

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0067J, PANEL 67 OF 201, EFFECTIVE DATE MAY 16, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY FALLS WITHIN FLOOD ZONE "X".
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MARCH 2013. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

LEGAL DESCRIPTION – TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 46 of the 18th District, City of Scottsdale, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeastern Right-of-Way of North Decatur Rd (70' Right-of-Way) and the Southeastern Right-of-Way of Parkdale Dr (60' Right-of-Way), said point being the TRUE POINT OF BEGINNING; Thence leaving said intersection and traveling along said Right-of-Way of Parkdale Dr, 39.18 feet along an arc of a curve to the right, said curve having a radius of 25.00 feet and a chord bearing and distance of North 19 degrees 15 minutes 38 seconds West 35.30 feet; Thence continuing along said Right-of-Way, North 25 degrees 38 minutes 31 seconds East, a distance of 116.88 feet to a point on the Southwestern Right-of-Way of Tobie Circle (60' Right-of-Way); Thence leaving said Southeastern Right-of-Way of Parkdale Dr (60' Right-of-Way) and continuing along said Right-of-Way of Tobie Circle, 18.91 feet along an arc of a curve to the right, said curve having a radius of 12.00 feet and a chord bearing and distance of North 70 degrees 47 minutes 04 seconds East 17.01 feet to a point; Thence continuing along said Right-of-Way, South 64 degrees 04 minutes 22 seconds East, a distance of 332.70 feet to a point; Thence leaving the Southwestern Right-of-Way of Tobie Circle (60' Right-of-Way), South 25 degrees 57 minutes 09 seconds West, a distance of 154.99 feet to a point on the Northeastern Right-of-Way of North Decatur Rd (70' Right-of-Way); Thence continuing along said Right-of-Way, North 63 degrees 51 minutes 46 seconds West, a distance of 319.01 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract containing 1.216 acres.

LEGAL DESCRIPTION – TRACT THREE

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 46 of the 18th District, City of Scottsdale, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeastern Right-of-Way line of Parkdale Dr (60' Right-of-Way) and the Southern Right-of-Way line of Tobie Grant Ln (60' Right-of-Way), said point being the TRUE POINT OF BEGINNING; Thence leaving said intersection and following said Right-of-Way line of Tobie Grant Ln, South 89 degrees 30 minutes 17 seconds East, a distance of 332.83 feet to a point; Thence leaving the Southern Right-of-Way line of Tobie Grant Ln (60' Right-of-Way), 140.93 feet along an arc of a curve to the left, said curve having a radius of 551.00 feet and a chord bearing and distance of South 06 degrees 06 minutes 05 seconds East 140.55 feet to a point on the Right-of-Way line of George Howell Way (60' Right-of-Way); Thence continuing along said Right-of-Way, 11.90 feet along an arc of a curve to the left, said curve having a radius of 50.00 feet and a chord bearing and distance of South 31 degrees 06 minutes 03 seconds West 11.87 feet to a point; Thence leaving the Right-of-Way line of George Howell Way (60' Right-of-Way), South 88 degrees 26 minutes 07 seconds West, a distance of 61.12 feet to a point; Thence South 01 degrees 33 minutes 53 seconds East, a distance of 105.00 feet to a point; Thence South 88 degrees 26 minutes 07 seconds West, a distance of 175.00 feet to a point on the Northeastern Right-of-Way of Parkdale Dr (60' Right-of-Way); Thence continuing along said Right-of-Way, 253.18 feet along an arc of a curve to the left, said curve having a radius of 455.13 feet and a chord bearing and distance of North 21 degrees 40 minutes 30 seconds West 249.93 feet to a point; Thence continuing along said Right-of-Way, 15.56 feet along an arc of a curve to the right, said curve having a radius of 170.43 feet and a chord bearing and distance of North 30 degrees 08 minutes 54 seconds West 15.55 feet to a point; Thence continuing along said Right-of-Way, North 24 degrees 16 minutes 28 seconds West, a distance of 20.29 feet to a point on the Southern Right-of-Way line of Tobie Grant Ln (60' Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Said tract containing 1.481 acres.

LEGAL DESCRIPTION – TRACT SIX

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 46 of the 18th District, City of Scottsdale, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeastern Right-of-Way line of Parkdale Dr (60' Right-of-Way) and the Southern Right-of-Way line of Tobie Circle (60' Right-of-Way), said point being the TRUE POINT OF BEGINNING;

thence along said right-of-way line of Parkdale Drive North 25 degrees 43 minutes 45 seconds East a distance of 84.03 feet to a point; thence leaving said right-of-way line 18.82 feet along an arc of a curve to the left, said curve having a radius of 12.00 feet and a chord bearing and distance of South 19 degrees 08 minutes 36 seconds East 16.95 feet to a point; thence South 64 degrees 04 minutes 22 seconds East a distance of 289.80 feet to a point; thence 18.90 feet along an arc of a curve to the left, said curve having a radius of 12.00 feet and a chord bearing and distance of North 70 degrees 48 minutes 22 seconds East 17.01 feet to a point; thence North 25 degrees 40 minutes 45 seconds East a distance of 102.12 feet to a point; thence 274.74 feet along an arc of a curve to the left, said curve having a radius of 570.00 feet and a chord bearing and distance of North 12 degrees 07 minutes 08 seconds East 272.09 feet to a point; thence North 01 degrees 41 minutes 22 seconds West a distance of 37.44 feet to a point; thence 116.00 feet along an arc of a curve to the left, said curve having a radius of 470.00 feet and a chord bearing and distance of North 08 degrees 45 minutes 36 seconds West 115.71 feet to a point; thence North 15 degrees 49 minutes 50 seconds West a distance of 25.88 feet to a point; thence 81.37 feet along an arc of a curve to the right, said curve having a radius of 50.00 feet and a chord bearing and distance of North 22 degrees 20 minutes 17 seconds West 72.68 feet to a point; thence 11.90 feet along an arc of a curve to the right, said curve having a radius of 50.00 feet and a chord bearing and distance of North 31 degrees 06 minutes 02 seconds East 11.87 feet to a point; thence 92.25 feet along an arc of a curve to the right, said curve having a radius of 50.00 feet and a chord bearing and distance of South 89 degrees 13 minutes 44 seconds East 79.71 feet to a point; thence South 89 degrees 30 minutes 17 seconds East a distance of 257.24 feet to a point; thence 171.28 feet along an arc of a curve to the right, said curve having a radius of 50.00 feet and a chord bearing and distance of South 44 degrees 30 minutes 01 seconds East 98.99 feet to a point; thence South 00 degrees 30 minutes 16 seconds West a distance of 22.51 feet to a point; thence 76.24 feet along an arc of a curve to the left, said curve having a radius of 470.00 feet and a chord bearing and distance of South 04 degrees 08 minutes 31 seconds East 76.15 feet to a point; thence South 08 degrees 47 minutes 20 seconds East a distance of 346.99 feet to a point; thence 319.50 feet along an arc of a curve to the right, said curve having a radius of 530.00 feet and a chord bearing and distance of South 08 degrees 30 minutes 06 seconds West 314.68 feet to a point; thence 29.49 feet along an arc of a curve to the left, said curve having a radius of 50.00 feet and a chord bearing and distance of South 08 degrees 52 minutes 26 seconds West 29.07 feet to a point; thence 140.34 feet along an arc of a curve to the right, said curve having a radius of 50.00 feet and a chord bearing and distance of South 72 degrees 23 minutes 12 seconds West 98.60 feet to a point; thence 32.18 feet along an arc of a curve to the left, said curve having a radius of 50.00 feet and a chord bearing and distance of North 45 degrees 38 minutes 17 seconds West 31.62 feet to a point; thence North 64 degrees 04 minutes 22 seconds West a distance of 394.28 feet to a point; thence North 64 degrees 04 minutes 22 seconds West a distance of 332.70 feet; thence 18.91 feet along an arc of a curve to the left, said curve having a radius of 12.00 feet and a chord bearing and distance of South 70 degrees 47 minutes 04 seconds West 17.01 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 8.642 acres .

LESS AND EXCEPT TRACT 5.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 46 of the 18th District, City of Scottsdale, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeastern Right-of-Way line of Tobie Circle (60' Right-of-Way) and the Southeastern Right-of-Way of George Howell Way (60' Right-of-Way), said point being the TRUE POINT OF BEGINNING;

Thence leaving said intersection and traveling along said Right-of-Way of George Howell Way, 18.80 feet along an arc of a curve to the right, said curve having a radius of 12.00 feet and a chord bearing and distance of North 19 degrees 11 minutes 38 seconds West 16.93 feet;

Thence continuing along said Right-of-Way, North 25 degrees 41 minutes 06 seconds East, a distance of 104.87 feet to a point;

Thence continuing along said Right-of-Way, 301.01 feet along an arc of a curve to the left, said curve having a radius of 630.09 feet and a chord bearing and distance of North 11 degrees 59 minutes 50 seconds East 298.15 feet to a point;

Thence continuing along said Right-of-Way, North 01 degrees 41 minutes 22 seconds West, a distance of 37.44 feet to a point;

Thence continuing along said Right-of-Way, 130.81 feet along an arc of a curve to the left, said curve having a radius of 530.00 feet and a chord bearing and distance of North 08 degrees 45 minutes 36 seconds West 130.48 feet to a point;

Thence continuing along said Right-of-Way, North 15 degrees 49 minutes 50 seconds West, a distance of 9.81 feet to a point on the Southern Right-of-Way line of Tobie Circle (60' Right-of-Way);

Thence leaving the Southeastern Right-of-Way of George Howell Way (60' Right-of-Way) and continuing along said Right-of-Way line of Tobie Circle, 22.27 feet along an arc of a curve to the right, said curve having a radius of 12.00 feet and a chord bearing and distance of North 37 degrees 19 minutes 56 seconds East 19.21 feet to a point;

Thence continuing along said Right-of-Way, South 89 degrees 30 minutes 17 seconds East, a distance of 241.18 feet to a point;

Thence continuing along said Right-of-Way, 14.95 feet along an arc of a curve to the right, said curve having a radius of 12.96 feet and a chord bearing and distance of South 44 degrees 30 minutes 00 seconds East 14.13 feet to a point;

Thence continuing along said Right-of-Way, South 00 degrees 30 minutes 16 seconds West, a distance of 22.51 feet to a point;

Thence continuing along said Right-of-Way, 85.97 feet along an arc of a curve to the left, said curve having a radius of 530.00 feet and a chord bearing and distance of South 04 degrees 08 minutes 32 seconds East 85.87 feet to a point;

Thence continuing along said Right-of-Way, South 08 degrees 47 minutes 20 seconds East, a distance of 346.80 feet to a point;

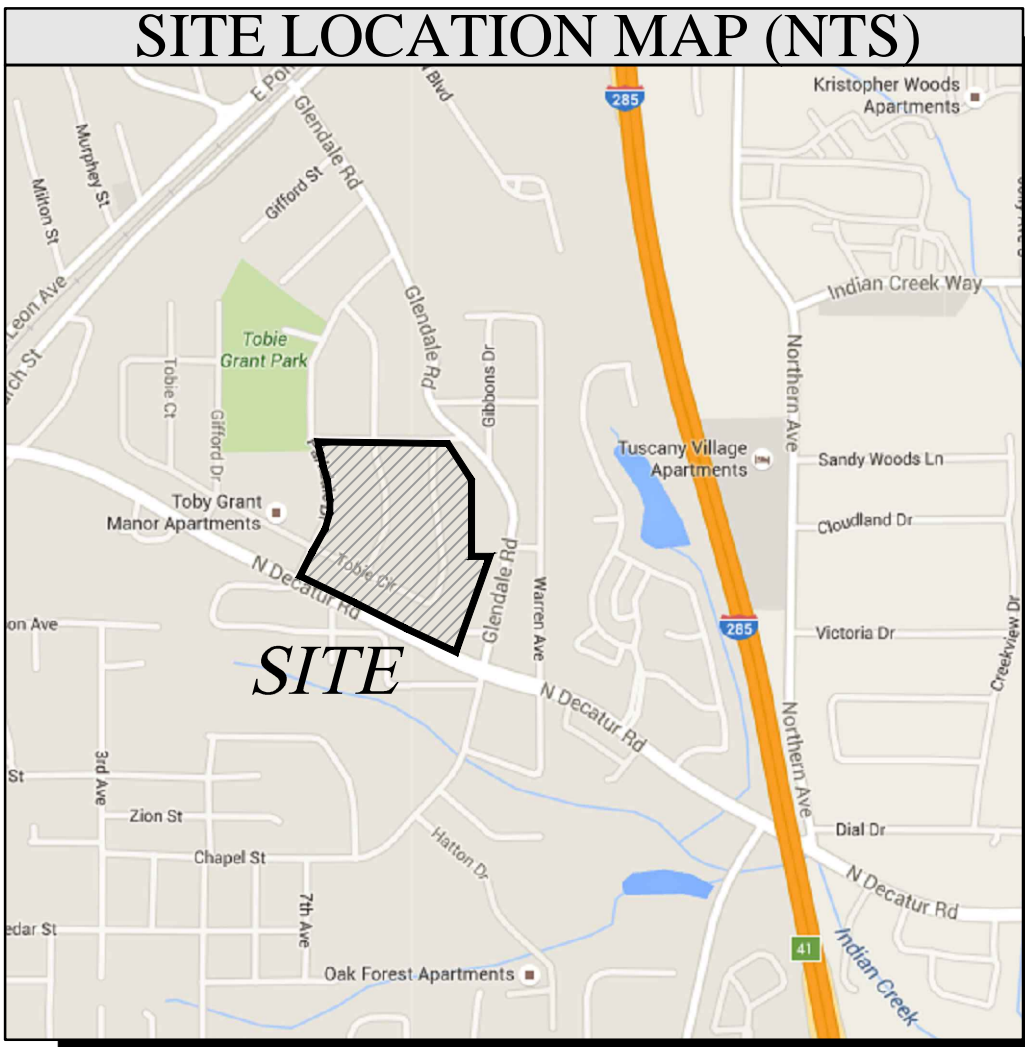
Thence continuing along said Right-of-Way, 297.37 feet along an arc of a curve to the right, said curve having a radius of 470.00 feet and a chord bearing and distance of South 09 degrees 20 minutes 12 seconds West 292.43 feet to a point;

Thence continuing along said Right-of-Way, 18.53 feet along an arc of a curve to the right, said curve having a radius of 12.00 feet and a chord bearing and distance of South 71 degrees 41 minutes 41 seconds West 16.74 feet to a point;

Thence continuing along said Right-of-Way, North 64 degrees 04 minutes 22 seconds West, a distance of 374.25 feet to a point on the Southeastern Right-of-Way of George Howell Way (60' Right-of-Way), said point being the TRUE POINT OF BEGINNING.

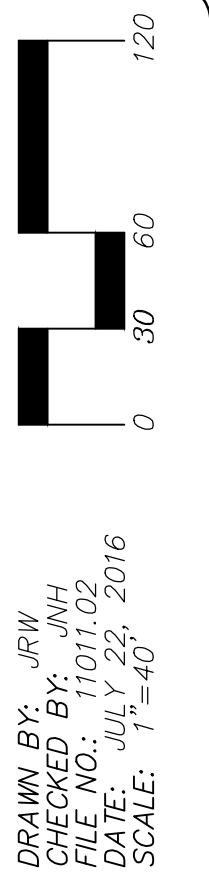
Said tract containing 4.883 acres.

THE RESULTING ACREAGE OF TRACT 6 = 3.579 ACRES.



JNH	BY	DESCRIPTION	
		ADD	LEGAL
1	06/14/19	REV	DATE

LAND SWAP EXHIBIT – EXISTING



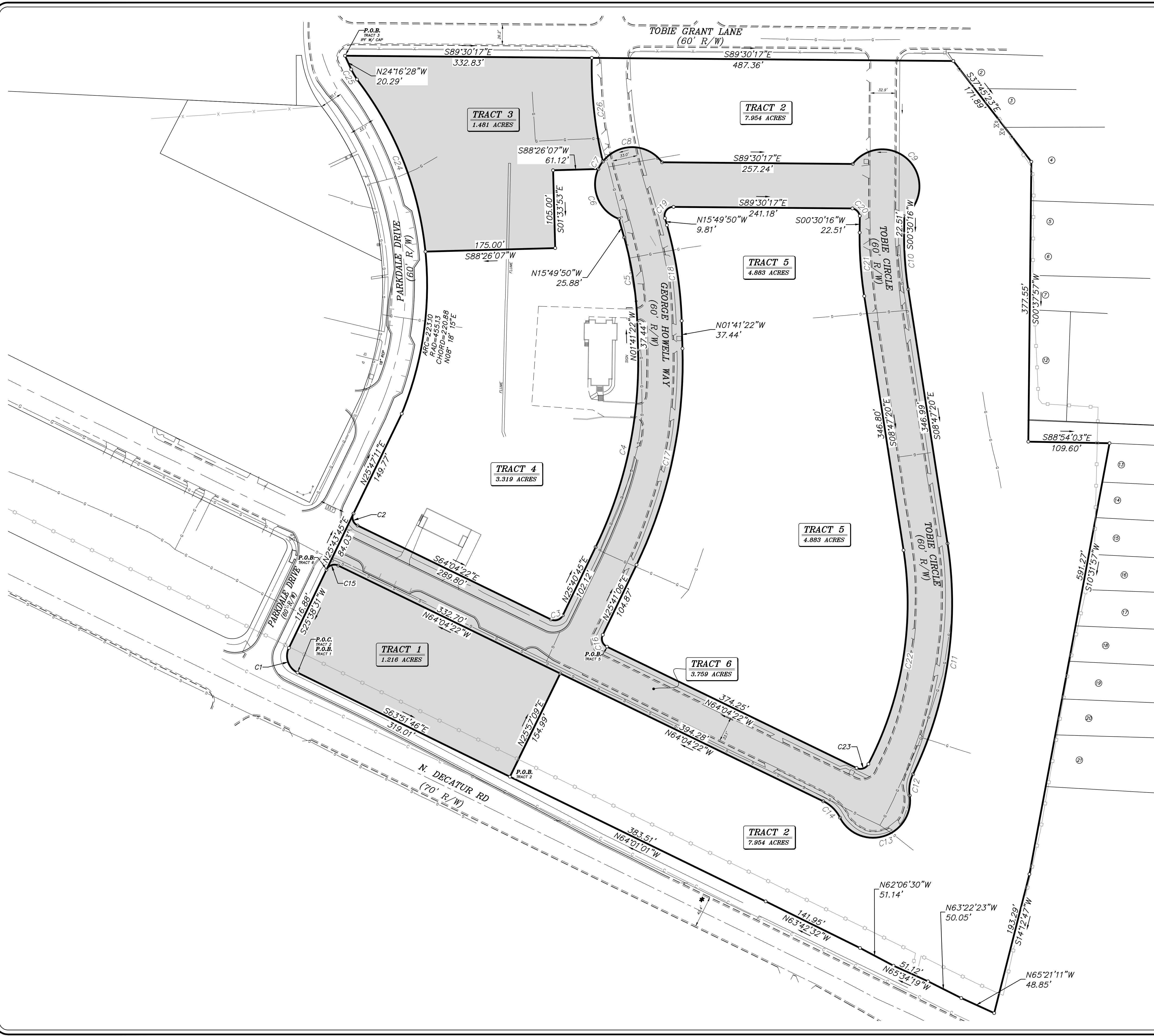
FOR HOUSING DEVELOPMENT CORPORATION OF DEKALB, INC. (HDC)

CITY OF SCOTTSDALE

LAND LOT(S) 46
DISTRICT 18TH

PLANNERS AND ENGINEERS
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Curve Table			
Curve #	Length	Radius	Bearing
C1	39.18'	25.00'	S19°15'38"E
C2	18.82'	12.00'	S19°08'36"E
C3	18.90'	12.00'	N70°48'22"E
C4	274.74'	570.00'	N12°07'08"E
C5	116.00'	470.00'	N08°45'36"W
C6	81.37'	50.00'	N22°20'17"W
C7	11.90'	50.00'	N31°06'02"E
C8	92.25'	50.00'	S89°13'44"E
C9	171.28'	50.00'	S44°30'01"E
C10	76.24'	470.00'	S04°08'31"E
C11	319.50'	530.00'	S08°30'06"W
C12	29.49'	50.00'	S08°52'26"W
C13	140.34'	50.00'	S72°23'12"W
C14	32.18'	50.00'	N45°38'17"W
C15	18.91'	12.00'	S70°47'04"W
C16	18.80'	12.00'	N19°11'38"W
C17	301.01'	630.09'	N11°59'50"E
C18	130.81'	530.00'	N08°45'36"W
C19	22.27'	12.00'	N37°19'56"E
C20	14.95'	12.96'	S44°30'01"E
C21	85.97'	530.00'	S04°08'32"E
C22	297.37'	470.00'	S09°20'12"W
C23	18.53'	12.00'	S71°41'41"W
C24	253.18'	455.13'	N21°40'31"W
C25	15.56'	170.43'	N30°08'54"W
C26	140.93'	551.00'	S06°06'06"E



JNH		BY	
REV	DATE	DESCRIPTION	
1	06/14/19	ADD OVERALL LEGAL DESCRIPTION	

LAND SWAP EXHIBIT - EXISTING

DRAWN BY: JFW
CHECKED BY: JNH
DATE: JULY 22, 2016
SCALE: 1"=40'

FOR

HOUSING DEVELOPMENT CORPORATION OF DEKALB, INC. (HDC)

DEKALB COUNTY
GEORGIA

CITY OF SCOTTSDALE

LAND LOT(S) 46
DISTRICT 18TH

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