LEGEND:

- LAND LOT IDENTIFICATION
- IPF — IRON PIN FOUND (§" REBAR)/(AS NOTED)
- IPS — IRON PIN SET (§" REBAR)/(AS NOTED)
- NF/NS — NAIL FOUND / NAIL SET
- BOLLARD
- NUMBER OF REGULAR PARKING SPACES
- HANDICAP PARKING
- SIGN
- TEMPORARY BENCHMARK
- LAMP POST
- LIGHT STAND
- AC UNIT
- ELECTRIC BOX
- ELECTRIC METER
- POWER POLE
- LANDSCAPE LIGHT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- FLARED END SECTION
- YARD INLET SQUARE
- CABLE TV BOX
- TELEPHONE BOX
- GAS METER
- IRRIGATION CONTROL BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- MISC. UTILITY STRUCTURE
- C&G — CURB AND GUTTER
- P.O.B. — POINT OF BEGINNING
- N/F — NOW OR FORMERLY
- R/W — RIGHT OF WAY
- T.B.M. — TEMPORARY BENCHMARK
- CONC. — CONCRETE
- ℄ — CENTER LINE
- TYP. — TYPICAL
- FFE — FINISHED FLOOR ELEVATION
- INV — INVERT
- IRF — INTERMEDIATE REGIONAL FLOOD PLAIN
- PVC — POLYVINYL CHLORIDE PIPE
- CMP — CORRUGATE METAL PIPE
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- x788.63 — SPOT ELEVATION
- --- 788 --- — CONTOUR ELEVATION
- STORM SEWER LINE
- S — SANITARY SEWER LINE
- G — APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- UC — APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION LINE
- UP — APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
- UT — APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- W — APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- IRF — APPROXIMATE LOCATION OF FLOOD ZONE
- OVERHEAD POWER LINE

Tree Legend

BE	BEECH TREE
CH	CHERRY TREE
OA	OAK TREE
CO	PINE TREE
PO	POPLAR TREE
SG	SWEET GUM TREE
SM	SYCAMORE TREE

LEGAL DESCRIPTION

TRACT 1

All that tract or parcel of land lying and being in Land Lots 243 of the 18th District, Dekalb County, and being more particularly described as follows:

To find the POINT OF BEGINNING, Commence at an Iron Pin Set(1/2" Rebar) at the intersection of the Westerly right-of-way line of Skyland Drive (60'R/W) and the Northerly right-of-way line Skyland Trail (60'R/W); THENCE running along said right-of-way line of Skyland Drive the following courses and distances: North 00 degrees 35 minutes 12 seconds East a distance of 178.05 feet to an Iron Pin Set(1/2" Rebar); THENCE North 00 degrees 32 minutes 28 seconds East a distance of 132.00 feet to an Iron Pin Set(1/2" Rebar); THENCE along a curve to the left with a radius of 529.11 feet and an arc length of 75.33 feet, said curve having a chord bearing of North 00 degrees 33 minutes 13 seconds West and a chord distance of 75.27 feet to an Iron Pin Set(1/2" Rebar), said point being the POINT OF BEGINNING, from said POINT OF BEGINNING as thus established, THENCE leaving said right-of-way line North 88 degrees 46 minutes 15 seconds West a distance of 141.03 feet to a point; THENCE North 76 degrees 30 minutes 24 seconds West a distance of 200.00 feet to a point; THENCE South 78 degrees 30 minutes 54 seconds West a distance of 320.00 feet to a point; THENCE South 12 degrees 37 minutes 21 seconds West a distance of 282.54 feet to an Iron Pin Found (2" Open Top Pipe) THENCE North 40 degrees 48 minutes 56 seconds West a distance of 280.21 feet to an 1-1/2" Axle; THENCE North 09 degrees 19 minutes 14 seconds West a distance of 341.44 feet to an Iron Pin Set(1/2" Rebar); THENCE North 00 degrees 11 minutes 58 seconds East a distance of 100.11 feet to an Iron Pin Set(1/2" Rebar); THENCE South 89 degrees 12 minutes 36 seconds East a distance of 195.48 feet to an Iron Pin Found (1/2" Rebar); THENCE North 20 degrees 41 minutes 35 seconds West a distance of 274.33 feet to an Iron Pin Found(1-1/2" Crimp Top Pipe); on the Southerly right-of-way line of Dresden Drive (60' R/W), THENCE along said right-of-way line North 64 degrees 49 minutes 27 seconds East a distance of 59.80 feet to a Nail Found; THENCE leaving said right-of-way line South 28 degrees 03 minutes 49 seconds East a distance of 199.51 feet to an Iron Pin Found(1" Crimp Top Pipe); THENCE North 65 degrees 03 minutes 50 seconds East a distance of 353.83 feet to an Iron Pin Set(1/2" Rebar); THENCE North 81 degrees 48 minutes 21 seconds East a distance of 125.79 feet to an Iron Pin Set(1/2" Rebar) on the Westerly right-of-way line of Skyland Drive; THENCE along said right-of-way line the following courses and distances: South 08 degrees 09 minutes 27 seconds East a distance of 65.75 feet to an Iron Pin Set(1/2" Rebar); THENCE South 10 degrees 59 minutes 38 seconds East a distance of 19.23 feet to an Iron Pin Set(1/2" Rebar); THENCE along a curve to the left with a radius of 487.78 feet and an arc length of 175.80 feet, said curve having a chord bearing of South 21 degrees 04 minutes 49 seconds East and a chord distance of 174.85 feet to an Iron Pin Set(1/2" Rebar); THENCE South 35 degrees 35 minutes 10 seconds East a distance of 144.51 feet to an Iron Pin Set(1/2" Rebar); THENCE along a curve to the right with a radius of 529.11 feet and an arc length of 285.85 feet, said curve having a chord bearing of South 20 degrees 06 minutes 33 seconds East and a chord distance of 282.38 feet POINT OF BEGINNING.

Said tract contains 465,020 square feet or 10.675 acres.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 236 & 243 of the 18th District, Dekalb County, and being more particularly described as follows:

BEGINNING at an Iron Pin Set(1/2" Rebar) at the intersection of the Westerly right-of-way line of Skyland Drive (60'R/W) and the Northerly right-of-way line Skyland Trail (60'R/W), THENCE along said right-of-way line of Skyland Trail the following courses and distances: North 89 degrees 14 minutes 50 seconds West a distance of 158.46 feet to an Iron Pin Set(1/2" Rebar); THENCE North 60 degrees 03 minutes 53 seconds West a distance of 88.44 feet to an Iron Pin Set(1/2" Rebar); THENCE along a curve to the left with a radius of 283.82 feet and an arc length of 109.65 feet, said curve having a chord bearing of North 71 degrees 21 minutes 41 seconds West and a chord distance of 108.97 feet to an Iron Pin Set(1/2" Rebar); THENCE along a curve to the left with a radius of 198.95 feet and an arc length of 69.87 feet, said curve having a chord bearing of South 89 degrees 26 minutes 48 seconds West and a chord distance of 69.51 feet an Iron Pin Set(1/2" Rebar); THENCE leaving said right-of-way line North 10 degrees 34 minutes 50 seconds West a distance of 9.25 feet to an Iron Pin Set(1/2" Rebar) on the Southerly Land Lot Line common to Land Lot 243; THENCE running along said Land Lot line North 88 degrees 49 minutes 52 seconds West a distance of 298.99 feet to an Iron Pin Found (2" Open Top Pipe); THENCE leaving said Land Lot Line North 12 degrees 37 minutes 21 seconds East a distance of 282.54 feet to a point; THENCE North 78 degrees 30 minutes 54 seconds East a distance of 320.00 feet to a point; THENCE South 76 degrees 30 minutes 24 seconds East a distance of 200.00 feet to a point; THENCE South 88 degrees 46 minutes 15 seconds East a distance of 141.03 feet to an Iron Pin Set(1/2" Rebar) on the Westerly right-of-way line of Skyland Drive; THENCE along said right-of-way line the following courses and distances: along a curve to the right with a radius of 529.11 feet and an arc length of 75.33 feet, said curve having a chord bearing of South 00 degrees 33 minutes 13 seconds East and a chord distance of 75.27 feet to an Iron Pin Set(1/2" Rebar); THENCE South 00 degrees 32 minutes 28 seconds West a distance of 132.00 feet to an Iron Pin Set(1/2" Rebar); THENCE South 00 degrees 35 minutes 12 seconds West a distance of 178.05 feet to the POINT OF BEGINNING.

Said tract contains 23,276 square feet or 5.343 acres.

ENCROACHMENTS

1. SIDEWALK ENCROACHMENT LOCATED AT THE NORTHERLY BOUNDARY LINE
1. WALL ENCROACHMENT LOCATED AT THE NORTHERLY BOUNDARY LINE
1. PARKING AND DRIVEWAY ENCROACHMENT LOCATED AT THE NORTHERLY BOUNDARY LINE
2. ADJOINING CARPORT ENCROACHMENT LOCATED AT THE NORTHERLY BOUNDARY LINE
3. SUBJECT STEPS CROSSING THE SOUTHEASTERLY BOUNDARY LINE
4. SUBJECT WALL ENCROACHING ONTO ADJOINING PROPERTY LOCATED ON THE SOUTHERLY BOUNDARY LINE

TREE NOTE

The location of specimen trees are shown on this survey. Specimen trees, as described by City of Brookhaven Tree Ordinance, are defined as Hardwood/Softwood trees greater than 26 inches DB (diameter breast height), Hardwood greater than 30 inches and Understory Trees greater than 10 inches DBH. The horizontal location of trees should be considered approximate and will generally be shown within a tolerance of ±1'. Remaining trees, 8 inches DBH and greater, will be addressed by count.

ZONING: R-75

Front Yard: 45' MAJOR THOROUGHFARES
35' MINOR THOROUGHFARES
30' COLLECTOR STREETS
30' OTHER STREETS
Side Yard: 7.5' INTERIOR
Rear Yard: 40'
This information is reported from public information obtained from DeKALB COUNTY-CITY OF BROOKHAVEN records on MAY 18, 2016. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

UTILITY STATEMENT:

1. *Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of 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 structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.*
2. *Underground utility research, field markings, size and character of material has been provided by UTILISURVEY on: MAY 2, 2016*

REFERENCE PLATS:

1. PB 22, PG 140
2. PB 88, PG 155
3. PB 22, PG 140
4. PB 38, PG 44
5. PB 29, PG 89A
6. PB 17, PG 16
7. PB 22, PG 71
8. PB 109, PG 78

DEKALB COUNTY RECORDS

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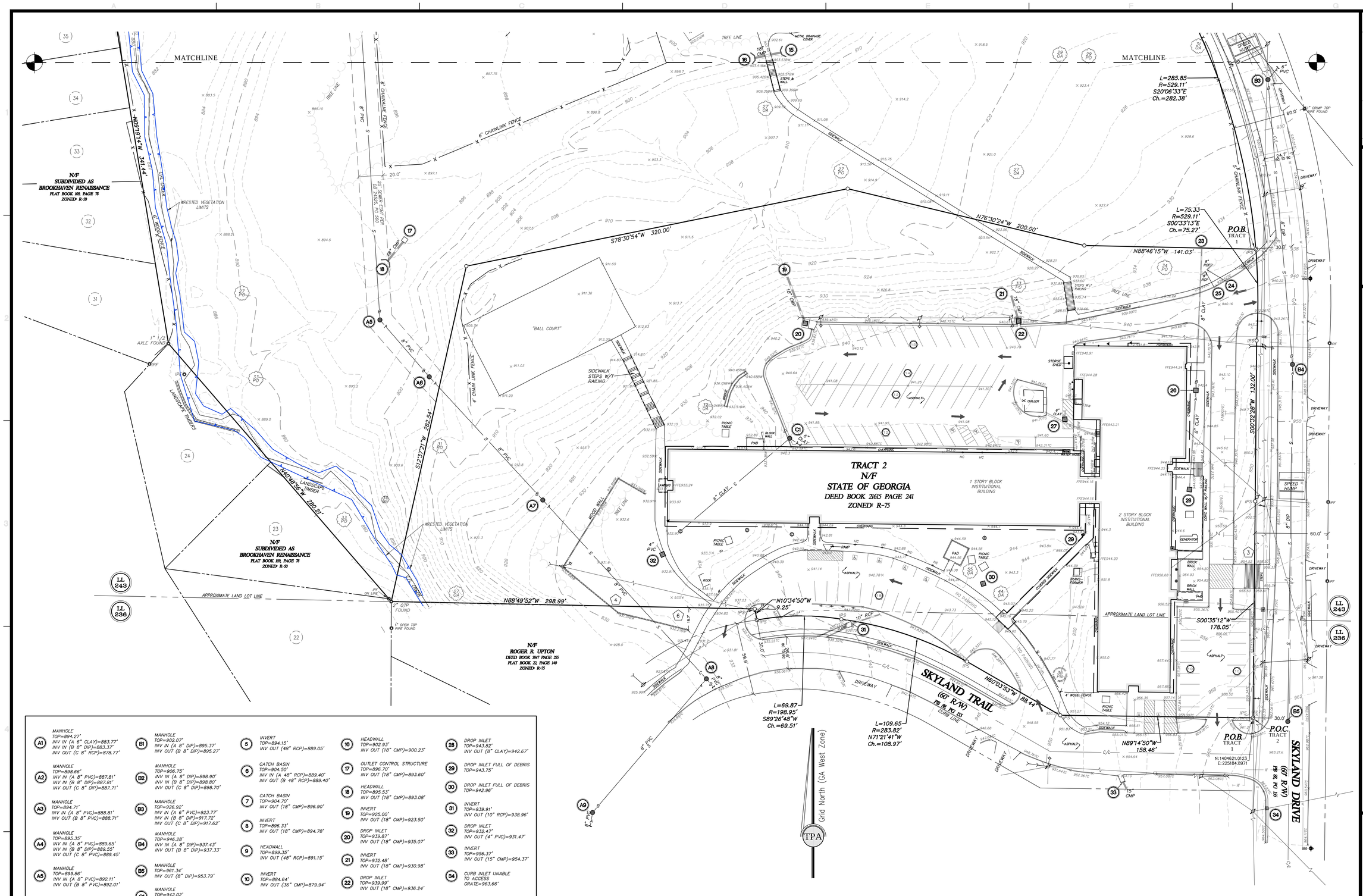
Lenox Rd
Skyland Trail
Skyland Dr
Dresden Dr
Walker Trail NE
Walker Ct NE
Peachtree Rd
Ashford Dunwoody Rd
Dunwoody Pl
Chamblee Dunwoody Rd
Mabry Rd
Ashford Dr
Dunwoody Ln
Chamblee Dr
Tilson Rd
Tilson Ct
Tilson Dr
Tilson Pl
Tilson Way
Tilson Trace
Tilson Ln
Tilson Cir
Tilson Park
Tilson Park Ln
Tilson Park Ct
Tilson Park Dr
Tilson Park Way
Tilson Park Trace
Tilson Park Pl
Tilson Park Cir



A1	MANHOLE TOP=894.27' INV IN (A 6" CLAY)=883.77' INV IN (B 8" DIP)=883.37' INV OUT (C 8" RCP)=878.77'	B1	MANHOLE TOP=902.07' INV IN (A 8" DIP)=895.37' INV OUT (B 8" DIP)=895.27'	5	INVERT TOP=894.15' INV OUT (48" RCP)=889.05'	16	HEADWALL TOP=902.93' INV OUT (18" CMP)=900.23'	28	DROP INLET TOP=943.82' INV OUT (8" CLAY)=942.67'
A2	MANHOLE TOP=898.66' INV IN (A 8" PVC)=887.81' INV IN (B 8" DIP)=887.81' INV OUT (C 8" DIP)=887.71'	B2	MANHOLE TOP=906.75' INV IN (A 8" DIP)=898.90' INV IN (B 8" DIP)=898.80' INV OUT (C 8" DIP)=898.70'	6	CATCH BASIN TOP=904.50' INV IN (A 48" RCP)=889.40' INV OUT (B 48" RCP)=889.40'	17	OUTLET CONTROL STRUCTURE TOP=896.70' INV OUT (18" CMP)=893.60'	29	DROP INLET FULL OF DEBRIS TOP=943.75'
A3	MANHOLE TOP=894.71' INV IN (A 6" PVC)=888.81' INV OUT (B 8" PVC)=888.71'	B3	MANHOLE TOP=926.92' INV IN (A 6" PVC)=923.77' INV IN (B 8" DIP)=917.72' INV OUT (C 8" DIP)=917.62'	7	CATCH BASIN TOP=904.70' INV OUT (18" CMP)=896.90'	18	HEADWALL TOP=895.53' INV OUT (18" CMP)=893.08'	30	DROP INLET FULL OF DEBRIS TOP=942.96'
A4	MANHOLE TOP=895.35' INV IN (A 8" PVC)=889.65' INV IN (B 8" DIP)=889.55' INV OUT (C 8" PVC)=889.45'	B4	MANHOLE TOP=946.28' INV IN (A 8" DIP)=937.43' INV OUT (B 8" DIP)=937.33'	8	INVERT TOP=896.33' INV OUT (18" CMP)=894.78'	19	INVERT TOP=925.00' INV OUT (18" CMP)=923.50'	31	INVERT TOP=939.91' INV OUT (10" RCP)=938.96'
A5	MANHOLE TOP=899.86' INV IN (A 8" PVC)=892.11' INV OUT (B 8" PVC)=892.01'	B5	MANHOLE TOP=961.34' INV OUT (8" DIP)=953.79'	9	HEADWALL TOP=899.35' INV OUT (48" RCP)=891.15'	20	DROP INLET TOP=939.87' INV OUT (18" CMP)=935.07'	32	DROP INLET TOP=932.47' INV OUT (4" PVC)=931.47'
A6	MANHOLE TOP=904.97' INV IN (A 8" PVC)=897.22' INV OUT (B 8" PVC)=897.12'	C1	MANHOLE TOP=942.02' INV IN (A 6" CLAY)=931.27' INV OUT (B 6" CLAY)=931.15'	10	INVERT TOP=884.64' INV OUT (36" CMP)=879.94'	21	INVERT TOP=932.48' INV OUT (18" CMP)=930.98'	33	INVERT TOP=956.37' INV OUT (15" CMP)=954.37'
A7	MANHOLE TOP=923.24' INV IN (A 8" PVC)=908.39' INV OUT (B 8" PVC)=908.29'	1	MANHOLE TOP=908.74' INV IN (A 24" RCP)=902.49' INV OUT (B 24" RCP)=902.39'	11	INVERT TOP=883.74' INV OUT (52" CMP)=879.24'	22	DROP INLET TOP=939.99' INV OUT (18" CMP)=936.24'	34	CURB INLET UNABLE TO ACCESS GRATE=963.66'
A8	MANHOLE TOP=929.63' INV IN (A 8" PVC)=917.28' INV IN (B 8" PVC)=917.18' INV OUT (C 8" PVC)=917.08'	2	MANHOLE TOP=904.61' INV IN (A 24" RCP)=898.36' INV OUT (B 30" CPP)=898.26'	12	HEADWALL TOP=880.84' INV OUT (48" CMP)=875.64'	23	INVERT INV OUT (8" CLAY) =UNKNOWN'		
A9	MANHOLE TOP=924.74' INV IN (A 8" PVC)=918.24' INV OUT (B 8" PVC)=918.14'	3	CATCH BASIN TOP=905.12' INV IN (A 30" CPP)=897.82' INV OUT (B 30" CPP)=897.42'	13	INVERT TOP=880.15' INV OUT (60" CMP)=874.25'	24	INVERT UNABLE TO ACCESS TOP=938.05'		
		4	INVERT TOP=895.23' INV OUT (30" CPP)=892.53'	14	INVERT TOP=880.19' INV OUT (60" CMP)=873.99'	25	INVERT UNABLE TO ACCESS TOP=938.17'		
				15	HEADWALL TOP=903.51' INV OUT (18" CMP)=900.96'	26	DROP INLET TOP=942.37' INV IN (A 8" CLAY)=940.22' INV OUT (B 8" CLAY)=940.12'		
						27	DROP INLET TOP=941.16' INV OUT (6" CLAY)=938.71'		

NO.	DATE	DESCRIPTION	BY
1			
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REVISIONS

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Certificate of Authorization Number 613

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

SKYLAND PARK

AUTHORIZED BY REBECCA TYSON for GGLS ARCHITECTS, INC.

LAND LOTS 236 & 243 - 18TH DISTRICT, CITY OF BROOKHAVEN, DeKALB COUNTY, GEORGIA

GRAPHIC SCALE 15 0 30 60 90 120 IN FEET

GEORGIA REGISTERED NO. 2802 LAND SURVEYOR JAIME F. HIGGINS

For The Firm
Travis Pruitt & Associates, Inc.

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 the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: MAY 18, 2016

FIELD DATE: MAY 13, 2016

SCALE: 1"=30'

JN: 1.16.0181.608

FN: 211-E-156

Sheet No. 2 OF 2

D:\Civil 3D Projects\160181.608\Survey\Dwg\160181.608BT.dwg, 30x42SHEET2, bherringdine, May 19, 2016 - 4:33:23pm