

## 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 643,375 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 64,977 FEET AND AN ANGULAR ERROR OF 8" 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.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON AUGUST 1, 2016

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 THIS 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.

## UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC.  
154 GRANT ROAD  
FAYETTEVILLE, GA 30215  
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

### GAS

ATLANTA GAS LIGHT COMPANY AGL  
10 PEACHTREE STREET NE  
ATLANTA, GA 30309  
MARTIN MAREK  
(404) 584-4126

### POWER

GEORGIA POWER COMPANY  
823 JEFFERSON STREET  
ATLANTA, GA 30318  
(404) 506-4563  
KE COLLINS

### WATER

DEKALB COUNTY WATER  
AND SEWER DEPARTMENT  
1580 ROADHAVEN DR.  
STONE MOUNTAIN, GA. 30083  
(770) 612-7222  
JEFF WOODS  
(770) 724-1490  
JDWOODS@DEKALBCOUNTYGA.GOV

### COMMUNICATION

AT&T  
208 S. AKARD ST.  
DALLAS, TX 75202  
(210) 821-4105  
ANGELO HINES  
(770) 784-3872

### COMCAST

(770) 559-6879  
SANDRA ANDREWS

LEVEL 3 COMMUNICATIONS, INC  
1025 ELDOORADO BOULEVARD  
BROOMFIELD, CO 80021  
(877) 366-8344 EXT. 3

### VERIZON / MCI

2400 N GLENVILLE  
RICHARDSON, TX 75082  
(478) 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) 656-2493  
NIC FLORES

## BENCHMARK 1 DETAIL



## BENCHMARK 2 DETAIL



PHOTO #1



PHOTO #2

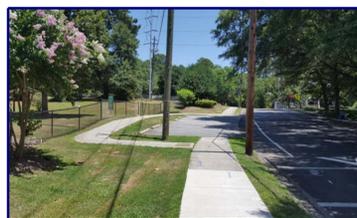


PHOTO #3



PHOTO #4



PHOTO #5

# PICTURE LOCATION AND DIRECTION

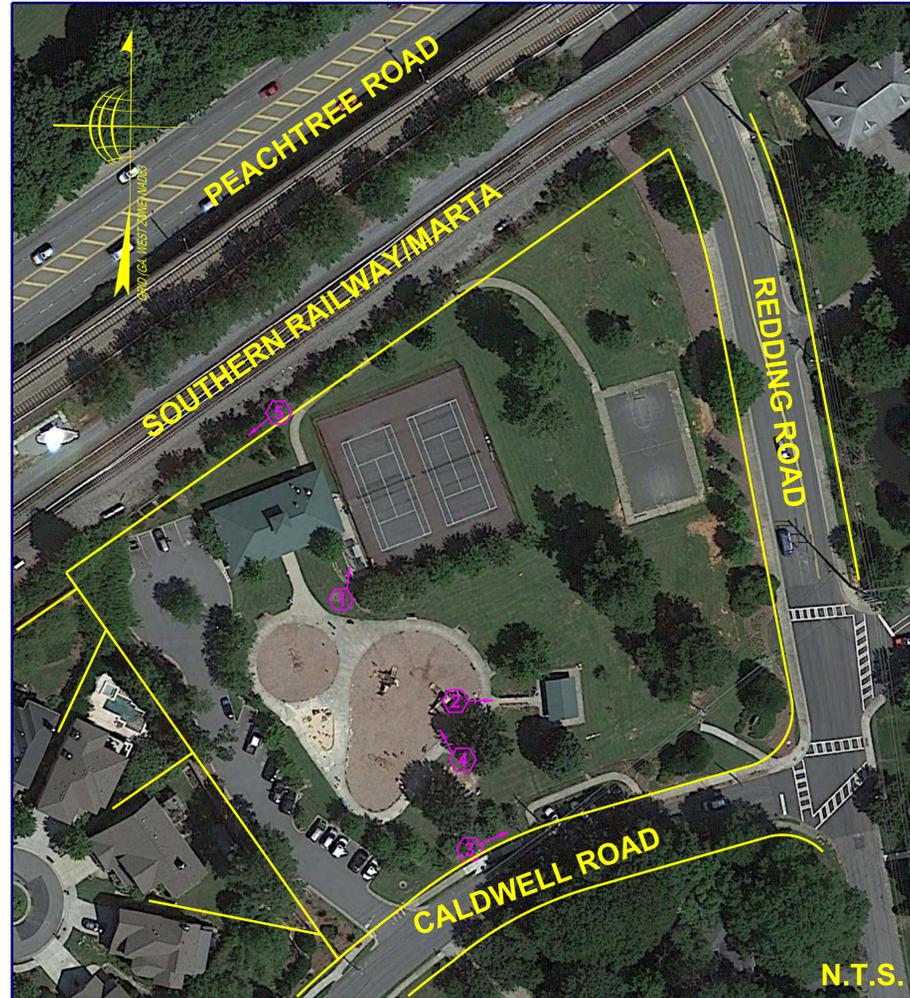
# BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF BROOKHAVEN (ASHFORD MEMORIAL PARK) LOCATED IN LAND LOT 272, 18TH DISTRICT DEKALB COUNTY, GEORGIA



## LOCATION MAP

NOT TO SCALE  
LAT - 33°52'30.45"N  
LONG - 84°19'30.79"W

## SITE MAP



N.T.S.

## PROPERTY DESCRIPTION

Being a tract or parcel of land lying and being in Land Lot 272, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a corner set in the sidewalk at the intersection of the extension of right of lines of the West Right of Way Line of Redding Road (having an apparent 60 feet wide right of way) and the North Right of Way Line of Caldwell Road (having an apparent 50 feet wide right of way), said right of way lines being shown on a plat of subdivision entitled "Ashford Park" and recorded among the Land Records of DeKalb County, Georgia in Plat Book 13, Page 84; thence, leaving the said point and running, South 73° 57' 31" West, 36.41 feet to a 1/2 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 running with the said line of Caldwell Road

- South 73° 57' 31" West, 126.25 feet; thence,
- 127.21 feet along the arc of a curve deflecting to the left, having a radius of 305.40 feet and a chord bearing and distance of South 62° 01' 31" West, 126.30 feet; thence,
- 60.11 feet along the arc of a curve deflecting to the left, having a radius of 755.18 feet and a chord bearing and distance of South 51° 00' 07" West, 60.09 feet to a 1/2 inch rebar found at the Southeastern most corner of Lot 13 as shown on a plat of subdivision entitled "Ashford on the Park" and recorded among the aforesaid Land Records in Plat Book 150, Page 66; thence, running with the Southwestern line of the said subdivision
- North 35° 00' 50" West, 322.22 feet to a 1/2 inch capped rebar set on the Southeastern Right of Way Line of the Southern Railway (having an apparent 200 feet wide right of way); thence, running with the said line of Southern Railway
- North 64° 34' East, 501.48 feet to a 1/2 inch capped rebar set on the aforesaid line of Redding Road; thence, running with the said line of Redding Road
- 104.84 feet along the arc of a curve deflecting to the right, having a radius of 450.00 feet and a chord bearing and distance of South 17° 20' East, 104.80 feet; thence,
- South 10° 39' 52" East, 280.35 feet to a 1/2 inch capped rebar set; thence,
- 59.08 feet along the arc of a curve deflecting to the right, having a radius of 40.00 feet and a chord bearing and distance of South 31° 38' 50" West, 53.85 feet to the Point of Beginning, containing 148,363 square feet or 3.4066 acres of land, more or less.

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

## REFERENCE MATERIAL

- PLAT FOR ASHFORD PARK SUBDIVISION RECORDED IN PB. 13 PG. 84 AMONG THE LAND RECORDS OF DEKALB COUNTY
- PLAT FOR ASHFORD ON THE PARK SUBDIVISION RECORDED IN PB. 150 PG. 66 AFORESAID RECORDS
- DEKALB COUNTY SEWER EASEMENT RECORDED IN DB. 16082 PG. 162 AFORESAID RECORDS
- DRAINAGE EASEMENT RECORDED IN DB. 16082 PG. 164 AFORESAID RECORDS
- RIGHT OF WAY AND TRACK MAP FOR SOUTHERN RAILWAY COMPANY SHEET V-12 S22B DATED DECEMBER 31, 1927 AND LAST REVISED FEBRUARY 14, 1992

## SITE INFORMATION

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

TAX PARCEL ID # 18 272 06 012

ADDRESS: 2980 REDDING ROAD

ZONING: R-85 (SINGLE FAMILY RESIDENTIAL)  
JURISDICTION: CITY OF BROOKHAVEN

SETBACKS: FRONT 50' FROM MAJOR THOROUGHFARES  
40' FROM MINOR THOROUGHFARES  
35' FROM COLLECTOR STREETS  
35' FROM OTHER STREETS

SIDE 8.5'  
REAR 40'

PARKING COUNT: REGULAR SPACES 22  
HANDICAP SPACES 1  
TOTAL SPACES 23

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBERS 13089C0014J & 13089C0052J), DATED MAY 16, 2013; 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 CALDWELL ROAD.

## 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. TITLE 43, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-10, 43-15-22.



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

BOUNDARY AND TOPOGRAPHIC SURVEY  
FOR  
THE CITY OF BROOKHAVEN  
(ASHFORD MEMORIAL PARK)  
LOCATED IN  
LAND LOT 272, 18TH DISTRICT  
DEKALB COUNTY, GEORGIA

SHEET NO.

1/2

DRAWING# TM 16 100

**LEGEND**

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- TRANSMISSION LINE
- TRANSMISSION POLE
- 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)
- 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
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

**SITE AREA**

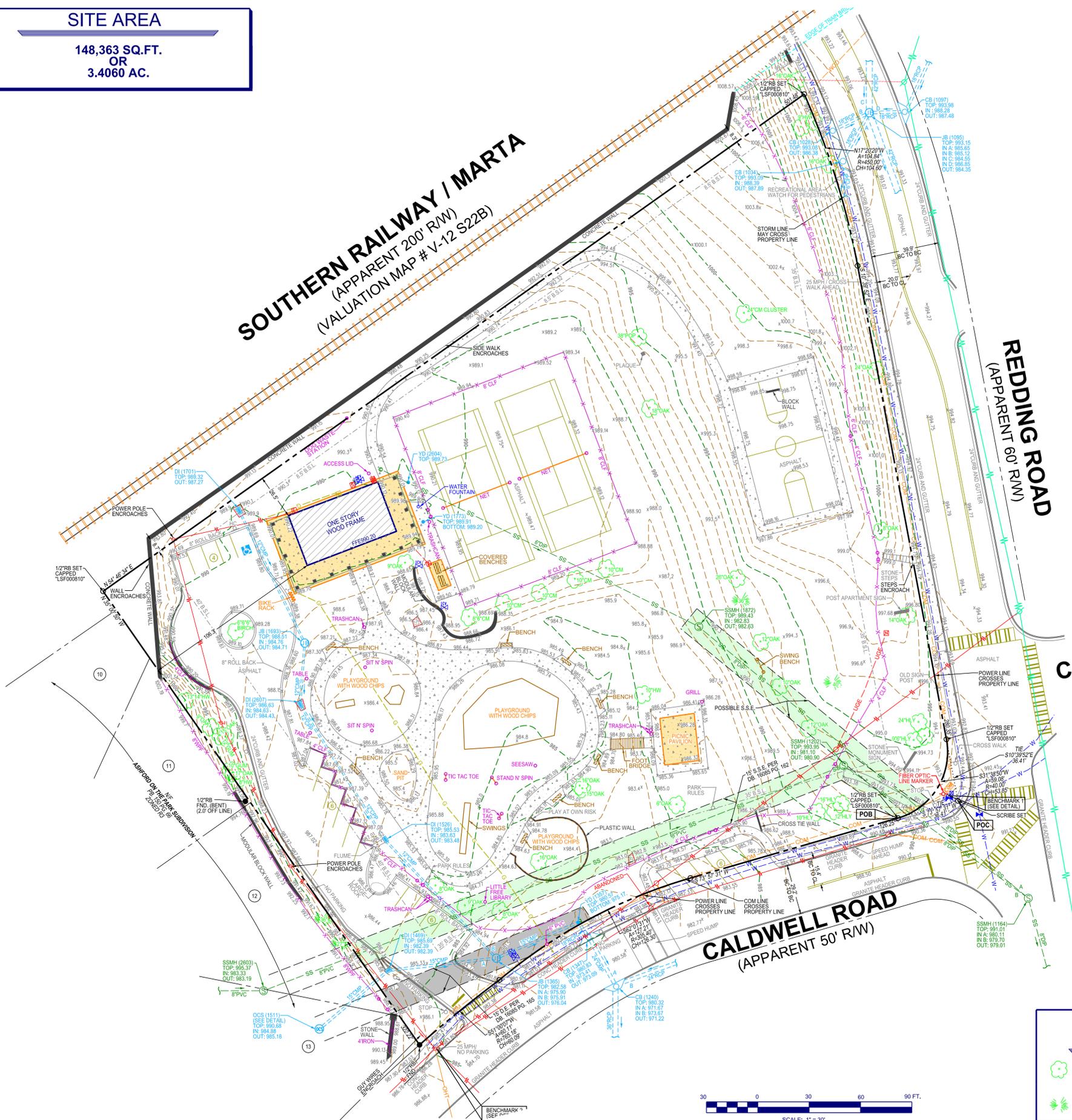
148,363 SQ.FT.  
OR  
3.4060 AC.

**SOUTHERN RAILWAY / MARTA**  
(APPARENT 200' RW)  
(VALUATION MAP # V-12 S22B)

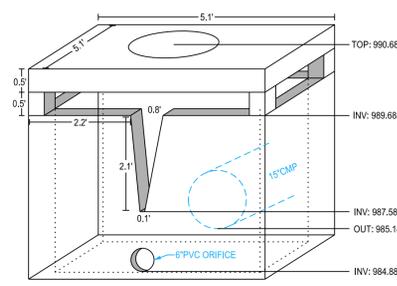
**REDDING ROAD**  
(APPARENT 60' RW)

**CALDWELL ROAD**  
(APPARENT 100' RW)

**CALDWELL ROAD**  
(APPARENT 50' RW)



**OCS DETAIL**



**ABBREVIATIONS**

- |       |                                |         |                          |
|-------|--------------------------------|---------|--------------------------|
| A     | ARC LENGTH                     | IPS     | IRON PIN SET (CAPPED)    |
| AC    | ACRE                           | NF      | NOW OR FORMERLY          |
| AE    | ACCESS EASEMENT                | OTP     | OPEN TOP PIPE            |
| BSL   | BUILDING SETBACK LINE          | PB      | PLAT BOOK                |
| BW    | BARBWIRE                       | PS      | 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    |
| CPP   | CORRUGATED PLASTIC PIPE        | RB      | REBAR                    |
| CTP   | CRIMP TOP PIPE                 | RCP     | REINFORCED CONCRETE PIPE |
| DB    | DEED BOOK                      | SDE     | STORM DRAINAGE EASEMENT  |
| DIP   | DUCTILE IRON PIPE              | SQ. FT. | SQUARE FEET              |
| FDC   | FIRE DEPARTMENT CONNECTION     | SSE     | SANITARY SEWER EASEMENT  |
| FND   | FOUND                          | WPF     | WOOD PRIVACY FENCE       |
| HDPE  | HIGH DENSITY POLYETHYLENE PIPE |         |                          |
| IPF   | IRON PIN FOUND                 |         |                          |

**TREE LEGEND (ABBREVIATIONS)**

- |  |                   |        |              |      |            |
|--|-------------------|--------|--------------|------|------------|
|  | DECIDUOUS (TREE)  | BIR    | BIRCH        | HLY  | HOLLY      |
|  | CONIFEROUS (TREE) | BCH    | BEECH        | HW   | HARDWOOD   |
|  |                   | CM     | CRANE MYRTLE | MAG  | MAGNOLIA   |
|  |                   | CHY    | CHERRY       | MAP  | MAPLE      |
|  |                   | CYP    | CYPRESS      | OAK  | OAK        |
|  |                   | FIR    | FIR          | ORN  | ORNAMENTAL |
|  |                   | GINGKO | GINGKO       | PEAR | PEAR       |
|  |                   | GUM    | SWEET GUM    | POP  | POPLAR     |
|  |                   | HIC    | HICKORY      | SYC  | SYCAMORE   |

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
FOR  
**THE CITY OF BROOKHAVEN**  
(**ASHFORD MEMORIAL PARK**)  
LOCATED IN  
**LAND LOT 272, 18TH DISTRICT**  
**DEKALB COUNTY, GEORGIA**

SHEET NO.  
**2/2**  
DRAWING# TM 16 100

TerraMark Land Surveying, Inc.  
1000 Peachtree Street, N.E.  
Atlanta, Georgia 30308  
Phone No. (770) 421-1927  
Fax No. (770) 421-0552  
www.TerraMark.com  
Professional Land Surveying C. O. A. L.S.F.000810

Project No.	Date	Revision
2016-100		
Survey Crew:		
Drawn By:		
Approved By:		
Date:		
Scale:	1"=30'	

JOB NUMBER 2016-100 PLOT SIZE 24 X 36