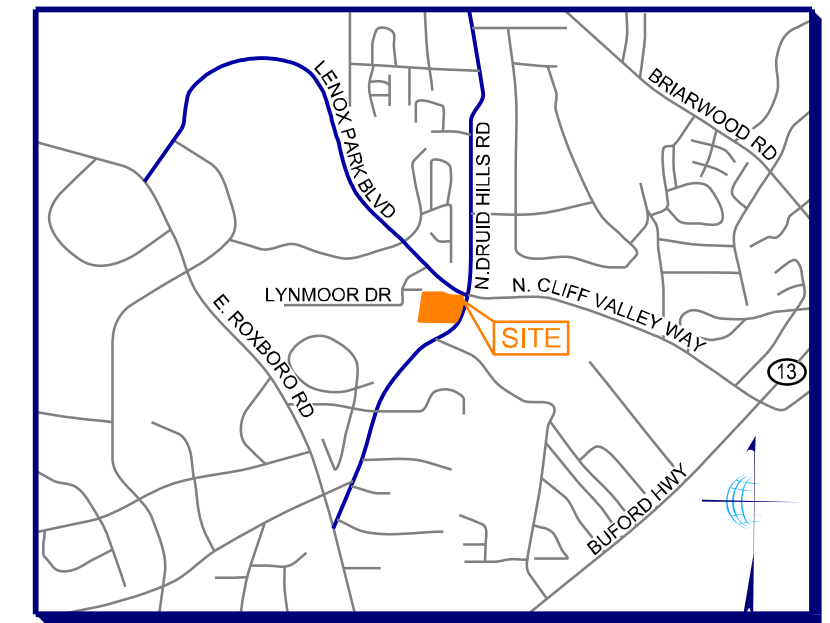


BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (NORTH DRUID HILLS PARK) LOCATED IN LAND LOT 199, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
LAT - 33° 50' 41.14" N
LONG - 84° 20' 21.38" W

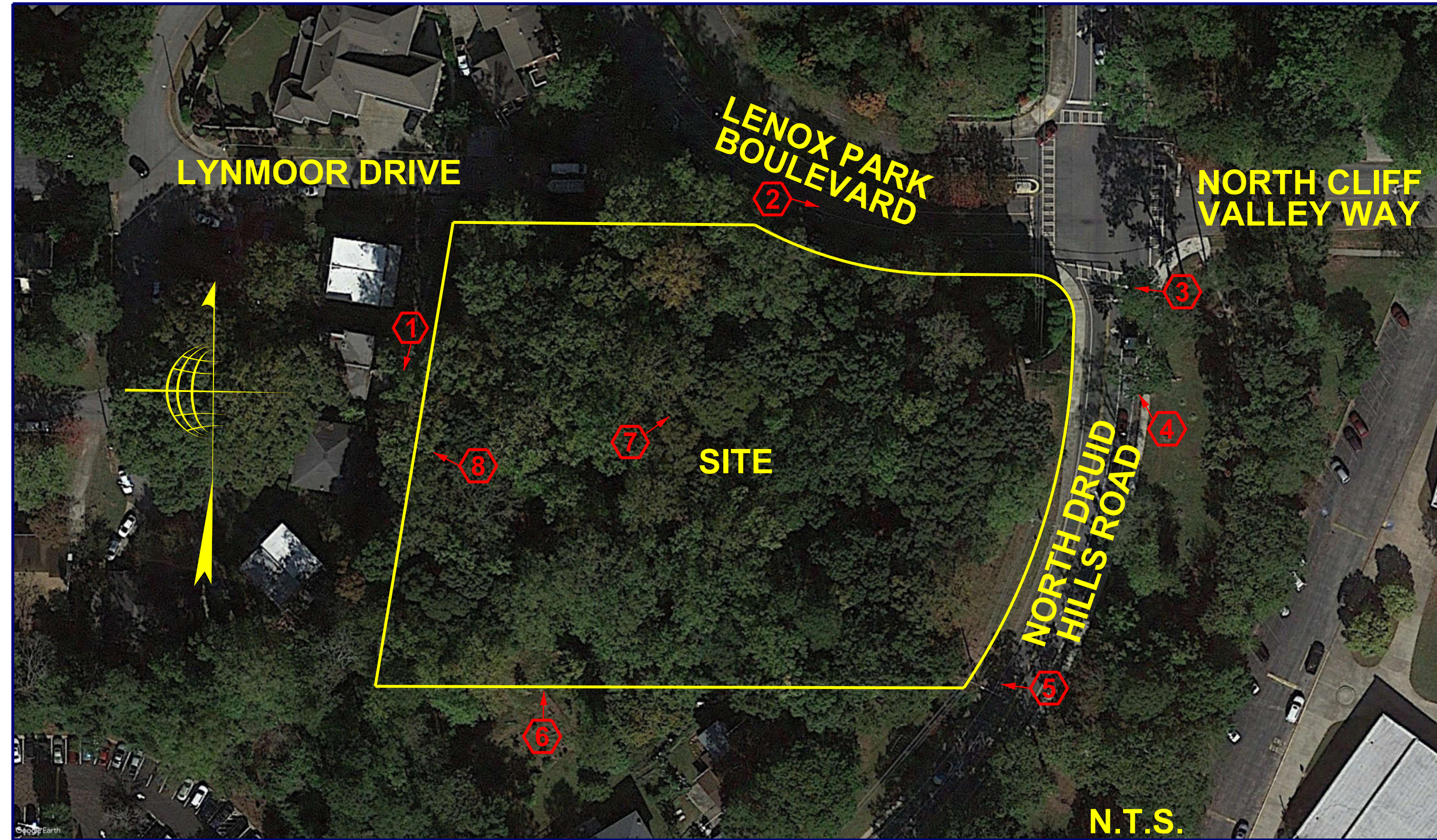
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TerraMark Land Surveying, Inc.
1000 W. Peachtree Dunwoody Rd., Suite 300
Atlanta, Georgia 30308
Phone No. (770) 421-1827
Fax No. (770) 421-0552
www.TerraMark.com
Professional Land Surveying C. O. A. #LSF000810



SITE MAP

→ PICTURE LOCATION AND DIRECTION



AERIAL IMAGERY PROVIDED BY GOOGLE EARTH
IMAGE DATED NOVEMBER 1, 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 225,930 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 32,931 FEET AND AN ANGULAR ERROR OF 01" 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 TWO 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 OCTOBER 22, 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 THIS SURVEY 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.

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.

SITE AREA

**115,420 SQ.FT.
OR
2.6497 AC.**

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 138800003K), DATED AUGUST 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 MAY HAVE ACCESS TO THE PUBLIC RIGHT OF WAY OF LENOX PARK BOULEVARD AND NORTH DRUID HILLS ROAD. (NO CURB CUT ACCESS POINTS OBSERVED)

SITE INFORMATION

CURRENT OWNER: CITY OF BROOKHAVEN, GEORGIA
DIS: 28801 PG. 242
PB. 255 PG. 93

TAX PARCEL ID # 18 199 15 029

ADDRESS: 1623 NORTH DRUID HILLS ROAD

ZONING: RS-85 (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 - 35 FEET
SIDE - 25 FEET
REAR - 40 FEET

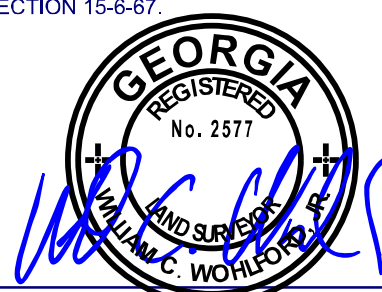
MAXIMUM BUILDING HEIGHT = 40 FEET

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAN ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 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.
- 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 PLAN 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 PLAN 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 PLAN 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 15-6-67.



WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2317

**BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(NORTH DRUID HILLS PARK)
LOCATED IN
LAND LOT 199, 18TH DISTRICT
CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA**

SHEET NO.

1
/
2

DRAWING# TM - 20-198

JOB NUMBER: 2020-189 PLOT SIZE 24 X 36

REFERENCE MATERIAL

- BOUNDARY SURVEY FOR CROSS KEYS SUBSTATION
PREPARED BY TODD SURVEYING COMPANY
SURVEY DATED AUGUST 17, 2017
RECORDED IN PB. 255 PG. 93
AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA
- SURVEY AND PLAT FOR FAIRWAY HILLS SUBDIVISION
PREPARED BY J.R. BRACKWELL AND ASSOCIATES, INC.
SURVEY DATED JUNE 7, 1960 AND LAST REVISED AUGUST 22, 1960
RECORDED IN PB. 17 PG. 131
AFORESAID LAND RECORDS
- PLAT OF IDELVILD SUBDIVISION
PREPARED BY WATTS & BROWNING ENGINEERS
SURVEY DATED SEPTEMBER 14, 1954
RECORDED IN PB. 22 PG. 143
AFORESAID LAND RECORDS
- SURVEY OF THE PROPERTY OF MONROE S. EDWARDS & WILLIAM B. EDWARDS
PREPARED BY GADDY-CORDES & ASSOCIATES
SURVEY DATED AUGUST 17, 1965
RECORDED IN PB. 42 PG. 136
AFORESAID LAND RECORDS
- SUBDIVISION OF THE ESTATE OF J.W. WRIGHT
PREPARED BY HAROLD L. BUSH
SURVEY DATED NOVEMBER 1946
RECORDED IN PB. 14 PG. 92
AFORESAID LAND RECORDS
- DEEDS AS REFERENCED ON SURVEY

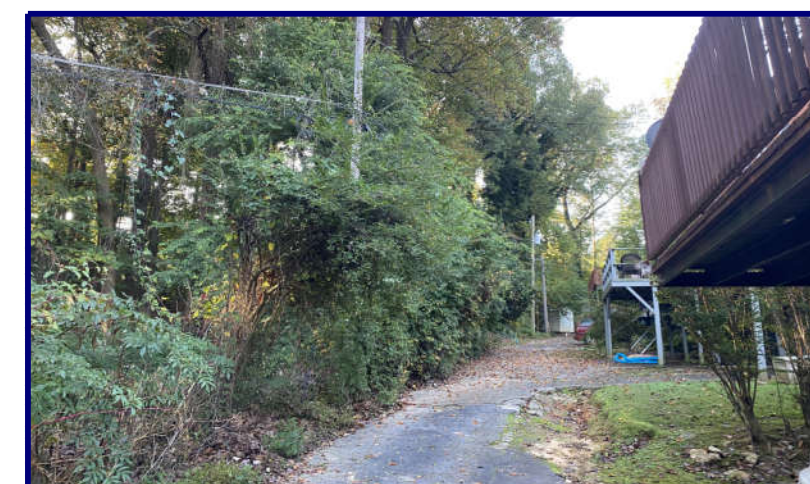


PHOTO #1

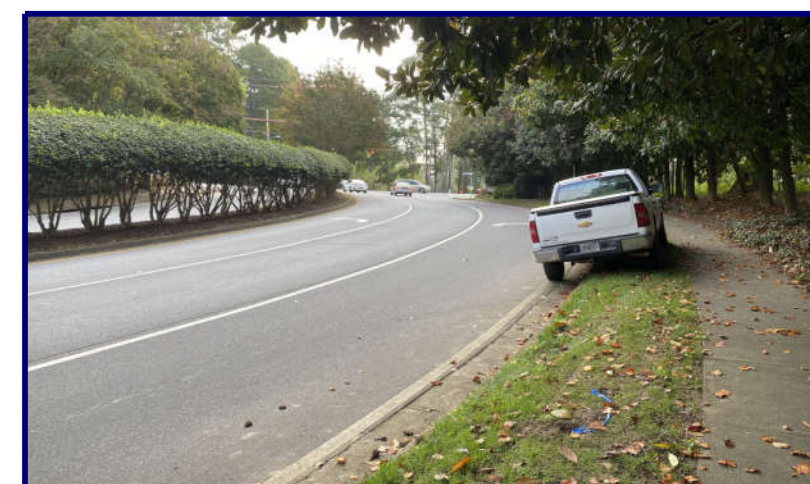


PHOTO #2

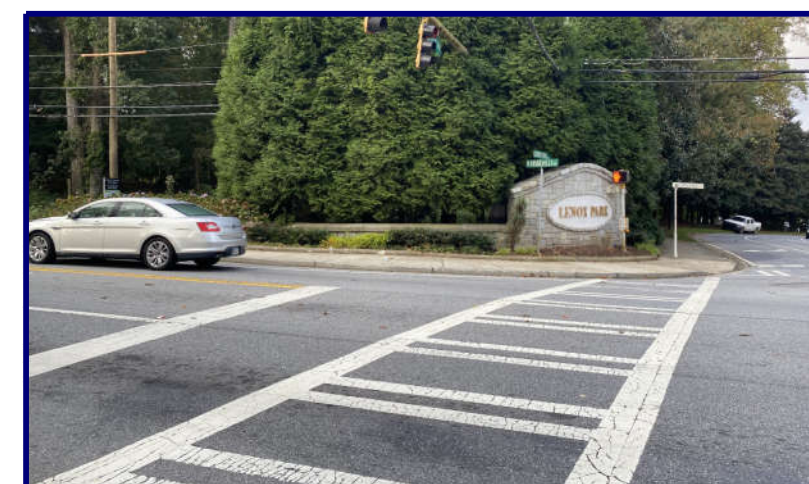


PHOTO #3



PHOTO #4

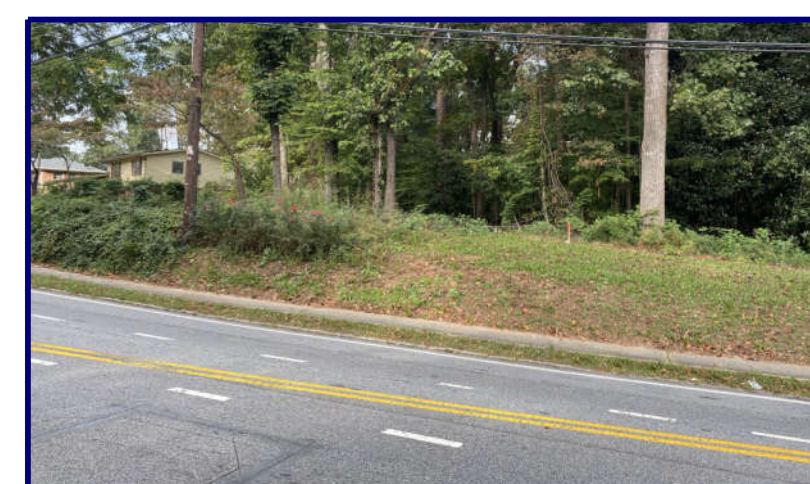


PHOTO #5

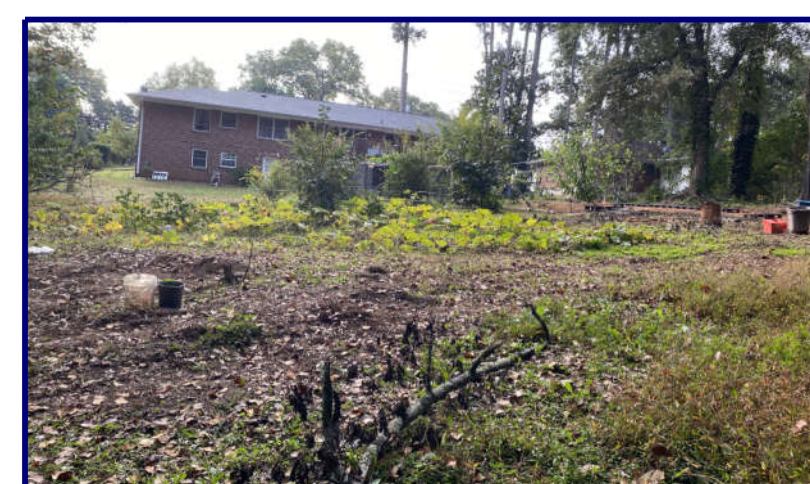


PHOTO #6



PHOTO #7

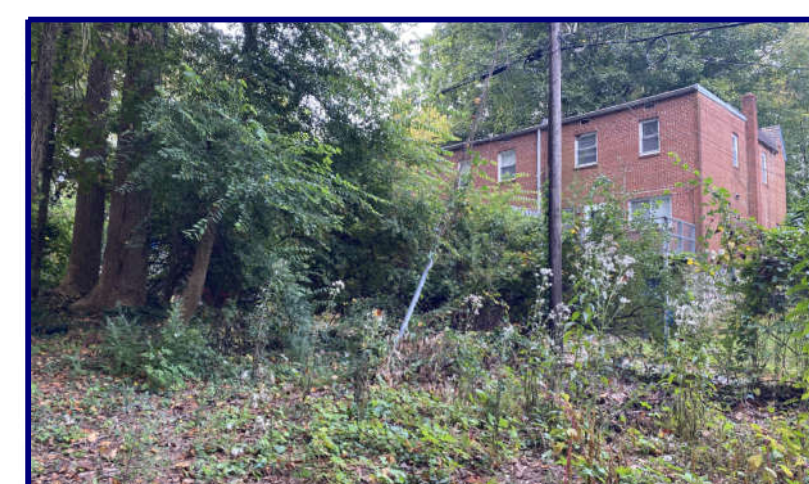
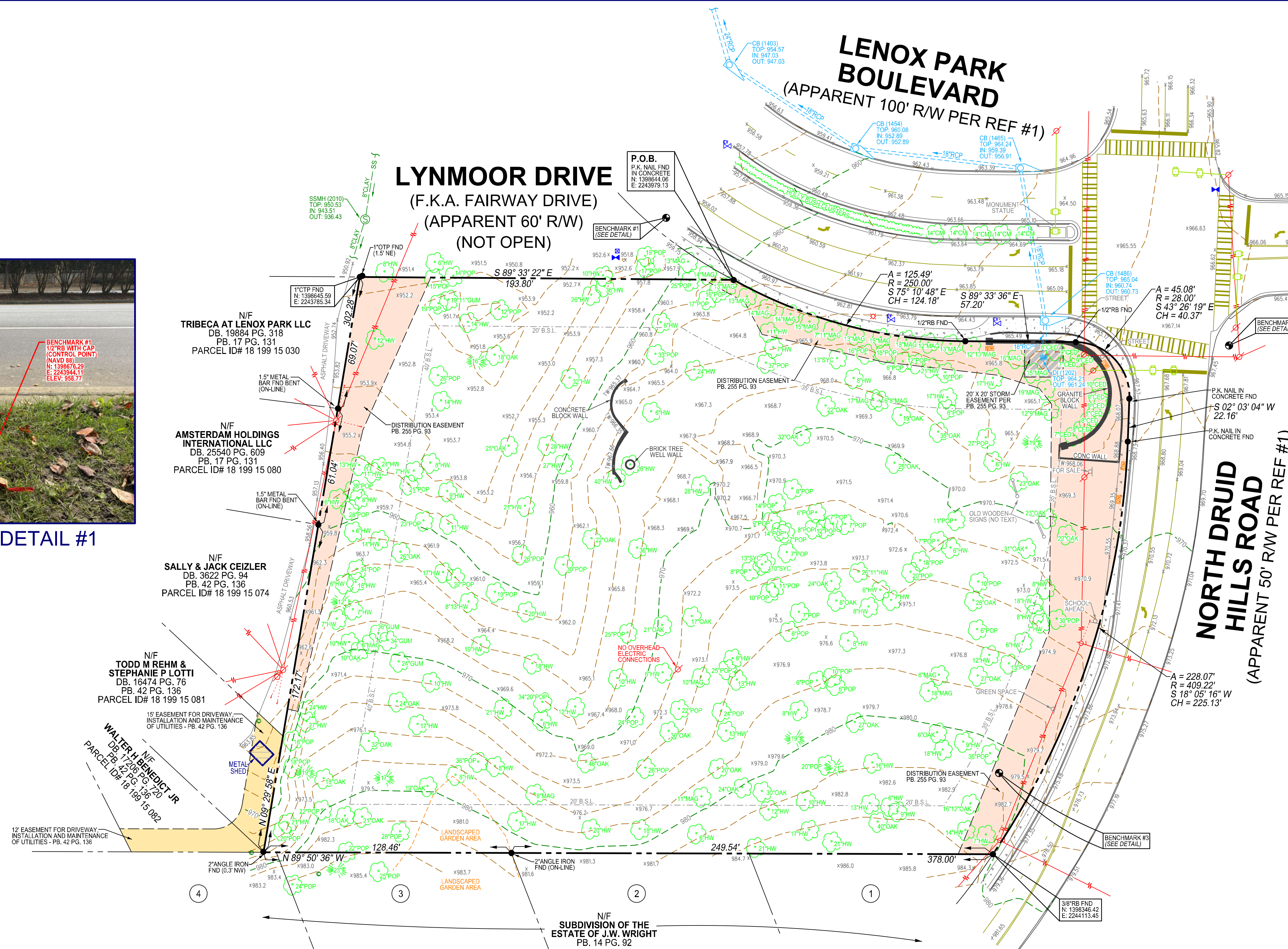


PHOTO #8

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



BENCHMARK DETAIL #1



SITE AREA

115,420 SQ.FT.
OR
2.6497 AC.

LEGEND

	CURBS 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 METER (WM)		UTILITY MANHOLE (UM)		CONCRETE AREA
	STORM DRAIN LINE		JUNCTION BOX (JB)		FIRE DEPT. CONNECTION (FDC)		GAS METER (GM)		OVERHANG AREA
	SANITARY SEWER		HEAD WALL (HW)		FIRE VALVE MARKER		GAS VALVE (GV)		RIP-RAP AREA
	WATER LINE		FLARED END SECTION (FES)		TRANSFORMER BOX (TB)		TELEPHONE PEDESTAL		BRICK AREA
	GAS LINE		OUTLET CONTROL STRUCTURE		AIR CONDITIONER (AC)		COMMUNICATION BOX		TREELINE
	UNDERGROUND POWER LINE		YARD DRAIN INLET		ELECTRIC METER (EM)		SIGN		
	OVERHEAD POWER LINE		SS MANHOLE (MI)		GREASE TRAP (GT)				
	UNDERGROUND COMMUNICATION		CLEAN OUT (CO)						
	TOPOGRAPHIC CONTOUR								
	PROPERTY LINE								

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	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
CMF	CORRUGATED METAL PIPE	RW	RIGHT OF WAY
CONC.	CONCRETE	RW MON	RIGHT OF WAY MONUMENT
CRIMP	CRIMP TOP PIPE	REBAR	REBAR
DB	DEED BOOK	RCB	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SD	SIDE
FDC	FIRE DEPARTMENT CONNECTION	SO. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IF	IRON PIN FOUND		

TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)		BIR		HOLLY
	CONIFEROUS (TREE)		BCH		HARDWOOD
			CM		MAGNOLIA
			CHY		MAPLE
			CYP		OAK
			GNG		ORNAMENTAL
			SGM		PEAR
			HIC		POPLAR
					SYCAMORE

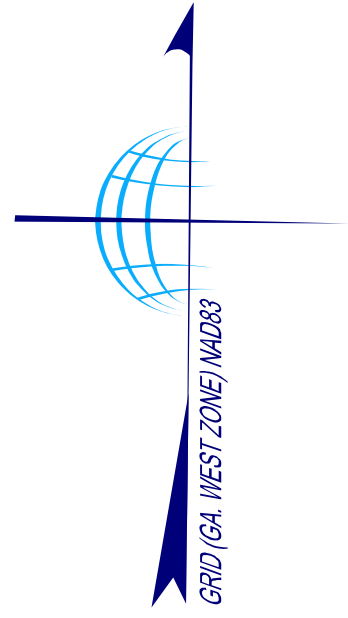
NORTH CLIFF VALLEY WAY NE



BENCHMARK DETAIL #2



BENCHMARK DETAIL #3



TerraMark Land Surveying, Inc.
1100 North Atlanta Road
Marietta, Georgia 30066
Phone No. (770) 421-1827
Fax No. (770) 421-0552
www.TerraMark.com
Professional Land Surveying C. O. A. #LSF000810

Project No.	No.	Date	Revision
2020-198	#1	AT	
	#2	R/S	
	#3	W/S	
	#4	W/S	
	#5	W/S	
	#6	W/S	
	#7	W/S	
	#8	W/S	
	#9	W/S	
	#10	W/S	

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (NORTH DRUID HILLS PARK) LOCATED IN LAND LOT 199, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM-20-198

JOB NUMBER 2020-198 PLOT SIZE 24 X 36