

RESERVED FOR CLERK OF COURT

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,598 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED 03-06-2023 THRU 03-24-2023. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 411,831 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAVD83 (GEOID2012A) VERTICAL. COORDINATES WERE DERIVED FROM NETWORK GPS MEASUREMENTS USING A LEICA VIVA GS15 GPS RECEIVER. COMBINED (GRID) FACTOR IS 0.9999710733 AT NATIONAL GEODETIC SURVEY (NGS).
3. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ZONE "AE" AS PER FEMA FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA, AS SHOWN ON MAP NUMBERS 13089C0161J & 13089C0163J, HAVING AN EFFECTIVE DATE OF MAY 16, 2013. ZONE "AE" BASE ELEVATIONS DETERMINED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING.
4. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
5. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
6. This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. 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		
SURVEY CONTROL	DRAINAGE	
BM Benchmark	CB Catch Basin Double-wing	
CP Control Point	CS Catch Basin Single-wing	
TOPOGRAPHIC FEATURES		
RNM Right-of-Way Monument Found	CI Curb Inlet	
BH Borehole	DI Drop Inlet	
MP Mile Post	SDM Storm Drain Manhole	
SS Street Sign	SEWER	
WL Woods Line	GT Grease Trap	
ACU Air Condition Unit	SSM Sanitary Sewer Manhole	
BLL Ballard	CL Cleanout	
CA Camera	AV Air Release Valve	
CO Column	SSM Sanitary Sewer Force Main Valve	
DS Downspout	V Vent	
MB Mailbox		

WATER	TELEPHONE
FD Fire Hydrant	SH Signal Head
FDC Fire Department Connection	TP Telephone Pole
ICV Irrigation Control Valve	TM Telephone Manhole
PIV Post Indicator Valve	TT Telephone Terminal Box
SH Sprinkler Head	TS Traffic Signal Box
WM Water Meter	UCV Undergroud Cable TV
WV Water Valve	UT Undergroud Telephone Box
WVM Water Valve Marker	SB Splice Box
W Well	SLC Subscriber Loop Carrier
WMH Water Manhole	C Cabinet
BPV Backflow Preventer	PB Phone Booth
PIV Pressure Indicator Valve	CP Cable TV Pedestal
AV Air Release Valve	
WV Water Vault	GAS
SP Stand Pipe	GM Gas Manhole
ELECTRIC/POWER	GR Gas Pressure Regulator
UPB Underground Power Box	GV Gas Vault
EB Electric Box	GT Gas Test Station
TR Transformer	PV Petroleum Valve
UEM Undergroud Electric Manhole	GC Gas Fill Cap
HH Hand Hole	GM Gas Meter
GW Guy Wire	GV Gas Valve
EM Electric Meter	MISC. UTILITY
PPU Power Pole/Utility Pole	UG Utility Grate
SP Spotlight	UM Utility Marker
SL Street Light/Light Pole	

SCHEDULE "B"

ATTORNEY'S TITLE CERTIFICATION, JOHN W. BELL, P.C. PROJECT: PARKS AND RECREATION PROJECT No. 22-DKB-22799, EFFECTIVE DATE: MAY 25, 2022, (#4083 MOSLEY ROAD, ELLENWOOD, GEORGIA.)

NO SCHEDULE "B" TITLE EXCEPTIONS INCLUDED.

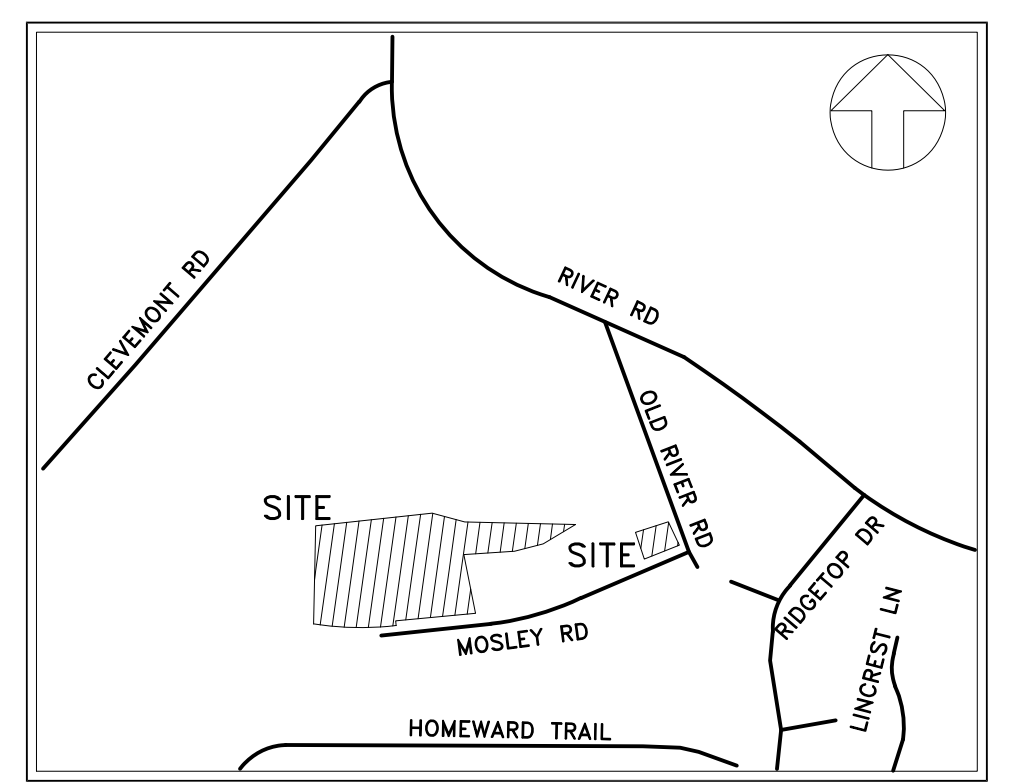
CERTIFICATE OF TITLE, LUEDER, LARKIN & HUNTER, LLC, (#3488 MOSLEY ROAD, ELLENWOOD, GEORGIA), EFFECTIVE DATE: SEPTEMBER 06, 2022.

NO SCHEDULE "B" TITLE EXCEPTIONS INCLUDED.

SURVEY REFERENCES

1. TITLE SUPPLIED BY DEKALB COUNTY PARK AND RECREATION DEPARTMENT.
2. VARIOUS DEEDS AS SHOWN.
3. DEKALB COUNTY GEORGIA GIS/TAX WEBSITE.
4. UNRECORDED PLAT BY ANSEL POE & ASSOC. FOR DEKALB COUNTY, LAST REVISED MARCH 27, 1963.

VICINITY MAP - NOT TO SCALE



REVISIONS: 1. 04-27-2023 REVISE VICINITY MAP.

ABBREVIATIONS			
BLA	Begin Limited Access	IPF	Iron Pin Found
B/W	Bottom of wall	IPS	Iron Pin Set
C&G	Curb and Gutter	L/W	Low Wire Elevation
CE	Construction Easement	MW	Monitoring Well
CMP	Corrugated Metal Pipe	N/F	Now or Formerly
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plot Book
DB	Deed Book	PG	Page
DIP	Ductile Iron Pipe	POB	Point of Beginning
DE	Drainage Easement	POC	Point of Commencement
ELA	End Limited Access	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RCP	Reinforced Concrete Pipe
FM	Forcemain	SSE	Sanitary Sewer Easement
GI	Grate Inlet	T/W	Top of Wall
HW	Headwall	VCP	Vitrified Clay Pipe
I.E.	Invert Elevation	YI	Yard Inlet

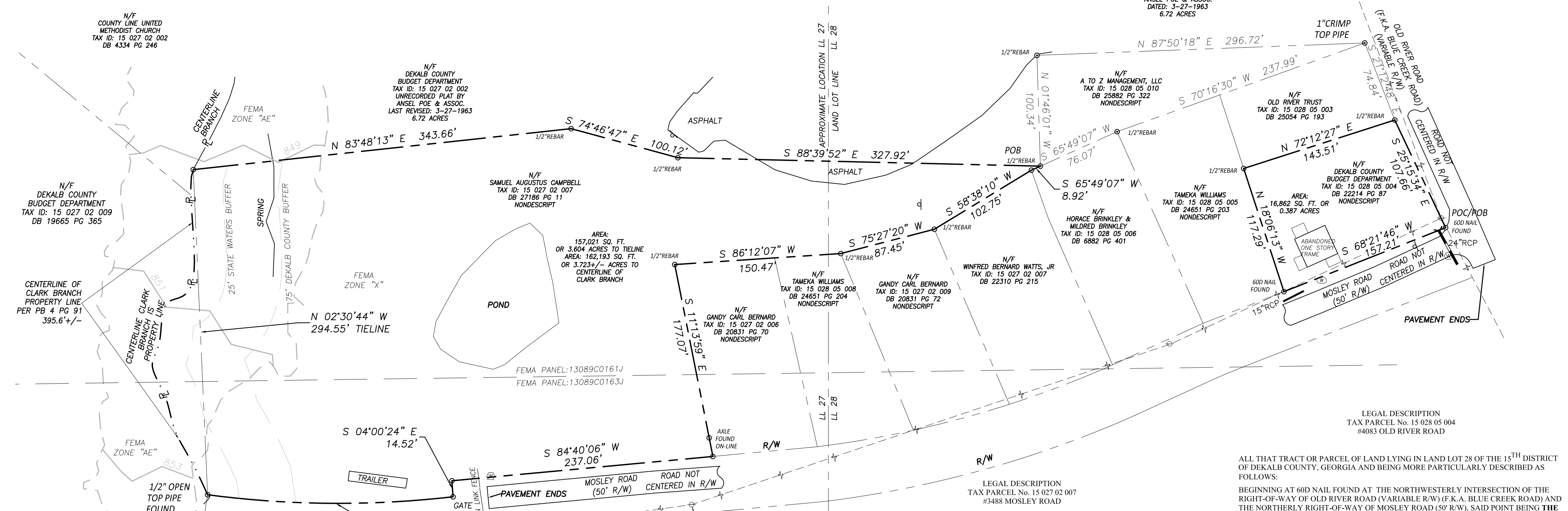
LINETYPES

EXISTING OVERHEAD	EXISTING UNDERGROUND
— Electric Line	— E — Electric
— E-T — Electric/Telecommunications	— T — Telecommunications
— E-TV — Electric/Cable TV	— TV — Cable TV
— E-TC — Electric/Traffic Control	— W — Water
— E-T-W — Electric/Telecommunications/Water	— SS — Sanitary Sewer
— E-T-TV-TC — Electric/Telecommunications/Cable TV/Traffic Control	— G — Gas
— E-TV-TC — Electric/Cable TV/Traffic Control	— P — Petroleum
— T — Telecommunications	— TC — Traffic Control
— T-TV — Telecommunications/Cable TV	APPROX. UNDERGROUND
— T-TV-TC — Telecommunications/Cable TV/Traffic Control	— G(APP) — Gas Line (approximate)
— TV — Cable TV	— P(APP) — Undergroud power (approximate)
— TV-TC — Cable TV/Traffic Control	— T(APP) — Undergroud Telephone (approximate)
— TC — Traffic Control	— W(APP) — Water Line (approximate)
PROPERTY	FENCE LINES
— City Limits Line	— X — Barb Wire Fence (BWF)
— Limited Access	— O — Chain link fence (CLF)
— Center of Creek	— W — Wood Fence (WDF)
	— # — Woven Wire Fence (WWF)

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 Know What's Below

UTILITY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING BUT NOT LIMITED TO MANHOLES AND INLETS, VALVES) AND ARE SPECULATIVE IN NATURE AND MAY NOT BE COMPLETE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE [OR] FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED.



LEGAL DESCRIPTION TAX PARCEL No. 15 027 02 007 #3488 MOSLEY ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 27 & 28 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 60D NAIL FOUND AT THE NORTHWESTERLY INTERSECTION OF THE RIGHT-OF-WAY OF OLD RIVER ROAD (VARIABLE R/W) (F.K.A. BLUE CREEK ROAD) AND THE NORTHERLY RIGHT-OF-WAY OF MOSLEY ROAD (50' R/W);

THENCE RUNNING ALONG THE WESTERLY RIGHT-OF-WAY OF OLD RIVER ROAD N25°15'34"W, FOR A DISTANCE OF 107.66' TO A 1/2" REBAR FOUND;

THENCE RUNNING N21°12'48"W, FOR A DISTANCE OF 74.84' TO A 1" CRIMP TOP PIPE FOUND;

THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING S70°16'30"W, FOR A DISTANCE OF 237.99' TO A 1/2" REBAR FOUND;

THENCE RUNNING S65°49'07"W, FOR A DISTANCE OF 76.07' TO A 1/2" REBAR FOUND;

THENCE RUNNING S58°38'10"W, FOR A DISTANCE OF 102.75' TO A 1/2" REBAR FOUND;

THENCE RUNNING S86°12'07"W, FOR A DISTANCE OF 150.47' TO A 1/2" REBAR FOUND;

THENCE RUNNING S75°27'20"W, FOR A DISTANCE OF 87.45' TO A 1/2" REBAR FOUND;

THENCE RUNNING S65°49'07"W, FOR A DISTANCE OF 8.92' TO A 1/2" REBAR FOUND;

THENCE RUNNING S84°40'06"W, FOR A DISTANCE OF 237.06' TO A 1/2" REBAR FOUND;

THENCE RUNNING S04°00'24"E, FOR A DISTANCE OF 14.52' TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 222.56', WITH A RADIUS OF 905.00', WITH A CHORD BEARING OF N89°31'47"W, AND HAVING A CHORD BEARING OF 222.00' TO A POINT;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF MOSLEY ROAD AND RUNNING ALONG CLARK BRANCH TIELINE, N02°30'44"W, FOR A DISTANCE OF 294.55' TO A POINT; SAID CENTERLINE OF CLARK BRANCH BEING THE PROPERTY LINE AND FOLLOWING THE MEANDERINGS THEREOF, FOR A DISTANCE OF 395.6' PLUS OR MINUS FEET (+/-);

THENCE RUNNING N83°48'13"E, FOR A DISTANCE OF 343.66' TO A 1/2" REBAR FOUND;

THENCE RUNNING S74°46'47"E, FOR A DISTANCE OF 100.12' TO A 1/2" REBAR FOUND;

THENCE RUNNING S88°39'52"E, FOR A DISTANCE OF 327.92' TO A 1/2" REBAR FOUND;

THENCE RUNNING N 87°50'18" E 296.72' TO A 1" CRIMP TOP PIPE FOUND;

THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING S70°16'30" W 237.99' TO A 1/2" REBAR FOUND;

THENCE RUNNING N 72°12'27" E 143.51' TO A 1/2" REBAR FOUND;

THENCE RUNNING N 18°06'13" W 117.29' TO A 60D NAIL FOUND;

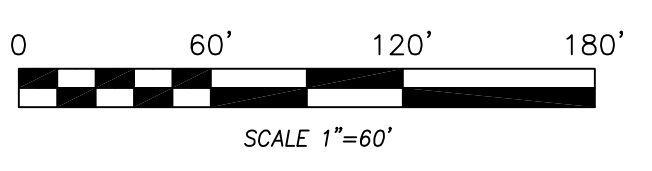
THENCE RUNNING ALONG SAID RIGHT-OF-WAY S25°15'34"E, FOR A DISTANCE OF 107.66' TO A 60D NAIL FOUND, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 16,862 SQUARE FEET OR 0.387 ACRES.

SURVEYORS CERTIFICATE

To DeKalb County Parks and Recreation
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on April 26, 2023.

Date of Plat or Map: April 27, 2023
 ANDREW M. GOLDMAN GEORGIA REGISTERED LAND SURVEYOR
 No. 2823



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ALTANSPS LAND TITLE SURVEY
 PREPARED FOR:
DEKALB COUNTY PARKS
 LOCATED IN LAND LOTS 27 & 28 OF THE
 15 DISTRICT OF DEKALB COUNTY,
 GEORGIA

REVISIONS	BY

DRAWN BY	SMF
CHECKED BY	RHP
DATE:	04/27/2023
SCALE:	1"= 60'
JOB No.	20434
SHEET NUMBER	1