

PROPERTY DESCRIPTION

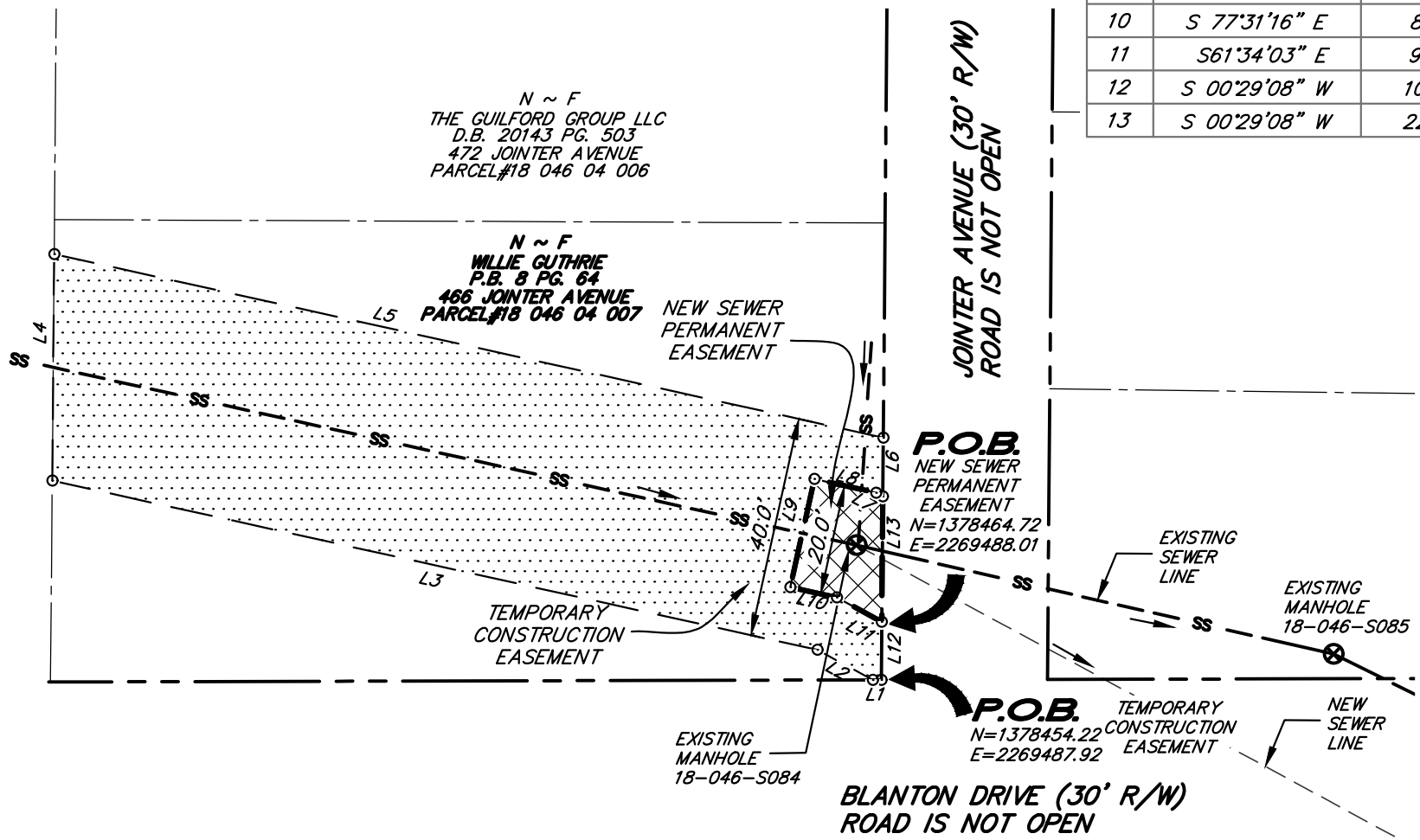
EXHIBIT 1

NOTES:

1. AREA:
NEW SEWER PERMANENT EASEMENT 0.01 AC. OR 306 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT 0.13 AC. OR 5848 SQ. FT.
2. THE FOLLOWING REFERENCES WERE USED IN PREPARING THIS SURVEY:
A. SANITARY SEWER PLAN AND PROFILE FOR PACKAGE 7, COMPONENT 3 PROVIDED BY ARCADIS.
B. P.B. 8 PG. 64
3. GASKINS LOCATED PROPERTY EVIDENCE USING CONTROL PROVIDED BY ARCADIS.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY EASEMENTS TO CONSTRUCT A NEW SANITARY SEWER LINE.
5. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. THE BASIS OF BEARINGS IS GRID NORTH, NAD 83 2011 GEORGIA STATE PLANE WEST.
7. THIS PLAT FOR THE NEW EASEMENT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH IN ONE FOOT IN 14,650 FEET.
8. NO CERTIFICATION IS MADE PERTAINING TO ANY EXISTING CONDITIONS SHOWN HEREON.

LINE	BEARING	DISTANCE
1	S 89°51'19" W	1.53'
2	N 61°34'03" W	11.37'
3	N 77°31'16" W	141.51'
4	N 00°29'08" E	40.89'
5	S 77°31'16" E	153.35'
6	S 00°29'08" W	10.61'
7	N 61°34'03" W	1.39'
8	N 77°31'16" W	11.41'
9	S 12°28'44" W	20.00'
10	S 77°31'16" E	8.61'
11	S 61°34'03" E	9.20'
12	S 00°29'08" W	10.49'
13	S 00°29'08" W	22.64'

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



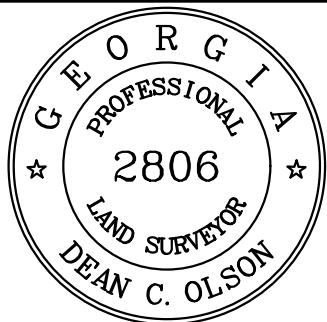
SURVEYOR REFERENCES
P.B 8 PG. 64

CURRENT OWNER:
UNKNOWN PER DEKALB GIS
P.B. 8 PG. 64

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LEGEND

- NEW SEWER PERMANENT EASEMENT LINE
- NEW OR REPLACED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- NEW SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY



Dean C. Olson

04-19-2021

REVISION: 04/05/2021
ADD OWNER NAME
04/19/2021
EDIT TITLE BLOCK

DRAWN BY: TBS
CHECKED BY: DCO
FILE: P: ARCADIS/DEKALB
FIELD DATE: 12/08/2020
OFFICE DATE: 02/02/2021
SCALE: 1"=30'
REVISIONS
02/15/2021
ADDRESS ARCADIS COMMENTS
03/22/2021
EDIT TEMP. FSMT.



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www.gscsurvey.com LSF# 789

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Lawrenceville Office 558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046 Phone: (770) 299-1005	Newnan Office 4046 Ga. Hwy. 154, Ste. 109 Newnan, GA 30265 Phone: (770) 424-7168

EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR:

WILLIE GUTHRIE

LOCATED IN L.L. 46
18th DISTRICT
DEKALB COUNTY, GA.

SHEET 1 OF 2

NEW SEWER PERMANENT EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BLANTON DRIVE (30'R/W) AND THE WESTERLY RIGHT-OF-WAY OF JOINTER AVENUE (30' R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378454.22,E=2269487.92);

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF JOINTER AVENUE NORTH 00 DEGREES 29 MINUTES 08 SECONDS EAST 10.49 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 61 DEGREES 34 MINUTES 03 SECONDS WEST 9.20 FEET TO A POINT;

THENCE NORTH 77 DEGREES 31 MINUTES 16 SECONDS WEST 8.61 FEET TO A POINT;

THENCE NORTH 12 DEGREES 28 MINUTES 44 SECONDS EAST 20.00 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 31 MINUTES 16 SECONDS EAST 11.41 FEET TO A POINT;

THENCE SOUTH 61 DEGREES 34 MINUTES 03 SECONDS EAST 1.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF JOINTER AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 29 MINUTES 08 SECONDS WEST 22.64 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.01 ACRES, 306 SQUARE FEET, MORE OR LESS, AS SHOWN ON EXHIBIT OF NEW SANITARY SEWER EASEMENT FOR WILLIE GUTHRIE.

TEMPORARY CONSTRUCTION EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BLANTON DRIVE (30'R/W) AND THE WESTERLY RIGHT-OF-WAY OF JOINTER AVENUE (30' R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378454.22,E=2269487.92), SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLANTON DRIVE SOUTH 89 DEGREES 51 MINUTES 19 SECONDS WEST 1.53 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 61 DEGREES 34 MINUTES 03 SECONDS WEST 11.37 FEET TO A POINT;

THENCE NORTH 77 DEGREES 31 MINUTES 16 SECONDS WEST 141.51 FEET TO A POINT;

THENCE NORTH 00 DEGREES 29 MINUTES 08 SECONDS EAST 40.89 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 31 MINUTES 16 SECONDS EAST 153.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF JOINTER AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 29 MINUTES 08 SECONDS WEST 10.61 FEET TO A POINT;

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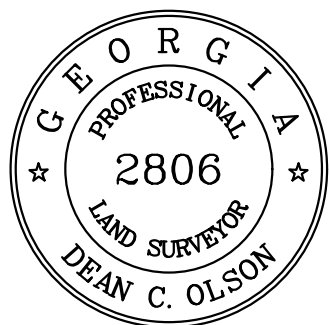
THENCE SOUTH 61 DEGREES 34 MINUTES 03 SECONDS EAST 9.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF JOINTER AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 29 MINUTES 08 SECONDS WEST 10.49 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.13 ACRES, 5848 SQUARE FEET, MORE OR LESS, AS SHOWN ON EXHIBIT FOR NEW SANITARY SEWER EASEMENT FOR WILLIE GUTHRIE.

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RECORDING INFORMATION

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LOCATED IN L.L. 46
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SHEET 2 OF 2

Plotted on: Apr 19, 2021 - 6:56am
Drawing name: P:\ARCADIS\DEKALB SEWER PROJECT\DWG\DEKALB Sewer 18-46-4-7.dwg
Plotted By: tshort