

USER: srfage -- Apr 27, 2023 -- 2:41 pm
C:\Users\Survey and SIF Projects\2023\2024 -- DeKalb_Parks and Rec_ALTA.DWG & SHELSON\2024_0LD RIVER ALTA.dwg

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 SECOND 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 05-24-2023. 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 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. 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.

ABBREVIATIONS

BLA	Begin Limited Access	IPF	Iron Pin Found
B/W	Bottom of wall	IPS	Iron Pin Set
CK&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
VEDB	Dead Book	PG	Page
DIB	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

--V--	Electric Line
--E-T--	Electric/Telecommunications
--E-IV--	Electric/Cable TV
--E-TC--	Electric/Traffic Control
--E-T-IV--	Electric/Telecommunications/Cable TV
--E-T-IV-TC--	Electric/Telecommunications/Cable TV/Traffic Control
--E-IV-TC--	Electric/Cable TV/Traffic Control
--T--	Telecommunications
--T-TC--	Telecommunications/Traffic Control
--T-IV-TC--	Telecommunications/Cable TV/Traffic Control
--IV--	Cable TV
--IV-TC--	Cable TV/Traffic Control
--TC--	Traffic Control

EXISTING UNDERGROUND

—E—	Electric
—T—	Telecommunications
—IV—	Cable TV
—W—	Water
—SS—	Sanitary Sewer
—G—	Gas
—P—	Petroleum
—TC—	Traffic Control

APPROX. UNDERGROUND

—G(APP)—	Gas Line (approximate)
—P(APP)—	Underground power (approximate)
—T(APP)—	Underground Telephone (approximate)
—W(APP)—	Water Line (approximate)

FENCE LINES

—X—	Barb Wire Fence (BWF)
—O—	Chain link fence (CLF)
—W—	Wood Fence (WDF)
—#—	Woven Wire Fence (WWF)



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 LIDS, 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

SURVEY CONTROL

BM	Benchmark
CP	Control Point
RNM	Right-of-Way Monument Found
BR	Borehole
MP	Mile Post
ST	Street Sign
WL	Woods Line
ACU	Air Condition Unit
BL	Ballard
CA	Camera
CL	Column
DS	Downspout
MB	Mailbox

DRAINAGE

CB	Catch Basin Double-wing
CB	Catch Basin Single-wing
CI	Curb Inlet
DI	Drop Inlet
SDM	Storm Drain Manhole

SEWER

GT	Grease Trap
SSM	Sanitary Sewer Manhole
CN	Cleanout
ARV	Air Release Valve
SSFM	Sanitary Sewer Force Main Valve
V	Vent

WATER

FH	Fire Hydrant
FDC	Fire Department Connection
IV	Irrigation Control Valve
PIV	Post Indicator Valve
SH	Sprinkler Head
WM	Water Meter
WV	Water Valve
WVM	Water Valve Marker
W	Well
WMH	Water Manhole
BFP	Backflow Preventer
PIV	Pressure Indicator Valve
ARV	Air Release Valve
WV	Water Vault
SP	Stand Pipe

ELECTRIC/POWER

UPB	Underground Power Box
EB	Electric Box
TR	Transformer
UEM	Underground Electric Manhole
HH	Hand Hole
GW	Guy Wire
EM	Electric Meter
PPUP	Power Pole/Utility Pole
SP	Spotlight
SL	Street Light/Light Pole

TELEPHONE

SH	Signal Head
TP	Telephone Pole
TM	Telephone Manhole
TTB	Telephone Terminal Box
TSB	Traffic Signal Box
TSPL	Traffic Signal Pole
UCV	Underground Cable TV
UTB	Underground Telephone Box
SB	Splice Box
SLC	Subscriber Loop Carrier
C	Cabinet
PB	Phone Booth
CTP	Cable TV Pedestal

GAS

GM	Gas Manhole
GR	Gas Pressure Regulator
V	Gas Vault
GT	Gas Test Station
PV	Petroleum Valve
FC	Gas Fill Cap
M	Gas Meter
GV	Gas Valve

MISC. UTILITY

UG	Utility Grate
UM	Utility Marker

SCHEDULE "B"

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.

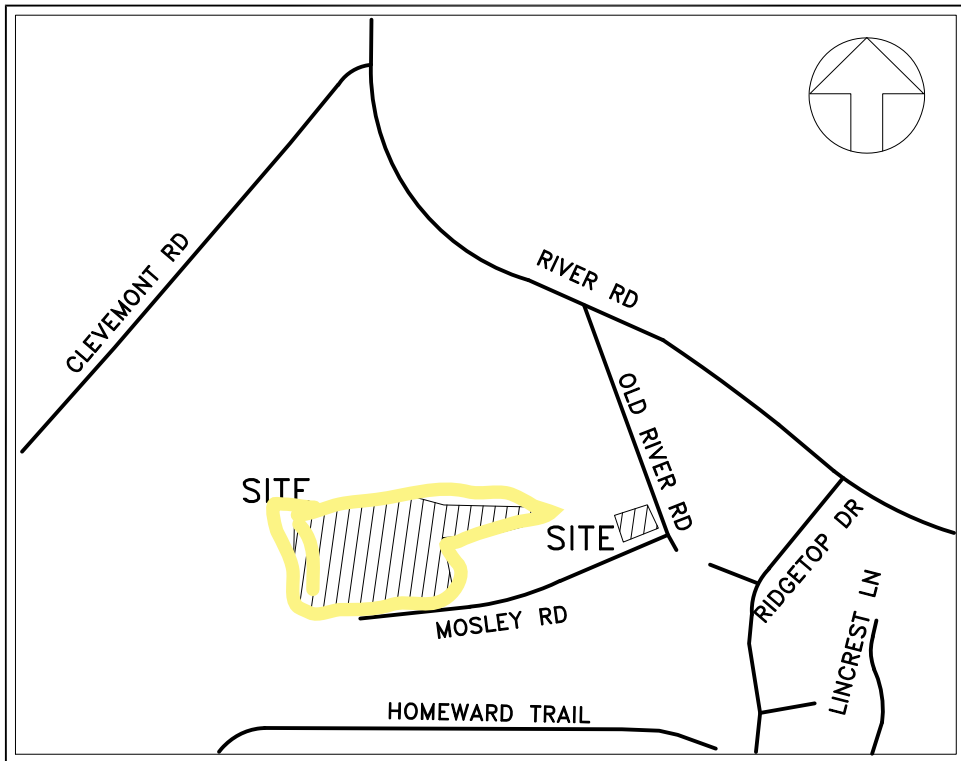
CERTIFICATE OF TITLE, LUEDER, LARKIN & HUNTER, LLC, (#3488 MOSLEY ROAD, ELLENWOOD, GEORGIA). EFFECTIVE DATE: SEPTEMBER 06, 2022.

NO SCHEDULE "B" TITLE EXCEPTIONS INCLUDED.

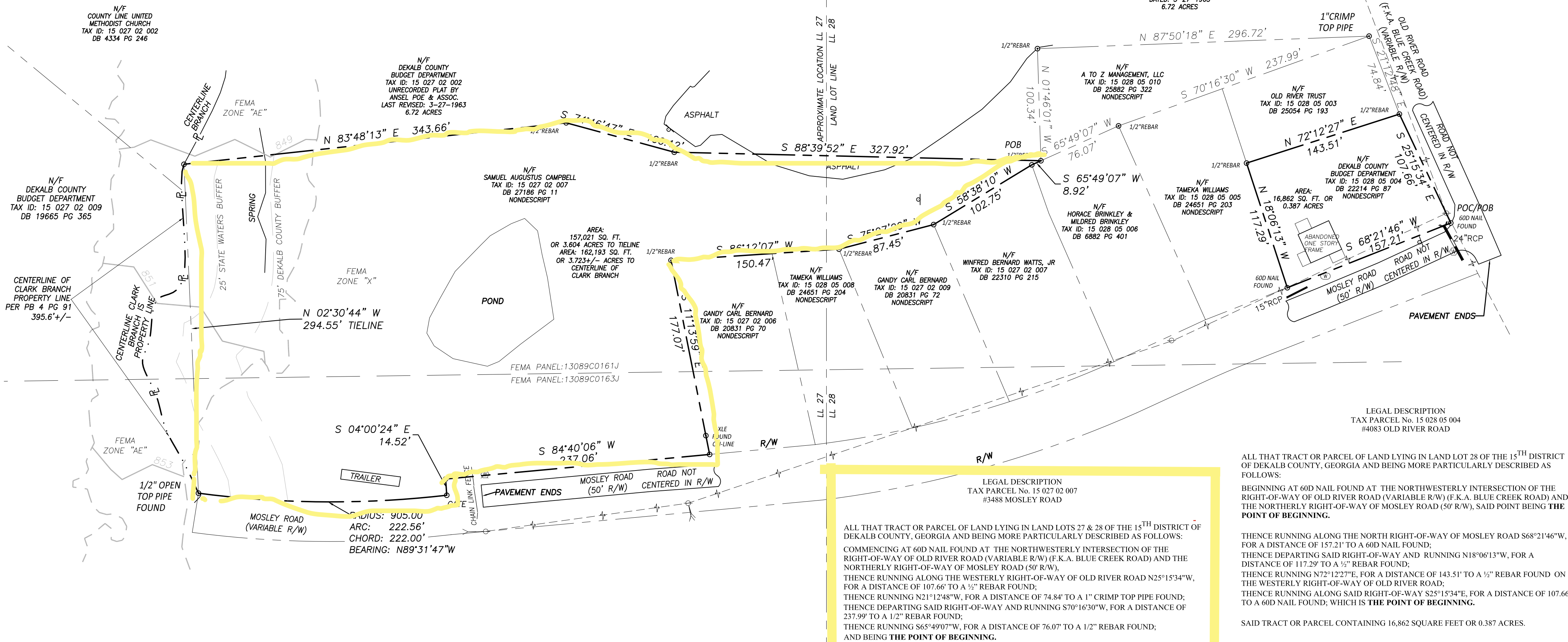
SURVEY REFERENCES

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.



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; AND BEING THE POINT OF BEGINNING.

THENCE RUNNING S65°49'07"W, FOR A DISTANCE OF 8.92' TO A POINT;
THENCE RUNNING S58°38'10"W, FOR A DISTANCE OF 102.75' TO A 1/2" REBAR FOUND;
THENCE RUNNING S75°22'20"W, FOR A DISTANCE OF 87.45' 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 S11°13'59"E, (PASSING AN AXLE FOUND ON-LINE AT 1+59.90') FOR A TOTAL DISTANCE OF 177.07' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MOSLEY ROAD (50' R/W).
THENCE RUNNING ALONG SAID RIGHT-OF-WAY S84°40'06"W, FOR A DISTANCE OF 237.06' TO A POINT;
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 TO A 1/2" OPEN TOP PIPE FOUND;
THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF MOSLEY ROAD AND RUNNING ALONG CLARK BRANCH TIE LINE, 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 395.4 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; WHICH IS THE POINT OF BEGINNING.

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.

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 1/2" REBAR FOUND;
THENCE RUNNING N72°12'27"E, FOR A DISTANCE OF 143.51' TO A 1/2" 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 107.66' 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



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