

NOTES

- 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.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1308900067, 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".
- 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.
- 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.
- 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 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 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 38 seconds 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 Southwestern 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 8.642 acres.

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 38 seconds 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 Southwestern 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 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 Tobie Circle, 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 0 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 63.00 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 53.00 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 53.00 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;

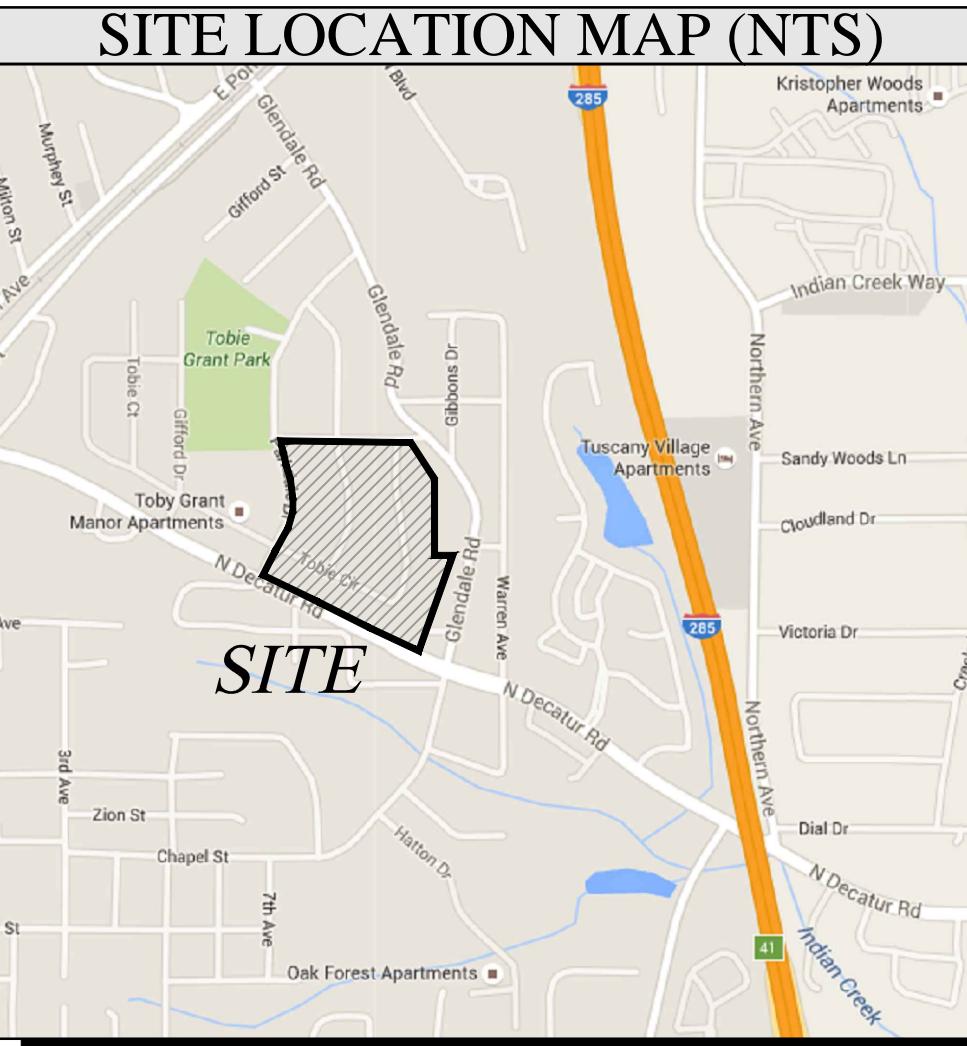
thence continuing along said Right-of-Way, 297.37 feet along an arc of a curve to the right, said curve having a radius of 47.00 feet and a chord bearing and distance of South 09 degrees 20 minutes 12 seconds West 292.43 feet to a point;

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.



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

LAND SWAP EXHIBIT - EXISTING

DRAWN BY: JNH
CHECKED BY: JNH
FILED: JULY 2, 2016
SCALE: 1" = 40' 0"

DEKALB COUNTY
HDC

PLANNERS AND ENGINEERS
COLLABORATIVE
"WE PROVIDE SOLUTIONS"

LAND LOT(S) 46
DISTRICT 18TH

FOR: CITY OF SCOTTSDALE

DEKALB COUNTY
GA

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