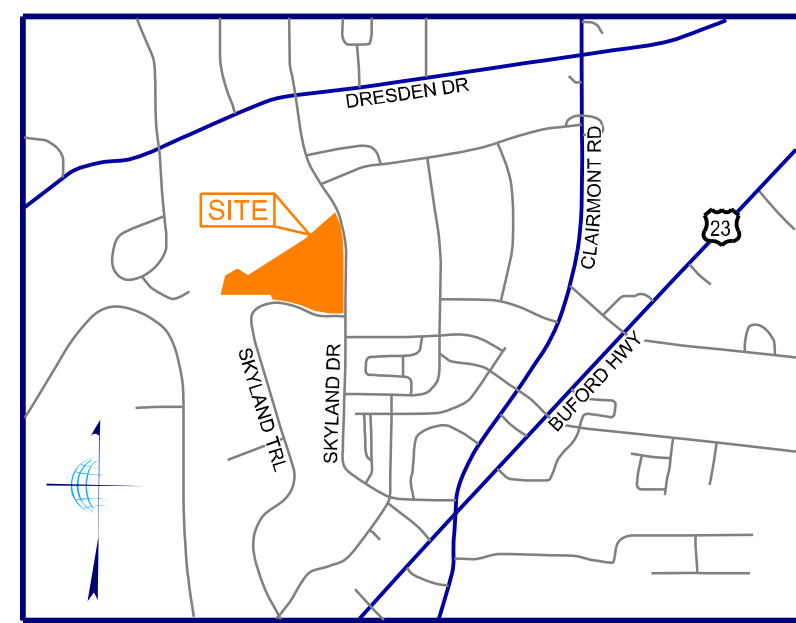


# BOUNDARY SURVEY FOR THE CITY OF BROOKHAVEN (SKYLAND PARK) LOCATED IN LAND LOTS 236 & 243, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA



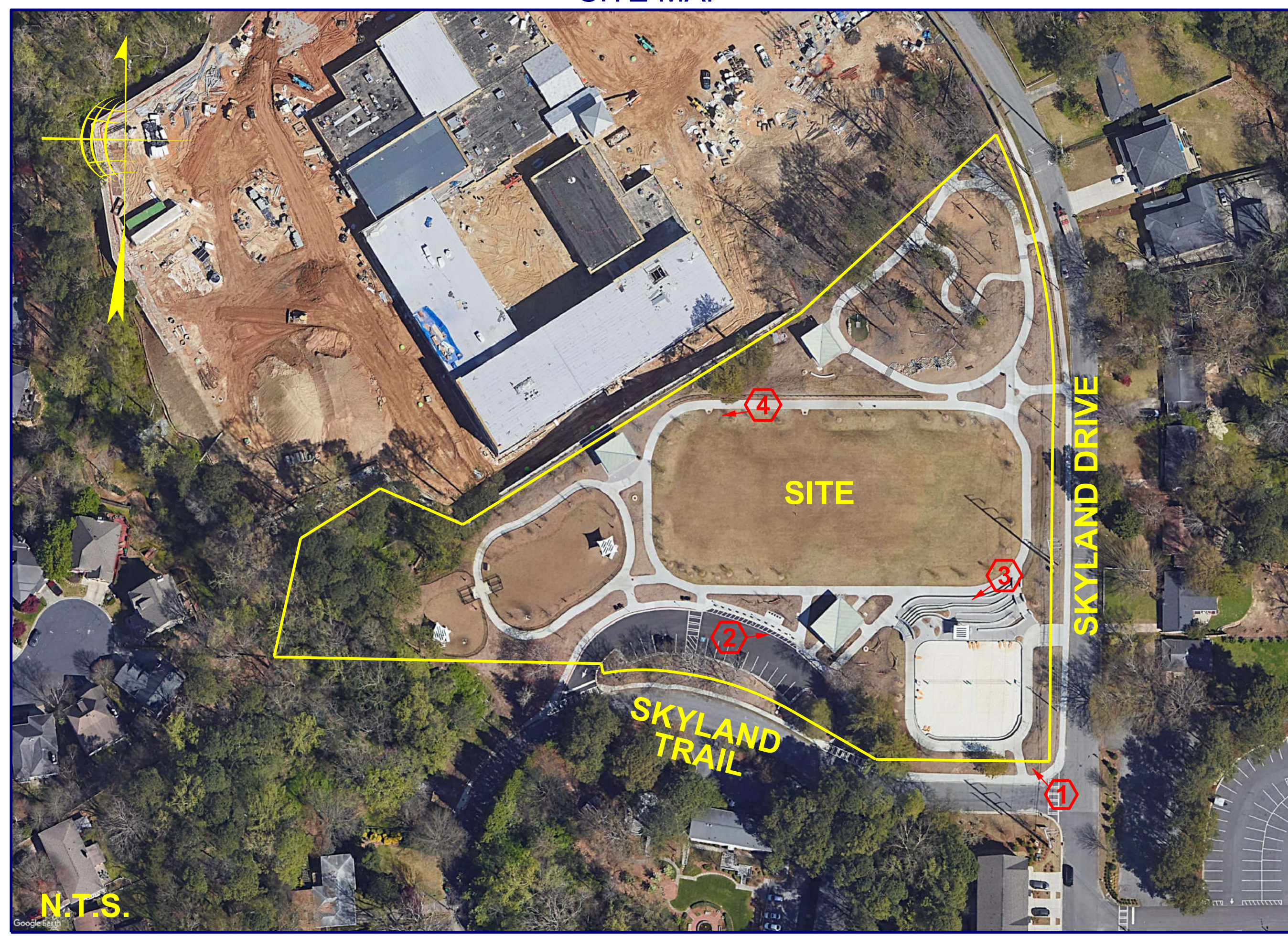
**LOCATION MAP**

NOT TO SCALE  
LAT - 33°51'42.92" N  
LONG - 84°18'53.28" W

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**SITE MAP**

PICTURE LOCATION AND DIRECTION



AERIAL IMAGE PROVIDED BY GOOGLE EARTH  
IMAGERY DATED DECEMBER 5, 2018

## SITE INFORMATION

CURRENT OWNER: THE CITY OF BROOKHAVEN, GEORGIA  
DB, 28194 PG. 595

TAX PARCEL ID # 18 243 02 012

ADDRESS: 2800 SKYLAND DRIVE

ZONING: RS-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  
INTERIOR SIDE - 7.5 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 PLAT 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 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 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: 2571

**BOUNDARY SURVEY FOR THE CITY OF BROOKHAVEN (SKYLAND PARK) LOCATED IN LAND LOTS 236 & 243, 18TH DISTRICT CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA**

SHEET NO.  
**1/2**  
DRAWING# TM 21-018

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0052K), 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 HAS DIRECT VEHICULAR ACCESS TO THE PUBLIC RIGHT OF WAY OF SKYLAND TRAIL. SUBJECT PROPERTY HAS PEDESTRIAN ACCESS TO THE PUBLIC RIGHTS OF WAY OF SKYLAND TRAIL AND SKYLAND DRIVE.

## REFERENCE MATERIAL

- DEEDS AND PLATS AS SHOWN HEREON

## 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 230,698 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 53,901 FEET AND AN ANGULAR ERROR OF 0" 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.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON FEBRUARY 1, 2021.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, 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.

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 CONNECTIVITY 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, PIPE LOCATIONS, SIZES AND MATERIALS ARE NOT SHOWN HEREON FOR THE PURPOSE OF THIS SURVEY.

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.



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

JOB NUMBER: 2021-018; PLOT SIZE: 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

### CALL TABLE

LINE	BEARING	DISTANCE
L1	N 10° 34' 18" W	9.25'

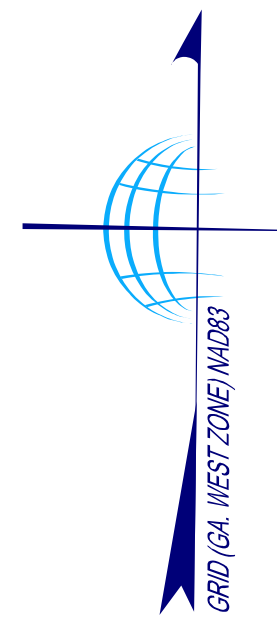
CURVE	ARC	RADIUS	BEARING	CHORD
C1	109.65°	283.82'	N 71° 21' 09" W	108.97'
C2	89.87°	198.95'	S 89° 27' 20" W	69.51'
C3	195.73°	529.11'	S 15° 13' 16" E	194.62'
C4	75.33°	529.11'	S 00° 32' 41" E	75.27'

### AREA OF INTEREST TABLE

- ④ AREA OF INTEREST
1. SIDEWALK AND MONUMENT SIGN CROSS PROPERTY LINE
  2. CURB AND SIDEWALK CROSS PROPERTY LINE
  3. CURB AND SIDEWALK CROSS PROPERTY LINE
  4. SIDEWALK CROSSES PROPERTY LINE
  5. SIDEWALK CROSSES PROPERTY LINE
  6. SIDEWALK CROSSES PROPERTY LINE
  7. STEPS AND SIDEWALK CROSS PROPERTY LINE

### SITE AREA

205,173 SQ. FT.  
OR  
4.7101 AC.



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  
 C. O. A.# LSP000810

Project No.	2021-018
Survey Crew	JKW
Drawn By	JCH
Approved By	WCV
Date	02/02/2021
Scale	1"=40'

BOUNDARY SURVEY FOR THE CITY OF BROOKHAVEN (SKYLAND PARK) LOCATED IN LAND LOTS 236 & 243, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA

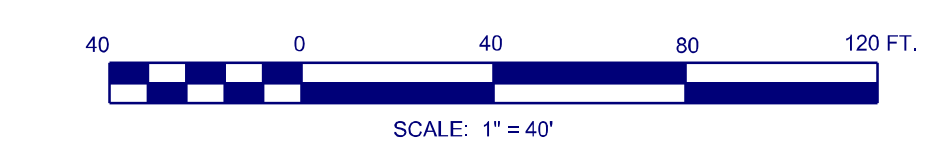
SHEET NO. 2/2  
DRAWING# TM 21-018

### 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	CHORD 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
FBC	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		

### 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)		TRANSMISSION POLE		CONCRETE AREA
	STORM DRAIN LINE		JUNCTION BOX (JB)		WATER METER (WM)		UTILITY MANHOLE (UM)		OVERHANG AREA
	SANITARY SEWER		HEAD WALL (HW)		FIRE DEPT. CONNECTION (FDC)		SPOTLIGHT		RIP-RAP AREA
	WATER LINE		CURB INLET (CI)		WATER VALVE MARKER		GAS METER (GM)		BRICK AREA
	GAS LINE		FLARED END SECTION (FES)		TRANSFORMER BOX (TX)		GAS VALVE (GV)		TREELINE
	UNDERGROUND POWER LINE		OUTLET CONTROL STRUCTURE		AIR CONDITIONER (AC)		TELEPHONE PEDESTAL		
	OVERHEAD POWER LINE		YARD DRAIN INLET		ELECTRIC METER (EM)		COMMUNICATION BOX		
	OVERHEAD TRANSMISSION LINE		SS MANHOLE (MH)		ELECTRIC UTILITY		TRASH CAN / RECYCLE BIN		
	UNDERGROUND COMMUNICATION		CLEAN OUT (CO)		GREASE TRAP (GT)		MAIL BOX		
	PROPERTY LINE				SIGN				



JOB NUMBER 2021-018 PLOT SIZE 24 X 36

