

**Annex I of Appendix A of Exhibit A**

**Legal Description**

PROJECT: Consent Decree - Gravity Sewer System Rehabilitation and Replacement Project  
PI NO.: 0024-03  
PARCEL NO: 5 (1558 Brockett Road) (TPID 18 167 01 075)  
INTERESTS: Certain easement rights  
DATE OF PLANS: February 16, 2024  
Property Owner(s): Phyu P. Myint; City of Tucker, Georgia; Hon. Bedelia C. Hargrove, Judge DeKalb County Probate Court; Irvin J. Johnson, DeKalb County Tax Commissioner; and any and all others having or claiming interest therein in the described lands, individually

All that tract or parcel lying in Land Lots 166 and 167 of the 18<sup>th</sup> District of DeKalb County, Georgia being more particularly described as follows:

**Permanent Sewer Easement (1,655 sf or 0.038 acres)**

COMMENCING AT NGS MONUMENT STONE MOUNTAIN RESET; THENCE N 71° 30' 09" W FOR A DISTANCE OF 27348.21 FEET TO THE **POINT OF BEGINNING (POB PE)**. THENCE S 46° 44' 42" E FOR A DISTANCE OF 20.68 FEET TO A POINT; THENCE S 18° 35' 33" W FOR A DISTANCE OF 109.15 FEET TO A POINT; THENCE N 46° 20' 39" W FOR A DISTANCE OF 12.75 FEET TO A POINT; THENCE N 14° 54' 27" E FOR A DISTANCE OF 112.60 FEET TO THE **POINT OF BEGINNING**.

Said tract or parcel of land containing 1,655 square feet or 0.038 acres more or less.

Said permanent sewer easement is being acquired for the purpose of constructing, installing, inspecting, maintaining, operating, repairing, and replacing sanitary sewer infrastructure for public sanitary sewer treatment and collection and wastewater purposes, including the right to access, ingress and egress the easement area for the aforementioned purpose and along with the right to clear, and keep clear and to remove all undergrowth, tree and other obstructions, objects and structures from, or, over and across said easement area that interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure. The owner of the land and the successors thereof may use the easement areas provided that such use is not inconsistent with the rights acquired hereby and that such uses do not interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure, which prohibitions shall include, but are not limited to, grading, adding or moving dirt on, over or across the easement area or creating conditions on the surface whereby standing water would accumulate upon, over and across the easement area without prior permission from Petitioner.

**Temporary Construction Easement #1 (234 sf or 0.005 acres)**

COMMENCING AT NGS MONUMENT STONE MOUNTAIN RESET; THENCE N 71° 40' 53" W FOR A DISTANCE OF 27364.70 FEET TO THE **POINT OF BEGINNING (POB TE1)**. THENCE S 71° 24' 27" E FOR A DISTANCE OF 11.69 FEET TO A POINT; THENCE S 14° 54' 27" W FOR A DISTANCE OF 22.13 FEET TO A POINT; THENCE N 46° 20' 39" W FOR A DISTANCE OF 14.48 FEET TO A POINT; THENCE N 18° 35' 33" E FOR A DISTANCE OF 15.95 FEET TO THE **POINT OF BEGINNING**.

Said tract or parcel containing 234 square feet or 0.005 acres more or less.

**Temporary Construction Easement #2 (2,044 sf or 0.047 acres)**

COMMENCING AT NGS MONUMENT STONE MOUNTAIN RESET; THENCE N 71° 33' 00" W FOR A DISTANCE OF 27299.47 FEET TO THE POINT OF BEGINNING (POB TE2). THENCE S 18° 35' 33" W FOR A DISTANCE OF 61.22 FEET TO A POINT; THENCE N 71° 24' 27" W FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE N 18° 35' 33" E FOR A DISTANCE OF 75.09 FEET TO A POINT; THENCE S 46° 36' 09" E FOR A DISTANCE OF 33.05 FEET TO THE POINT OF BEGINNING.

Said tract or parcel containing 2,044 square feet or 0.047 acres more or less.

Said temporary construction easements are being acquired for the purpose of constructing, installing, inspecting, maintaining, operating, repairing and replacing sanitary sewer infrastructure for public sanitary sewer treatment and collection and wastewater purposes, including the right to access, ingress and egress the easement area for the aforementioned purpose and along with the right to clear, and keep clear and to remove all undergrowth, tree and other obstructions, objects and structures from, or, over and across said easement area that interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure. The owner of the land and the successors thereof may use the easement areas provided that such use is not inconsistent with the rights acquired hereby and that such uses do not interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure, which prohibitions shall include, but are not limited to, grading, adding or moving dirt on, over or across the easement area or creating conditions on the surface whereby standing water would accumulate upon, over and across the easement area without prior permission from Petitioner. Said temporary construction easements are for a consecutive twelve (12)-month period between the date of filing the Declaration of Taking and December 31, 2026 and commences 30 days following certified mailing of the written notice of commencement of temporary construction easement to the property owner.

FOR RECORDING

CENTERLINE OF SOUTH FORK PEACHTREE CREEK TRIBUTARY IS PROPERTY LINE

EXISTING (10") SANITARY SEWER LINE

NEW SANITARY SEWER LINE (12")

N/F MAURICIO E. ALVAREZ GONZALES  
TAX ID: 18 167 01 076  
DB 28249 PG 799  
PB 50 PG 2

PE  
Area : 1655 SQ.FT  
0.038 ACRE

EE1 - 10' WIDE

TE1  
Area : 234 SQ.FT  
0.005 ACRE

EXISTING SANITARY SEWER LINE (10")

LEGEND

SS Sanitary Sewer Line  
Property Line  
Right of Way Line (R/W)  
Easement Line  
New Sewer Permanent Easement (PE)  
Temporary Construction Easement (TE)  
Existing Sewer Permanent Easement (EE)  
RWM Right-of-Way Monument Found  
SS Sanitary Sewer Manhole  
DB Deed Book  
IPF Iron Pin Found (1/2" Rebar)  
N/F Now or Formerly  
PB Plat Book  
PG Page  
POB Point of Beginning  
POC Point of Commencement

L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L25

POB PE, POB TE1, POB TE2

EE PB50 PG2, EE PB50 PG2, EE2 - 10' WIDE

TE2  
Area : 2045 SQ.FT  
0.047 ACRE

TIE LINES TO POC

N/F PHYU P. MYINT  
TAX ID: 18 167 01 075  
1558 BROCKETT ROAD  
DB 28407 PG 772  
PB 50 PG 2

N/F BIAK KUNG AND MANG HLIANG  
TAX ID: 18 167 01 074  
DB 24299 PG 458  
PB 50 PG 2

BROCKETT RD (VARIABLE R/W)


GRID NORTH NAD 83

0 50 100 150

REVISION 1:  
ADDED ADDRESS & EASEMENT REVISIONS - 06-26-2024



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE 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.

PROPOSED SANITARY SEWER EASEMENT  
TAX PARCEL: # 18-167-01-075  
PHYU P. MYINT  
PREPARED FOR  
DEKALB COUNTY  
ND LOT 166, 18th DISTRICT DEKALB COUNTY, GA  
DATE: 02/16/2024 - SCALE 1"=50'  
JOB #: 20449  
SHEET 1 OF 4  
SURVEY PREPARED BY:  
  
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.  
3200 PRESIDENTIAL DRIVE  
ATLANTA, GA 30340  
OFFICE: 404-241-8722

# PERMANENT EASEMENT

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L10	20.68	S46° 44' 42"E
L11	109.15	S18° 35' 33"W
L12	12.75	N46° 20' 39"W
L13	112.60	N14° 54' 27"E

# TEMPORARY EASEMENT

TE2

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L18	61.22'	S18° 35' 33"W
L19	30.00'	N71° 24' 27"W
L20	75.09'	N18° 35' 33"E
L21	33.05'	S46° 36' 09"E

TE1

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L14	11.69'	S71° 24' 27"E
L15	22.13'	S14° 54' 27"W
L16	14.48'	N46° 20' 39"W
L17	15.95'	N18° 35' 33"E

# POC TO POB

LINE #	DISTANCE	DIRECTION
L22	27348.21'	N71° 30' 09"W
L23	27299.47'	N71° 33' 00"W
L25	27364.70'	N71° 40' 53"W

## NOTES:

1) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID ENTITY.  
 2) THE CERTIFICATE OF AUTHORIZATION NUMBER FOR ACCURA ENGINEERING AND CONSULTING SERVICES, INC. IS LSF001140. SAID AUTHORIZATION EXPIRES ON 6/30/2024.  
 3) POC IS NGS MONUMENT: STONE MOUNTAIN RESET(N:1384506.48, E:2302844.75)  
 4) THE LATEST SURVEY FIELD DATE: JUNE, 2023.  
 5) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+FEET; AN ANGULAR ERROR OF 5.00" PER ANGLE POINT; AND WAS ADJUSTED USING COMPASS RULE.  
 6) THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE OF BOUNDARY AND FOUND TO HAVE A CLOSURE PRECISION RATIO OF ONE PART IN 14942 FEET.

## PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 18-167-01-075  
 PHYU P. MYINT  
 PREPARED FOR  
 DEKALB COUNTY  
 LAND LOT 166, 18th DISTRICT DEKALB COUNTY, GA  
 DATE: 02/16/2024 - SCALE NTS  
 JOB #: 20449  
 SHEET 2 OF 4  
 SURVEY PREPARED BY:  
**ACCURA**  
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.  
 3200 PRESIDENTIAL DRIVE  
 ATLANTA, GA 30340  
 OFFICE:404-241-8722

