## **SURVEY NOTES**

A TRIMBLE S6 TOTAL STATION WAS USED TO OBTAIN ANGULAR 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.

TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE

TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE

TRACT 3 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS ESTABLISHED FROM

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

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 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 ERRAMARK 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

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

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MAY 25, 2016

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY. GEORGIA (PANEL NUMBER 13089C0056J). DATED MAY 16, 2013: A PORTION OF

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 GEORGIAN DRIVE WEST, GEORGIAN DRIVE EAST AND BRAGG STREET

#### SITE INFORMATION

CURRENT OWNER: CITY OF BROOKHAVEN DB. 24526 PG. 566

TAX PARCEL ID # 18 271 07 029 ADDRESS: 2845 GEORGIAN DRIVE

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

## REFERENCE MATERIAL

- 1. QUIT CLAIM DEED TO THE CITY OF BROOKHAVEN RECORDED IN DB. 24526 PG. 566 AMONG THE LAND RECORDS OF DEKALB COUNTY
- 2. PLAT FOR GEORGIAN HILLS SUBDIVISION AFORESAID RECORDS
- 3. PLAT FOR GEORGIAN HILLS SUBDIVISION RECORDED IN PB. 16 PG. 70 AFORESAID RECORDS
- 4. FINAL PLAT FOR HARRISON PARK RECORDED IN PB. 130 PG. 5 AFORESAID RECORDS

AFORESAID RECORDS

- 5. PLAT FOR J.W. MANN SUBDIVISION RECORDED IN PB. 24 PG. 163 AFORESAID RECORDS
- 6. JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED FOR TERRY L. KILGORE JR. AND MARTHA K. KILGORE RECORDED IN DB. 23208 PG. 427 AFORESAID RECORDS
- 7. QUITCLAIM DEED FOR BRAGG STREET APARMENTS, LLC. RECORDED IN DB. 25247 PG. 498 AFORESAID RECORDS
- 8. LIMITED WARRANTY DEED FOR IBIS STUDIOS, LLC. RECORDED IN DB. 25122 PG. 216 AFORESAID RECORDS
- 9. QUITCLAIM DEED FOR ESTATE OF RAYE A. SMITH & RECORDED IN DB. 21918 PG. 457 AFORESAID RECORDS
- 10. QUITCLAIM DEED IN AID OF TITLE FOR BERKELEY, LLC. RECORDED IN DB. 23855 PG. 303

## PROPERTY DESCRIPTION TRACT 1

Being a tract or parcel of land lying and being in Land Lots 243 & 271, 18th District, DeKalb County

Beginning for the same at a concrete Right of Way Monument found at the intersection of the West Right of Way Line of Clairmont Road (having an apparent variable width right of way) and the Northwesterly Right of Way Line of Georgian Drive East (having an apparent 50 feet wide right of way) as shown on a plat of subdivision entitled "Georgian Hills" and recorded among the Land Records of DeKalb County, Georgia in Plat Book 15, Page 2; thence, leaving the said Point of Beginning and running with the said line of Georgian Drive East

- 29.10 feet along the arc of a curve deflecting to the right, having a radius of 64.65 feet and a chord bearing and distance of South 64° 33' 45" West, 28.86 feet; thence,
- 171.52 feet along the arc of a curve deflecting to the left, having a radius of 269.87 feet and a chord bearing and distance of South 59° 15' 11" West, 168.65 feet; thence,
- a chord bearing and distance of South 39 15 11 West, 168.65 feet; thence, South 41° 02' 43" West, 32.00 feet; thence, 312.41 feet along the arc of a curve deflecting to the left, having a radius of 588.32 feet and a chord bearing and distance of South 25° 49' 58" West, 308.75 feet; thence, South 10° 37' 12" West, 67.16 feet to a ½ inch capped rebar set; thence, 36.55 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of South 52° 30' 24" West, 33.38 feet to a ½ inch capped
- rebar set on the North Right of Way Line of Duke Road (having an apparent 60 feet wide
- right of way); thence, running with the said line of Duke Road
  North 85° 36' 24" West, 45.57 feet to a ½ inch capped rebar set; thence,
  38.06 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and
  a chord bearing and distance of North 41° 59' 37" West, 34.49 feet to a ½ inch capped rebar set on the Easterly Right of Way Line of Georgian Drive West (having an apparent 50 feet wide right of way); thence, running with the said line of Georgian Drive West
- North 01° 37' 11" East, 242.03 feet, thence, 325.44 feet along the arc of a curve deflecting to the right, having a radius of 795.52 feet and a chord bearing and distance of North 13° 20' 22" East, 323.18 feet; thence,
- North 25° 03' 32" East, 119.69 feet to a ½ inch capped rebar set; thence, running with the south line of a subdivision entitled "Harrison Park" and recorded among the aforesaid Land Records in Plat Book 130, Page 5 South 89° 31' 57" East, 301.74 feet to a ½ inch capped rebar set on the aforesaid line of Clairmont Road, thence, running with the said line of Clairmont Road

South 00° 01' 41" East, 204.50 feet to the Point of Beginning, containing 157,927 square

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

## PROPERTY DESCRIPTION TRACT 2

Being a tract or parcel of land lying and being in Land Lot 243, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a concrete Right of Way Monument found at the intersection of the West Right of Way Line of Clairmont Road (having an apparent variable width right of way) and the Northwesterly Right of Way Line of Georgian Drive East (having an apparent 50 feet wide right of way) as shown on a plat of subdivision entitled "Georgian Hills" and recorded among the Land Records of DeKalb County, Georgia in Plat Book 15, Page 2; thence, leaving the said Point of Beginning and running with the said line of Georgian Drive East, 29.10 feet along the arc of a curve deflecting to the right, having a radius of 64.65 feet and a chord bearing and distance of South 64° 33' 45" West, 28.86 feet; thence, 171.52 feet along the arc of a curve deflecting to the left, having a radius of 269.87 feet and a chord bearing and distance of South 59° 5' 11" West, 168.65 feet, thence, South 41° 02' 43" West, 32.00 feet, thence, 312.41 feet along the arc of a curve deflecting to the left, having a radius of 588.32 feet and a chord bearing and distance of South 25° 49' 58" West. 308.75 feet; thence. South 10° 37' 12" West. 67.16 feet to a 1 inch capped rebar set; thence, continuing with the said line of Georgian Drive East, and crossing Duke Road (having an apparent 60 feet wide right of way). South 10° 37' 12" West, 110.65 feet to a ½ 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 continuing with the said line of Georgian Drive

- South 10° 37' 12" West, 367.39 feet to a ½ inch capped rebar set; thence, 54.40 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of South 72° 57' 26" West, 44.28 feet to a ½ inch capped rebar set on the North Right of Way Line of Bragg Street (having an apparent 60 feet wide right of way); thence, running with the said line of Bragg Street
- 54.55 feet along the arc of a curve deflecting to the left, having a radius of 229.82 feet and a chord bearing and distance of North 51° 30' 20" West, 54.43 feet to a ½ inch capped
- 32.33 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of North 21° 15' 39" West, 30.12 feet to a ½ inch capped rebar set on the Easterly Right of Way Line of Georgian Drive West (having an apparent 50 feet wide right of way); thence, running with the said line of Georgian Drive West
- North 15° 47' 03" East, 319.75 feet to a ½ inch capped rebar set; thence, 34.30 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of North 55° 05' 19" East, 31.67 feet to a ½ inch capped rebar set on the South Right of Way Line of aforesaid Duke Road, thence, running with the said line of Duke Road
- South 85° 36' 24" East, 47.37 feet to a ½ inch capped rebar set; thence, 41.99 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of South 37° 29' 36" East, 37.22 feet to the Point of

Beginning, containing 43,713 square feet or 1.0035 acres of land, more or less. Property is subject to all easements and rights of way recorded and unrecorded.

## PROPERTY DESCRIPTION TRACT 3

Being a tract or parcel of land lying and being in Land Lot 243, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a concrete Right of Way Monument found at the intersection of the West Right of Way Line of Clairmont Road (having an apparent variable width right of way) and the Northwesterly Right of Way Line of Georgian Drive East (having an apparent 50 feet wide right of way) as shown on a plat of subdivision entitled "Georgian Hills" and recorded among the Land Records of DeKalb County, Georgia in Plat Book 15, Page 2; thence, leaving the said Point of Beginning and running with the said line of Georgian Drive East, 29.10 feet along the arc of a curve deflecting to the right, having a radius of 64.65 feet and a chord bearing and distance of South 64° 33' 45" West, 28.86 feet, thence, 171.52 feet along the arc of a curve deflecting to the left, having a radius of 269.87 feet and a chord bearing and distance of South 59' 15' 11" West, 168.65 feet; thence, South 41° 02' 43" West, 32.00 feet; thence, 312.41 feet along the arc of a curve deflecting to the left, having a radius of 588.32 feet and a chord bearing and distance of South 25° 49' 58" West, 308.75 feet; thence, South 10° 37' 12" West, 67.16 feet to a ½ nch capped rebar set; thence, continuing with the said line of Georgian Drive East, and crossing Duke Road (having an apparent 60 feet wide right of way), South 10° 37' 12" West, 110.65 feet to a ½ inch capped rebar set; thence, South 10° 37' 12" West, 367.39 feet to a ½ inch capped rebar set; thence, 54.40 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of South 72° 57' 26" West, 44.28 feet to a ½ inch capped rebar set on the North Right of Way Line of Bragg Street (having an apparent 60 feet wide right of way); thence, running across the right of way of Bragg Street, South 01° 32' 18" East, 86.28 feet to a point on the South Right of Way Line of said Bragg Street and the True Point of Beginning of the nerein described tract or parcel of land; thence leaving the said Point of Beginning and the south

South 00° 03' 26" East, 205.30 feet to a 1 inch iron rod found; thence, running with the

Apartments, LLC as described in a deed recorded among the aforesaid Land Records in Deed

line of Bragg Street and running with the property now or formerly owned by Bragg Street

- property now or formerly owned by Ibis Studios, LLC as described in a deed recorded among the aforesaid Land Records in Deed Book 25122, Page 216 South 00° 03' 26" East, 204.52 feet to a ½ inch capped rebar set; thence, running with Lots 9-11 of a subdivision of the J.W. Mann Property, as shown on a plat recorded among the aforesaid Land Records In Plat Book 16, Page 52
- North 89° 41' 44" West, 175.00 feet to a ½ inch capped rebar set, thence, leaving the aforesaid subdivision line and running North 00° 01' 47" East, 348.34 feet to a ½ inch capped rebar set; thence, running with the
- property now or formerly owned by Terry L. Kilgore, Jr., et ux., as described in a deed ecorded among the aforesaid Land Records in Deed Book 23208, Page 427 South 54° 26' 10" East, 76.46 feet to a ½ inch capped rebar set; thence,
- North 27° 02' 50" East, 159.64 feet to a ½ inch capped rebar set on the aforesaid south line of Bragg Street; thence, running with the said line of Bragg Street South 46° 50' 19" East, 54.31 feet to the Point of Beginning, containing 64,632 square feet
- Property is subject to all easements and rights of way recorded and unrecorded.

# **BOUNDARY AND TOPOGRAPHIC SURVEY**

FOR THE CITY OF BROOKHAVEN (GEORGIAN HILLS PARK)

LOCATED IN **LAND LOT 243 & 271, 18TH DISTRICT** DEKALB COUNTY, GEORGIA SITE MAP



**BENCHMARK 1 DETAIL** 



**PHOTO #2** 





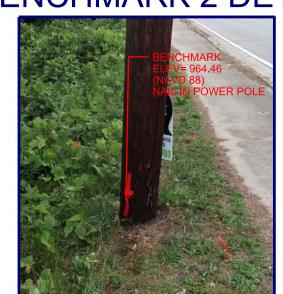
PICTURE LOCATION

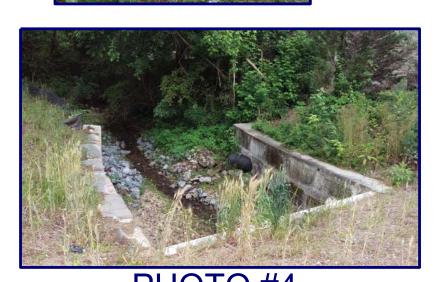




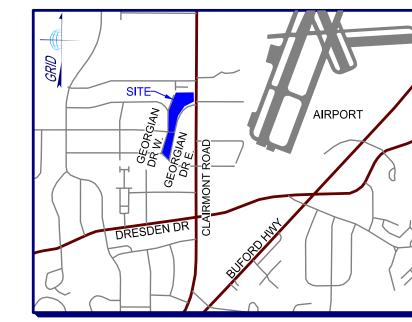
**PHOTO #3** 

# **BENCHMARK 2 DETAIL**

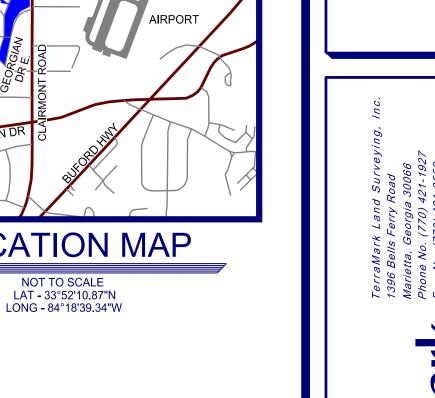




**PHOTO #4** 



**LOCATION MAP** 



## **UTILITY NOTES**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF

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

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**

ATLANTA GAS LIGHT COMPANY AGL

10 PEACHTREE STREET NE ATLANTA, GA 30309 (404) 584-4126

**GEORGIA POWER COMPANY** 823 JEFFERSON STREET ATLANTA, GA 30318 (404) 506-4569 ÎKE ĆOLLINS

WATER DEKALB COUNTY WATER AND SEWER DEPARTMENT 1580 ROADHAVEN DR. STONE MOUNTAIN, GA. 30083 JEFÉ WOODS

JDWOODS@DEKALBCOUNTYGA.GOV

(770) 724-1490

COMMUNICATION 208 S. AKARD ST. DALLAS, TX 75202

(210) 821-4105

**ANGELO HINES** 

(770) 784-3972

COMCAST (770) 559-6879 SANDRA ANDREWS LEVEL 3 COMMUNICATIONS, INC 1025 ELDORADO BOULEVARD

BROOMFIELD, CO 80021 (877) 366-8344 EXT. 3 VERIZON / MCI 2400 N GLENVILLE RICHARDSON, TX 75082 (478) 471-1042

DENNIS RAINEY CENTURYI INK 100 CENTURYLINK DRIVE MONROE, LA 71203 (888) 723-8010

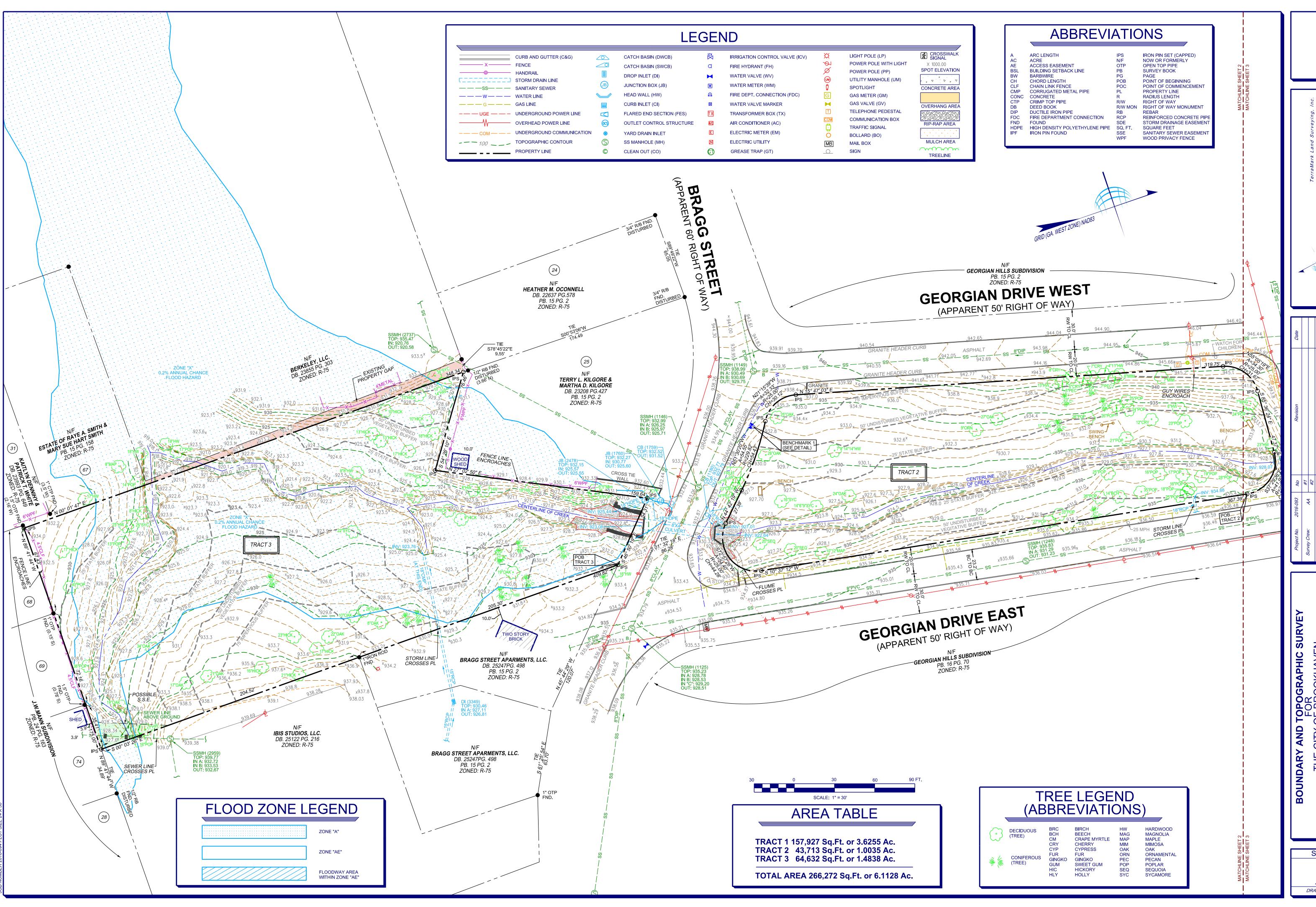
ZAYO FIBER SOLUTIONS 400 CENTENNIAL PKWY, SUITE 200 LOUSVILL, CO 80027 NIC FLORES

## 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 15-6-67. 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: 2577

SHEET NO. **DRAWING# TM 16 094** 



SHEET NO.

