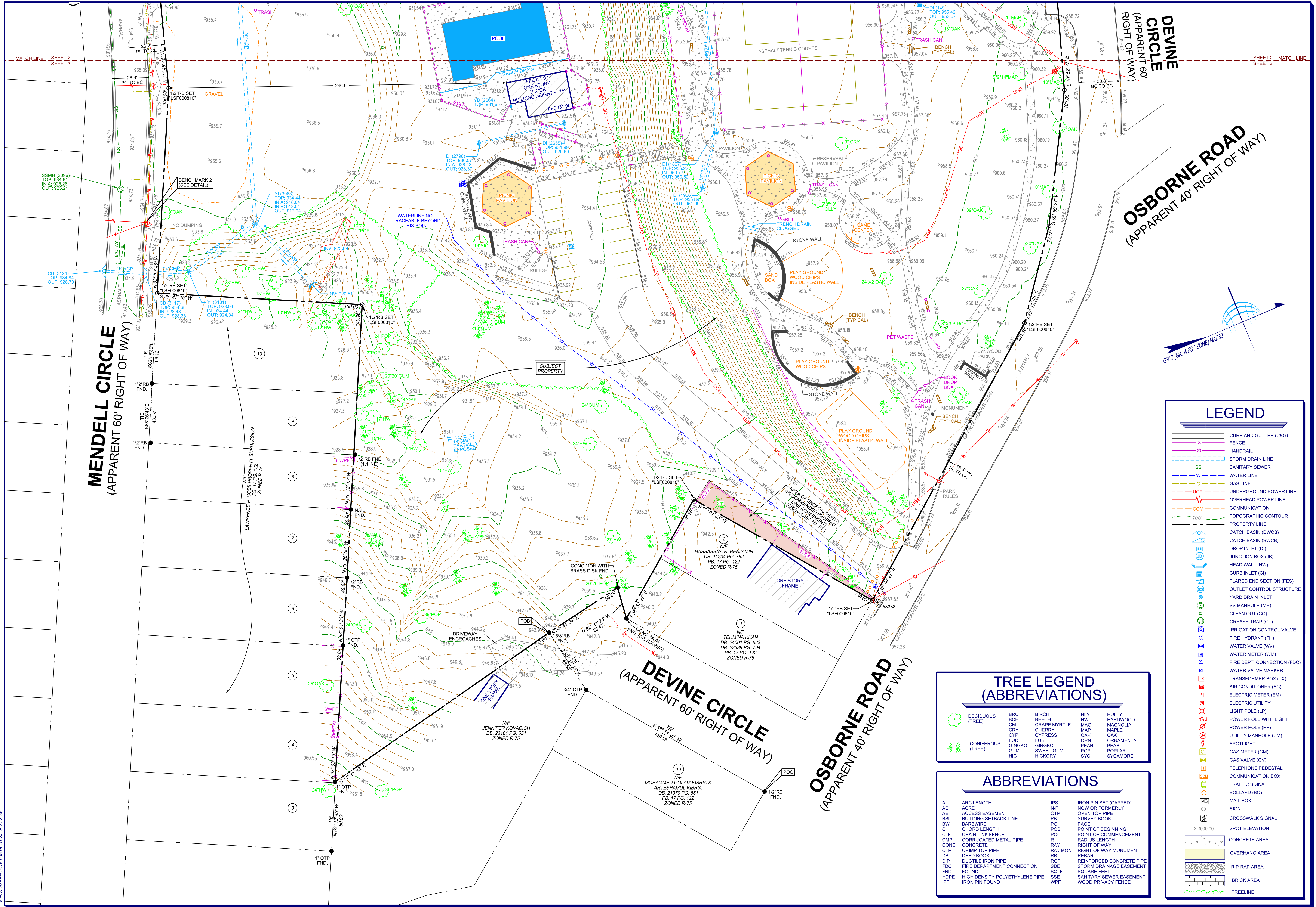
PHOTO #4

**BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(LYNWOOD PARK)
LOCATED IN
LAND LOT 303, 18TH DISTRICT
DEKALB COUNTY, GEORGIA**

SHEET NO.

1/3

DRAWING# TM 16 095



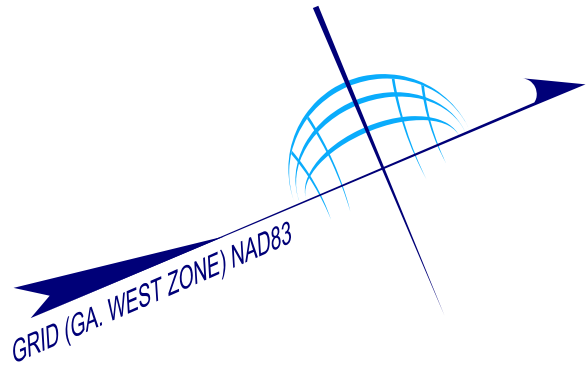
MENDALL CIRCLE
(APPARENT 60' RIGHT OF WAY)

DEVINE CIRCLE
(APPARENT 60' RIGHT OF WAY)

OSBORNE ROAD
(APPARENT 40' RIGHT OF WAY)

DEVINE CIRCLE
(APPARENT 60' RIGHT OF WAY)

OSBORNE ROAD
(APPARENT 40' RIGHT OF WAY)



LEGEND	
	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	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)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	FIRE 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
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	SPOT ELEVATION
	CONCRETE AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE

TREE LEGEND (ABBREVIATIONS)			
	DECIDUOUS (TREE)	BRC	BIRCH
	CONIFEROUS (TREE)	BCH	BEECH
		CM	CRAPE MYRTLE
		CRY	CHERRY
		CYP	CYPRESS
		FUR	FUR
		GNGKO	GINKGO
		GUM	SWEET GUM
		HIC	HICKORY
		HLV	HOLLY
		HW	HARDWOOD
		MAG	MAGNOLIA
		MAPLE	MAPLE
		OAK	OAK
		ORN	ORNAMENTAL
		PEAR	PEAR
		POP	POPLAR
		SYC	SYCAMORE

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

TerraMark Land Surveying, Inc.
 1000 W. Peachtree Street, NE
 Atlanta, Georgia 30308
 Phone No. (770) 421-1927
 Fax No. (770) 421-0552
 www.TerraMark.com
 Professional Land Surveying C. O. A. #LSF00810

TerraMark
 Professional Land Surveying

Project No.	No.	Date	Revision
2016/085	A4		
Survey Crew:	MEC		
Drawn By:	WCV		
Approved By:	MEC		
Date:	08/09/16		
Scale:	1"=30'		

BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
 THE CITY OF BROOKHAVEN
 (LYNWOOD PARK)
 LOCATED IN
 LAND LOT 303, 18TH DISTRICT
 DEKALB COUNTY, GEORGIA

JOB NUMBER 2016/085 PLOT SIZE 24 X 36