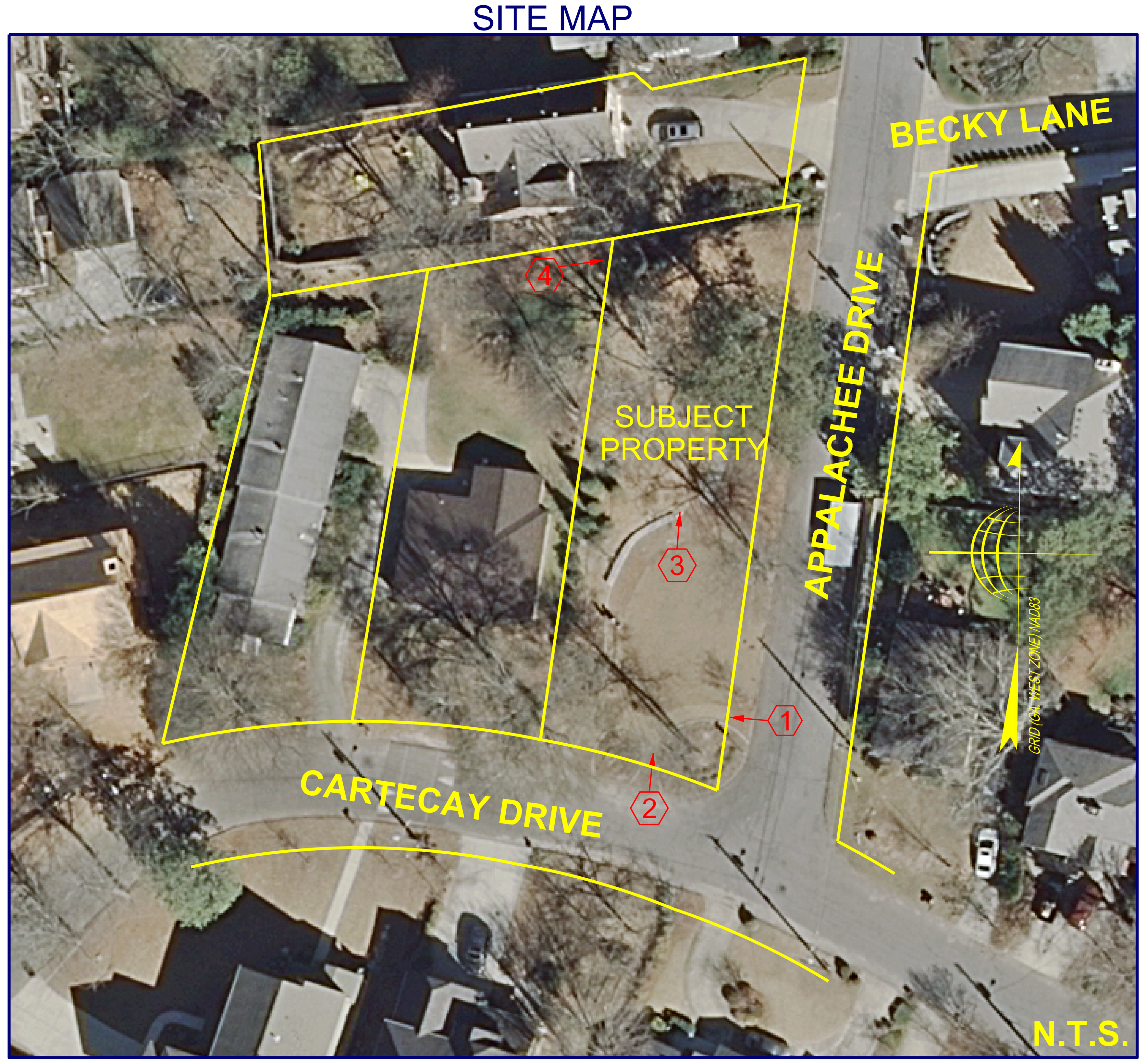
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(CLACK'S CORNER PARK)

LOCATED IN
LAND LOT 238, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SITE MAP



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 59,104 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS ESTABLISHED FROM A GPS CONTROL BASELINE.

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 9, 2016

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 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 CARTECAY DRIVE & APPALACHEE DRIVE.

SITE INFORMATION

CURRENT OWNER: CITY OF BROOKHAVEN
DB. 24526 PG. 569

TAX PARCEL ID # 18 238 12 008

ADDRESS: 1410 CARTECAY 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
SIDE 7.5'
REAR 40'

PROPERTY DESCRIPTION

Being a tract or parcel of land lying and being in Land Lot 238, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a P.K. Nail set at the intersection of the West Right of Way Line of Appalachee Drive (having an apparent 40 feet wide right of way) and the North Right of Way Line of Cartecay Drive (having an apparent 40 feet wide right of way) as shown on a plat of subdivision entitled "Brookhaven Fields" and recorded among the Land Records of DeKalb County, Georgia in Plat Book 7, Page 58; thence, leaving the said Point of Beginning and running with the said line of Cartecay Drive

1. 58.23 feet along the arc of a curve deflecting to the left, having a radius of 280.60 feet and a chord bearing and distance of North 74° 01' 39" West, 58.12 feet to a ½ inch rebar found (disturbed); thence, leaving the aforesaid line of Cartecay Drive and running with the property now or formerly owned by Mark S. Trammell as described in a deed recorded among the aforesaid Land Records in Deed Book 18168, Page 247
2. North 08° 14' 29" East, 160.23 feet to a ½ inch rebar found; thence, running with the property now or formerly owned by Stuart Winborne as described in a deed recorded among the aforesaid Land Records in Deed Book 23804, Page 246
3. North 79° 32' 57" East, 59.95 feet to a capped rebar set on the aforesaid line of Appalachee Drive; thence, running with the said line of Appalachee Drive
4. South 07° 59' 39" West, 187.27 feet to the Point of Beginning, containing 9,880 square feet or 0.2268 of an acre of land, more or less.

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

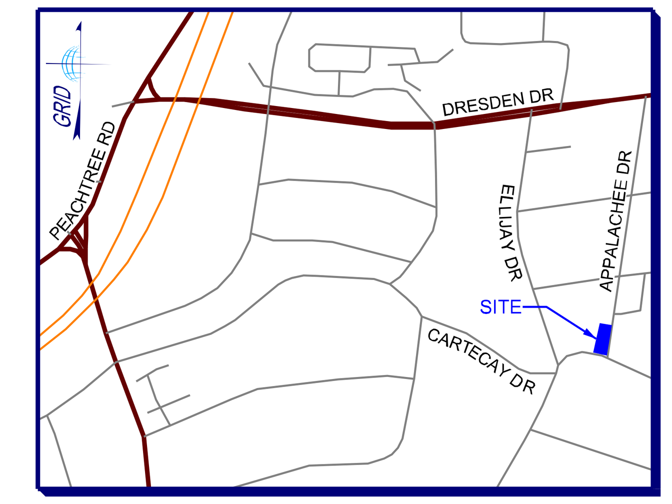
PICTURE LOCATION AND DIRECTION

PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 33°51'25.47"N
LONG - 84°19'52.81"W

REFERENCE MATERIAL

1. QUIT CLAIM DEED TO THE CITY OF BROOKHAVEN RECORDED IN DB. 24526 PG. 569 AMONG THE LAND RECORDS OF DEKALB COUNTY
2. WARRANTY DEED TO MARK S. TRAMMELL RECORDED IN DB. 18168 PG. 247 AFORESAID RECORDS
3. WARRANTY DEED TO STUART WINBORNE RECORDED IN DB. 23804 PG. 246 AFORESAID RECORDS
4. SURVEY FOR HEAPH I. KARESH RECORDED IN PB. 98 PG. 120 AFORESAID RECORDS
4. PLAT OF BROOKHAVEN FIELDS RECORDED IN PB. 7 PG. 58 AFORESAID RECORDS

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: 404-312-6912
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) 506-4569
IKE 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) 784-3972

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

CENTURYLINK
100 CENTURYLINK DRIVE
MONROE, LA 71203
(888) 723-8010

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY, SUITE 200
LOUSVILL, CO 80027
(678) 666-2493
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.

GEORGIA REGISTERED No. 2577 LAND SURVEYOR WILLIAM C. WOHLFORD, JR.

WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2577

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax. No. (770) 421-0552
www.TerraMark.com
TerraMark
Professional Land Surveying C. O. A.# LSF000810

Project No:	2016-093	No	Revision	Date
Survey Crew:	JR	#1		
Drawn By:	NEC	#2		
		#3		
Approved By:	WCW	#4		
		#5		
Date:	05/18/16	#6		
		#7		
Scale:	1"=20'	#8		
PATH:	S:\SURVEY\2016\2016-93\DGN\ TOPO 2D.DGN			

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(CLACK'S CORNER PARK)
LOCATED IN
LAND LOT 238, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
1/2

DRAWING# TM 16 093

LEGEND

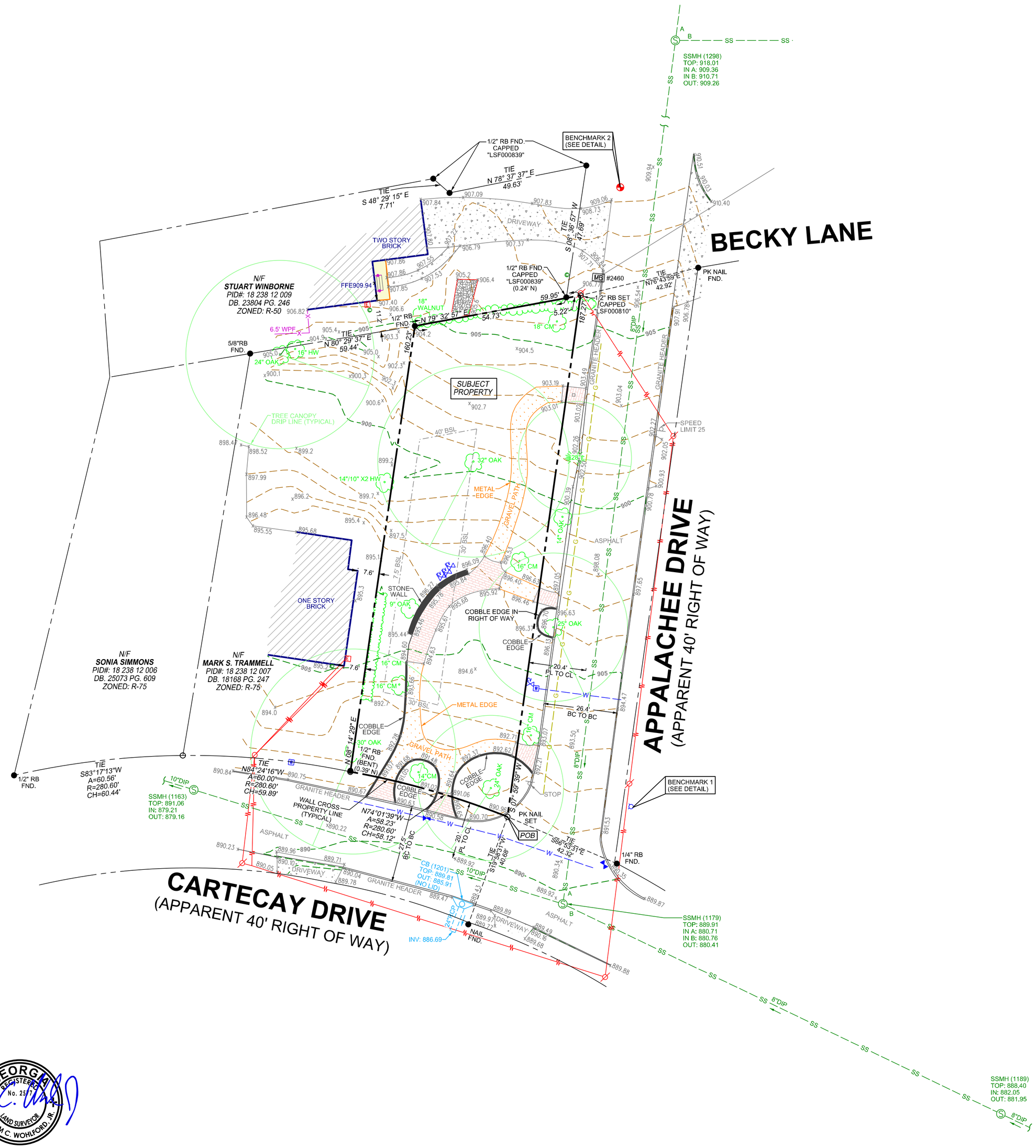
- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- 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
- GRAVEL AREA
- TREELINE

TREE LEGEND (ABBREVIATIONS)

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

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	SURVEY BOOK
BW	BARBWIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CONC	CONCRETE	R/W	RIGHT OF WAY
CTP	CRIMP TOP PIPE	R/W MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	RB	REBAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAINAGE EASEMENT
FND	FOUND	SQ. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE



SITE AREA

9,881 Sq.Ft. or 0.2268 Ac.

BENCHMARK #1 DETAIL

BENCHMARK #2 DETAIL

20 0 20 40 60 FT.

SCALE: 1" = 20'

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Revision	Date
#1	
#2	
#3	
#4	
#5	
#6	
#7	
#8	

Project No:	2016-093
Survey Crew:	JR
Drawn By:	NEC
Approved By:	WCW
Date:	06/16/16
Scale:	1"=20'
7247A1	S:\SDI\2016\2016-093\DGN\ 2016-093.DGN

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE CITY OF BROOKHAVEN
(CLACK'S CORNER PARK)
LOCATED IN
LAND LOT 238, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 16 093

GEORGIA REGISTERED No. 2371 LAND SURVEYOR WILLIAM C. WOHLFORD, JR.

JOB NUMBER 2016-093 PLOT SIZE 24 X 36