



**ACREAGE CHART**

TRACT "I"	0.707 ACRES
TRACT "II"	0.544 ACRES
TRACT "III"	0.378 ACRES
TRACT "IV"	0.688 ACRES
TRACT "VIII"	0.227 ACRES
TRACT "X"	0.376 ACRES
TRACT "XI"	0.119 ACRES
TRACT "XII"	0.210 ACRES
TRACT "XIII"	0.356 ACRES
TRACT 14	0.454 ACRES
<b>TOTAL</b>	<b>4.059 ACRES</b>

- NOTES:**
- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON ARE MADE TO: DEED BOOK 23304, PAGE 562, DEED BOOK 20392, PAGE 24 & DEED BOOK 24022, PAGE 155. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN DEKALB COUNTY, GEORGIA.
  - HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH. GEORGIA WEST ZONE, NAD 83 DATUM AS RECORDED IN RECORD DESCRIPTION FROM DEED BOOK 23304, PAGE 562 AS REFERENCED IN NOTE 1 ABOVE. VERTICAL DATUM IS MEAN SEA LEVEL. NAVD 88 DATUM. CONTOUR INTERVALS ARE 2 FOOT.
  - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
  - ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH GA. RLS #3105.
  - NO ATTEMPT WAS MADE TO SHOW STREAM BUFFERS.
  - THERE WERE NO WETLANDS OBSERVED AT THE TIME OF SURVEY.
  - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13089C0069J, DATED 5/16/2013.
  - AN ABSTRACT OF TITLE, TITLE COMMITMENT, AND RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. SURVEYOR'S COMMENT RELATED TO EXCEPTIONS LISTED IN SCHEDULE B, SECTION 2 ARE SHOWN HEREON.
  - TRACT NUMBERS AS SHOWN HEREON ARE SHOWN IN ACCORDANCE WITH THOSE SHOWN IN REFERENCED DEED IN DEED BOOK 23304, PAGE 562, EXCEPT FOR TRACT 5 AND 14 WHICH WERE NOT A PART OF SAID DEED.
  - TRACTS "I", "II" & "IV" HAVE A TOTAL OF 43 PARKING SPACES SHOWN INCLUDING 2 HANDICAP SPACES.
  - ALL BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ANY BUILDING SQUARE FOOTAGE IS CALCULATED TO SAID DIMENSIONS FOR THE GROUND FLOOR LEVEL ONLY.
  - 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.

**Legend of Symbols & Abbreviations**

● CP-Calculated Point	⊗ BH-BUILDING HEIGHT
● NF-Nail Found	⊕ GI-Grate Inlet
● IPS-Iron Pin Set With Cap	⊖ JB-Junction Box
● OTF-Open Top Pipe Found	⊗ PP-Utility Pole
● RFB-Robber Pin Found	⊖ W-Water Valve
■ CMF-Concrete Monument Found	⊖ FH-Fin Hydrant
● CTF-Crmp Top Pipe Found	⊖ WM-Water Meter
● SS-Split Rod Found	● N-S-Nail Set
● M-Magnetic Nail	⊖ GM-Gas Meter
● TBM-Benchmark	⊖ GV-Gas Valve
● TPN-Tax Parcel Number	⊖ MW-Monitoring Well
P-L-Property Line	⊖ CC-Conc. Concrete
C-L-Centline	S-F-Square Feet
R-W-Right Of Way	CSO-Curb And Gutter
B-L-Building Line	P.O.E-Point Of Entry
BO-Back Of Curb	EP-Edge Of Paving
TC-Top Of Curb	O.S.D.-Outside Dimension
LL-Land Lot	RM-Record Deed Measure
LLL-Land Lot Line	○ Parking Space Count
N/F-Now Or Formerly	○ Light Pole
O.B./P.O.-Obst/Block Page	○ P/I-Red Indicator Valve
P.B./P.S.-Plat Book/Page	○ CATV-Cable Television
POB-Point Of Beginning	○ FIM-Flood Insurance Rate Map
TRDB-True Point Of Beginning	○ D/L-Double Yellow Line
SEF-Sanitary Sewer Easement	○ S/L-Single Yellow Line
DE-Drainage Easement	○ W-White Line
SS-Sanitary Sewer	○ Rail Fence
RCF-Reinforced Concrete Pipe	○ B/W-Black/White Fence
CMF-Corrugated Metal Pipe	○ Power Line
PCP-Polyvinyl Chloride Pipe	○ W-Water Line
CH-Chain Out	○ Telephone Line
MH-Manhole	○ Cable Television Line
DWC-Double Wing Catch Basin	○ Storm Drain
SWC-Single Wing Catch Basin	○ Gas Line
CB-Catch Basin	○ Sewer
DI-Drop Inlet	○ HW-Headwall
○ BH-BUILDING HEIGHT MEASURED	○ OS-OUTLET CONTROL STRUCTURE
	○ BOLLARD

**CLOSURE STATEMENT**

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S5 TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 130,733 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 66,325 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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.

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

**SEWER MANHOLE DATA**

SSMH-A	TOP=1054.72
10" DIP INV. IN=1047.12	10" DIP INV. OUT=1047.06
SSMH-B	TOP=1059.51
10" DIP INV. IN=1052.65	10" DIP INV. IN=1056.01
10" DIP INV. OUT=1051.95	
SSMH-C	TOP=1056.08
10" DIP INV. IN=1048.84	10" DIP INV. OUT=1047.16
SSMH-D	TOP=1041.71
10" DIP INV. IN=1031.71	10" DIP INV. IN=1030.55
10" DIP INV. IN=1030.51	10" DIP INV. OUT=1029.85
SSMH-E	TOP=1062.46
10" DIP INV. IN=1047.12	10" DIP INV. OUT=1047.06
SSMH-F	TOP=1063.57
10" DIP INV. IN=1054.67	10" DIP INV. OUT=1054.77

**STORM STRUCTURE DATA**

DI-1	TOP=1041.25
12" CMP INV. OUT=1039.75	
DI-2	TOP=1041.37
12" CMP INV. IN=1039.77	12" CMP INV. OUT=1039.57
DI-3	TOP=1040.62
12" CMP INV. IN=1038.92	12" CMP INV. OUT=1037.57
GI-4	TOP=1062.10
12" CMP INV. OUT=1058.60	
GI-5	TOP=1062.41
12" RCP INV. IN=1058.71	12" RCP INV. OUT=1058.61
GI-6	TOP=1058.68
1056.38 TO TOP OF DEBRIS	



DATE:	MARCH 18, 2015	ISSUE	
SCALE: HORIZ	1"=40'	NO.	
ACREAGE: TOTAL	4.059	DESCRIPTION	
LAND LOTS:	249	DATE	
DISTRICT:	15TH SECTION:		
CITY:	AVONDALE ESTATES		
COUNTY:	DEKALB STATE: GA		
SURVEYED:	BH DRAWN: KRM		
CHECKED:	GSH APPROVED: GSH		
PROJECT #:	13220		

TOPOGRAPHIC SURVEY FOR:  
**CITY OF AVONDALE ESTATES**

BEING A TOTAL OF 4.059 ACRES  
LAND LOT 249, 15TH DISTRICT  
CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA  
VARIOUS TAX PARCELS AND ADDRESSES AS SHOWN

GEORGIA PROFESSIONAL LAND SURVEYORS HARRY N. JR.

**EarthPro**  
LAND SURVEYING & PLANNING  
**678-640-5500**  
P.O. BOX 382  
BRASELTON, GA. 30517  
COA LSF #000994

## **PARCEL "I" - Surveyed Legal Description**

All that tract or parcel of land lying or being in Land Lot 249, of the 15TH Land District, City of Avondale Estates, Dekalb County, Georgia, and being more particularly described as follows:

To find the true point of beginning commence at a nail found at the Former intersection of the northerly right of way of North Avondale Road (having a right of way width that varies) with the easterly right of way of Oak Street (having a right of way width that varies) thence running along said Former right of way of North Avondale Road N 77°15'51" E a distance of 22.94' to a point, said point being the TRUE POINT OF BEGINNING:

From the true point of beginning as thus established and leaving said right of way of North Avondale Road and running along the said right of way of Oak Street the following courses and distances:

thence N 59°20'46" W a distance of 17.73' to a point;

thence N 00°20'12" E a distance of 52.07' to a point;

thence N 89°33'16" W a distance of 6.99' to a point;

thence N 00°23'05" E a distance of 103.04' to a nail set;

thence N 00°23'05" E a distance of 132.54' to a 1/2" rebar found at the intersection of said easterly right of way of Oak Street with the southerly right of way of Franklin Street (having a right of way width of 40 feet); thence running along said right of way of Franklin Street the following courses and distances:

thence N 78°05'55" E a distance of 158.75' to an iron pin set;

thence N 78°05'55" E a distance of 50.00' to an iron pin set;

thence N 78°05'55" E a distance of 100.00' to a 1/2" rebar found at the intersection of the said southerly right of way of Franklin Street with the westerly right of way of Lake Street (having a right of way width of 40 feet); thence running along said right of way of Lake Street S

12°41'10" E a distance of 300.03' to a nail found at the intersection of the said westerly right of way of Lake Street with the northerly right of way of North Avondale Road (having a right of way width that varies) thence running along said right of way of North Avondale Road the following courses and distances:

thence S 78°05'55" W a distance of 100.00' to a nail set;

thence S 78°05'55" W a distance of 60.00' to a nail found;

thence N 10°46'35" W a distance of 8.28' to an iron pin set;

thence S 77°15'51" W a distance of 194.33' to a point which is the TRUE POINT OF BEGINNING.

Said Tract or Parcel of Land Contains 2.317 Acres (Being 101,031.9+/- Square Feet), Including area within all Easements.

Said property being Tract "I", Tract "II", Tract "III" and Tract "IV" of ALTA/ACSM Boundary Survey For: City of Avondale Estates; Georgia Municipal Association, Inc.; Branch Banking and Trust Company; Trinity Title Insurance Agency, Inc.; and First American Title Insurance Company, prepared by EarthPro Land Surveying & Planning, Gary S. Harvin RLS, dated September 24, 2013 and revised October 11, 2013.

## **PARCEL "II" - Surveyed Legal Description**

All that tract or parcel of land lying or being in Land Lot 249, of the 15TH Land District, City of Avondale Estates, Dekalb County, Georgia, and being more particularly described as follows:

### **Surveyed Legal Description**

Beginning from a 1/2" rebar found at the intersection of the easterly right of way of Oak Street (having a right of way width that varies) with the northerly right of way of Franklin Street (having a right of way width of 40 feet) thence running along said right of way of Oak Street N 03°42'09" E a distance of 51.60' to a point; thence leaving said right of way N 78°05'39" E a distance of 97.26' to a 1/2" rebar found; thence N 13°15'42" W a distance of 20.00' to a 1/2" rebar found; thence N 78°06'55" E a distance of 79.23' to a point; thence N 12°48'32" W a distance of 112.36' to a 1/2" rebar found; thence N 77°11'28" E a distance of 105.08' to an iron pin set on the westerly right of way of Lake Street (having a right of way width of 40 feet, street not open); thence running along said right of way of Lake Street the following courses and distances:

thence S 12°41'10" E a distance of 133.60' to an iron pin set;

thence S 12°41'10" E a distance of 50.10' to a nail found at the intersection of the said westerly right of way of Lake Street with the northerly right of way of said Franklin Street thence running along said right of way of Franklin Street the following courses and distances:

thence S 78°05'55" W a distance of 183.38' to an iron pin set;

thence S 78°05'55" W a distance of 112.32' to a 1/2" rebar found which is the point of beginning.

Said Tract or Parcel of Land Contains 0.685 Acres (Being 29890.3+/- Square Feet), Including area within all Easements.

Said property being Tract "XI", Tract "XII" and Tract "XIII" of ALTA/ACSM Boundary Survey For: City of Avondale Estates; Georgia Municipal Association, Inc.; Branch Banking and Trust Company; Trinity Title Insurance Agency, Inc.; and First American Title Insurance Company, prepared by EarthPro Land Surveying & Planning, Gary S. Harvin RLS, dated September 24, 2013 and revised October 11, 2013.

## **PARCEL "III" - Surveyed Legal Description**

All that tract or parcel of land lying or being in Land Lot 249, of the 15TH Land District, City of Avondale Estates, DeKalb County, Georgia, and being more particularly described as follows:

Beginning from an "X" found in concrete pavement at the intersection of the easterly right of way of Lake Street (having a right of way width of 40 feet) with the southerly right of way of Franklin Street (having a right of way width of 40 feet) thence running along said right of way of Franklin Street N 78°05'49" E a distance of 199.88' to a 3/4" solid rod found; thence leaving said right of way S 12°17'04" E a distance of 89.34' to an axle found; thence S 12°17'04" E a distance of 200.67' to a nail set on the northerly right of way of North Avondale Road (having a right of way width that varies); thence running along said right of way S 78°05'55" W a distance of 49.43' to a nail set; thence leaving said right of way N 12°17'05" W a distance of 200.53' to an iron pin set; thence S 77°56'10" W a distance of 49.43' to an axle found; thence N 12°17'04" W a distance of 14.61' to an iron pin set; thence S 78°05'55" W a distance of 100.49' to an iron pin set on the said easterly right of way of Lake Street; thence running along said right of way N 12°41'10" W a distance of 75.01' to an "X" found in concrete pavement which is the point of beginning.

Said Tract or Parcel of Land Contains 0.603 Acres (Being 26,318.2+/- Square Feet), Including area within all Easements.

Said property being Tract "VII" and Tract "X" of ALTA/ACSM Boundary Survey For: City of Avondale Estates; Georgia Municipal Association, Inc.; Branch Banking and Trust Company; Trinity Title Insurance Agency, Inc.; and First American Title Insurance Company, prepared by EarthPro Land Surveying & Planning, Gary S. Harvin RLS, dated September 24, 2013 and revised October 11, 2013.

## **TRACT "IV" - Surveyed Legal Description**

**All that tract or parcel of land lying or being in Land Lot 249, of the 15TH Land District, City of Avondale Estates, Dekalb County, Georgia, and being more particularly described as follows:**

**To find the true point of beginning commence from a 1/2" rebar found at the intersection of the easterly right of way of Oak Street (having a right of way width that varies) with the northerly right of way of Franklin Street (having a right of way width of 40 feet) thence running along said right of way of Oak Street N 03°42'09" E a distance of 51.60' to a point; said point being the TRUE POINT OF BEGINNING:**

**From the true point of beginning as thus established and continuing along said right of way of Oak Street S 80°21'39" W a distance of 4.82' to a 1/2" rebar found; thence continuing along said right of way N 03°05'13" E a distance of 135.00' to an iron pin set; thence leaving said right of way N 77°24'43" E a distance of 144.15' to a 1/2" rebar found; thence S 12°48'32" E a distance of 112.36' to a point; thence S 78°06'55" W a distance of 79.23' to a 1/2" rebar found; thence S 13°15'42" E a distance of 20.00' to a 1/2" rebar found; thence S 78°05'39" W a distance of 97.26' to a point which is the TRUE POINT OF BEGINNING.**

**Said Tract or Parcel of Land Contains 0.454 Acres (Being 19,787.6+/- Square Feet), Including area within all Easements.**