



























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 SECOND PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN THE FIELD DATA. THE SURVEY WAS COLLECTED FROM 03-24-2005 THRU 03-24-2023. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,831 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WGS ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAD80 (GEOD2011) VERTICAL DATUMS. THE SURVEY WAS COLLECTED USING A TRIMBLE S6 GPS RECEIVER, A LEICA VISA GS15 GPS RECEIVER, COMBINED (GPR) FACTOR IS 0.9999710723 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 13089C0161U & 13089D0163U, HAVING AN EFFECTIVE DATE OF 16, 18, 2013. ANY PART OF THIS PROPERTY NOT SHOWN ON THESE 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 EXISTING WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE ARE NOT SHOWN.
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 EXCEPT FOR ANY TITLE MATTER, THIS SURVEY IS NOT TO BE CONSIDERED A GUARANTEE.
6. THIS PLAT 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. RECORRATION OF ANY INSTRUMENT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THEREFORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE minimum technical standards for a property survey 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.


















































ABBREVIATIONS			
BLA	Begin Limited Access	IPF	Iron Pin Found
BW	Bottom of Wall	IPS	Iron Pin Set
C&G	Curb and Gutter	LW	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	Dead Book	PC	Page
DE	Ductile Iron Pipe	POB	Point of Beginning
DPE	Drainage Easement	POC	Point of Commencement
EL	End Limited Access	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RCP	Reinforced Concrete Pipe
FG	Forcemain	RSE	Sanitary Sewer Easement
GI	Grate Inlet	T/W	Top of Wall
HW	Headwall	YCP	Verified Clay Pipe
I.E.	Invert Elevation	YL	Yard Inlet

EXISTING OVERHEAD		EXISTING UNDERGROUND	
—W—	Electric Line	E —	Electric
—W—E—	Electric/Telecommunications	T —	Telecommunications
—W—E—W—	Electric/Cable TV	C —	Cable TV
—W—E—T—	Electric/Traffic Control	W —	Water
—W—E—T—W—	Electric/Telecommunications/Cable TV	SS —	Sanitary Sewer
	Electric/Telecommunications/Cable TV/Traffic Control	G —	Gas
—W—E—T—W—T—	Electric/Telecommunications/Cable TV/Traffic Control	P —	Petroleum
	Electric/Cable TV	TC —	Traffic Control
—W—E—T—W—T—	Traffic Control		
—W—E—T—	Telecommunications		
—W—T—	Telecommunications		
	Traffic Control	G(APP)	Gas Line (approximate)
—W—T—W—T—	Telecommunications/Cable TV	P(APP)	Underground power (approximate)
	Traffic Control	T(APP)	Underground Telephone (approximate)
—W—T—W—T—	Telecommunications/Cable TV	W(APP)	Water Line (approximate)
—W—T—	Cable TV		
—W—T—W—T—	Cable TV/Traffic Control		
—W—T—	Traffic Control		
PROPERTY		FENCE LINES	
—	City Limits Line	X —	Barb Wire Fence (SWF)
—000	Limited Access	—C—	Chain Link Fence (CLF)
—	Center of Creek	—W—	Wood Fence (WDF)
		—#—	Woven Wire Fence (WWF)



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.

LEGEND	
<u>SURVEY CONTROL</u>	<u>DRAINAGE</u>
 BM Benchmark	 Catch Basin Double-wing
 Control Point	 Catch Basin Single-wing
<u>TOPOGRAPHIC FEATURES</u>	 Curb Inlet
 Right-of-Way Monument Found	 Drop Inlet
 Borehole	 Storm Drain Manhole
 Mile Post	
 Street Sign	<u>SEWER</u>
 Woods Line	 Grease Trap
 Air Condition Unit	 Sanitary Sewer Manhole
 Bollard	 Cleanout
 Camera	 Air Release Valve
 Column	 Sanitary Sewer Force Main Valve
 Downspout	 Vent
 Mailbox	

<u>WATER</u>		<u>TELEPHONE</u>	
	Fire Hydrant		Signal Head
	Fire Department Connection		Telephone Pole
	Irrigation Control Valve		Telephone Manhole
	Post Indicator Valve		Telephone Terminal Box
	Sprinkler Head		Traffic Signal Box
	Water Meter		Traffic Signal Pole
	Water Valve		Underground Cable TV
	Water Valve Marker		Underground Telephone Box
	Well		Splice Box
	Water Manhole		Subscriber Loop Carrier
	Backflow Preventer		Cabinet
	Pressure Indicator Valve		Phone Booth
	Air Release Valve		Cable TV Pedestal
	Water Vault		
	Stand Pipe		
<u>ELECTRIC/POWER</u>		<u>GAS</u>	
	Underground Power Box		Gas Manhole
	Electric Box		Gas Pressure Regulator
	Transformer		Gas Vault
	Underground Electric Manhole		Gas Test Station
	Hand Hole		Petroleum Valve
	Guy Wire		Gas Fill Cap
	Electric Meter		Gas Meter
	Power Pole/Utility Pole		Gas Valve
	Spotlight		
	Street Light/Light Pole		
<u>MISC. UTILITY</u>		<u>MISC. UTILITY</u>	
	VOR		Utility Grate
			Utility Marker

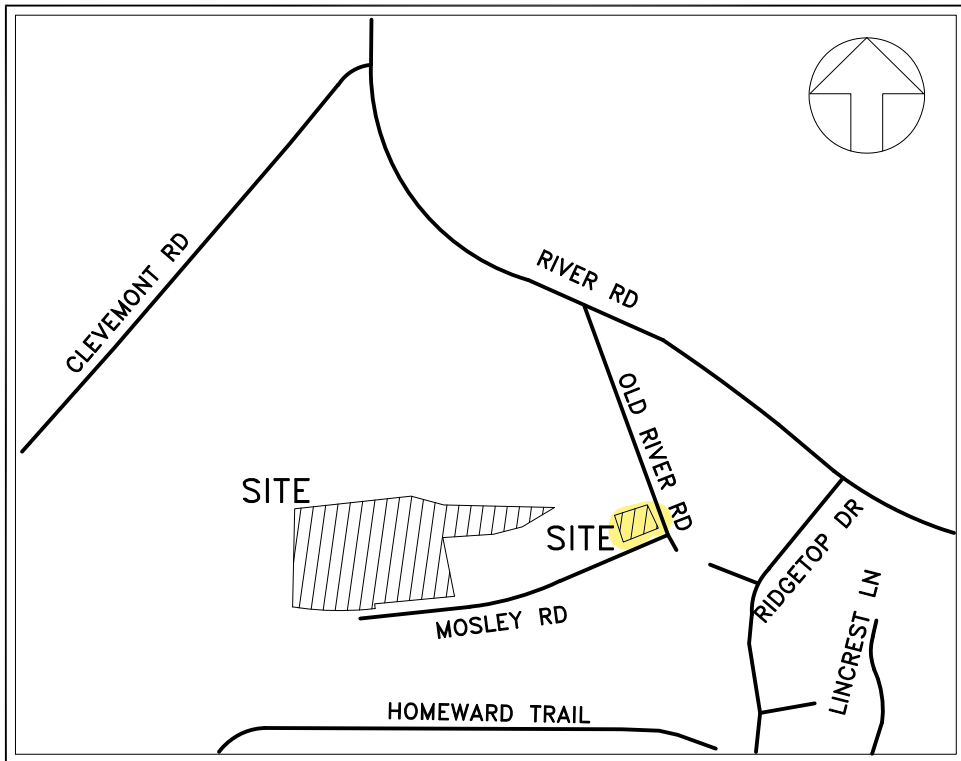
ATTORNEY'S TITLE CERTIFICATION, JOHN W. BELL, P.C. PROJECT: PARKS AND RECREATION
PROJECT No. 22-DKLB-22799, EFFECTIVE DATE: MAY 25, 2022, (#4083 MOSLEY
ROAD, ELLENWOOD, GEORGIA.)

NO SCHEDULE "B" TITLE EXCEPTIONS INCLUDED.

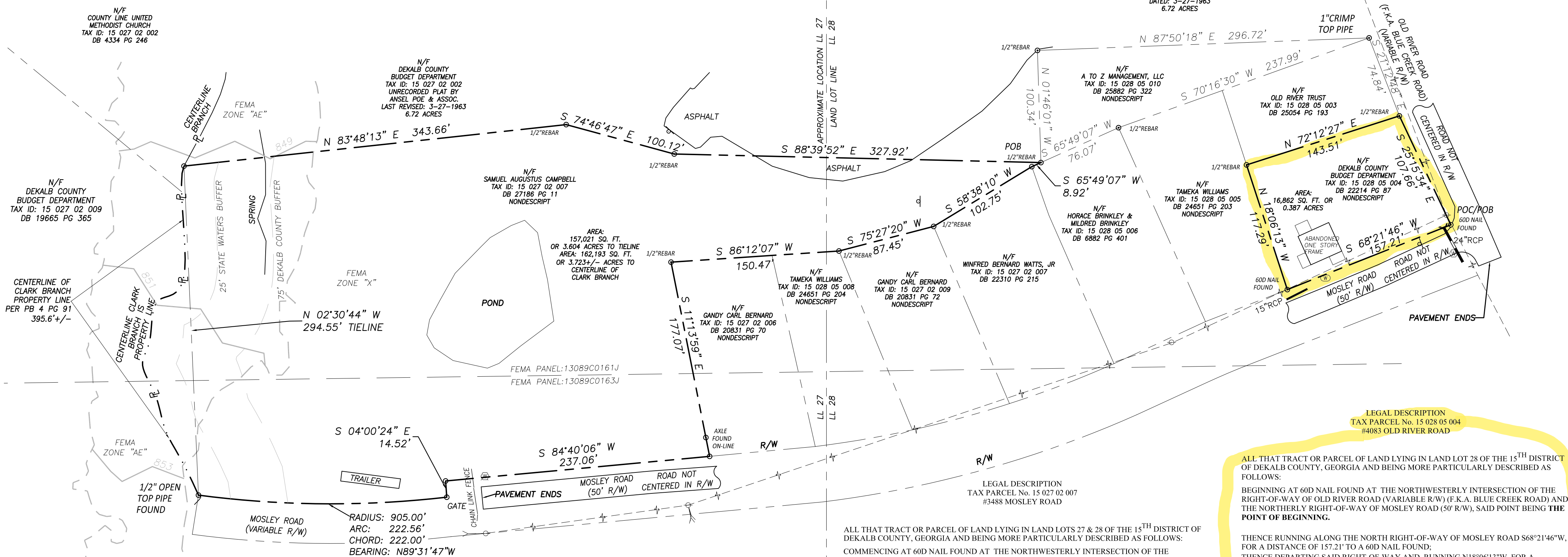
CERTIFICATE OF TITLE, LUEDER, LARKIN & HUNTER, LLC, (#3488 MOSLEY ROAD, ELLENWOOD, GEORGIA). EFFECTIVE DATE: SEPTEMBER 06, 2022.

NO SCHEDULE "B" TITLE EXCEPTIONS INCLUDED.

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 & ASSOCIATES, FOR DEKALB COUNTY, LAST REVISED MARCH 27, 1963.



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



LEGAL DESCRIPTION
TAX PARCEL No. 15 028 05
#4083 OLD RIVER ROAD

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

BEGINNING 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), SAID POINT BEING THE POINT OF BEGINNING.

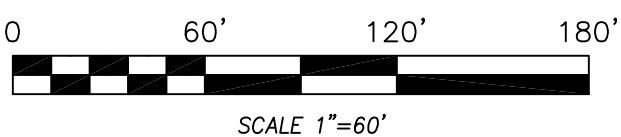
THENCE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF MOSLEY ROAD S68°21'46"W,
FOR A DISTANCE OF 157.21' TO A 60D NAIL FOUND;
THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING N18°06'13"W, FOR A
DISTANCE OF 117.29' TO A ½" REBAR FOUND;
THENCE RUNNING N72°12'27"E, FOR A DISTANCE OF 143.51' TO A ½" REBAR FOUND ON
THE WESTERLY RIGHT-OF-WAY OF OLD RIVER ROAD;
THENCE RUNNING ALONG SAID RIGHT-OF-WAY S25°15'34"E, FOR A DISTANCE OF 107.60'
TO A 60D NAIL FOUND; WHICH IS **THE POINT OF BEGINNING.**

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

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

SAID TRACT OR PARCEL CONTAINING 157,021 SQUARE FEET OR 3.604 ACRES TO TIELINE,
162,193 SQUARE FEET OR 3.723 ACRES TO CENTERLINE OF CLARK BRANCH.



ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE •
OFFICE:404-241-8722 • ACCURA.COM •
LSF #001140



ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR:
DEKALB COUNTY PARK
LOCATED IN LAND LOTS 27 & 28
15 DISTRICT OF DEKALB COUNTY
GEORGIA

[illegible]

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

1

OF 1 SHEETS