

# **PROPERTY DESCRIPTION**

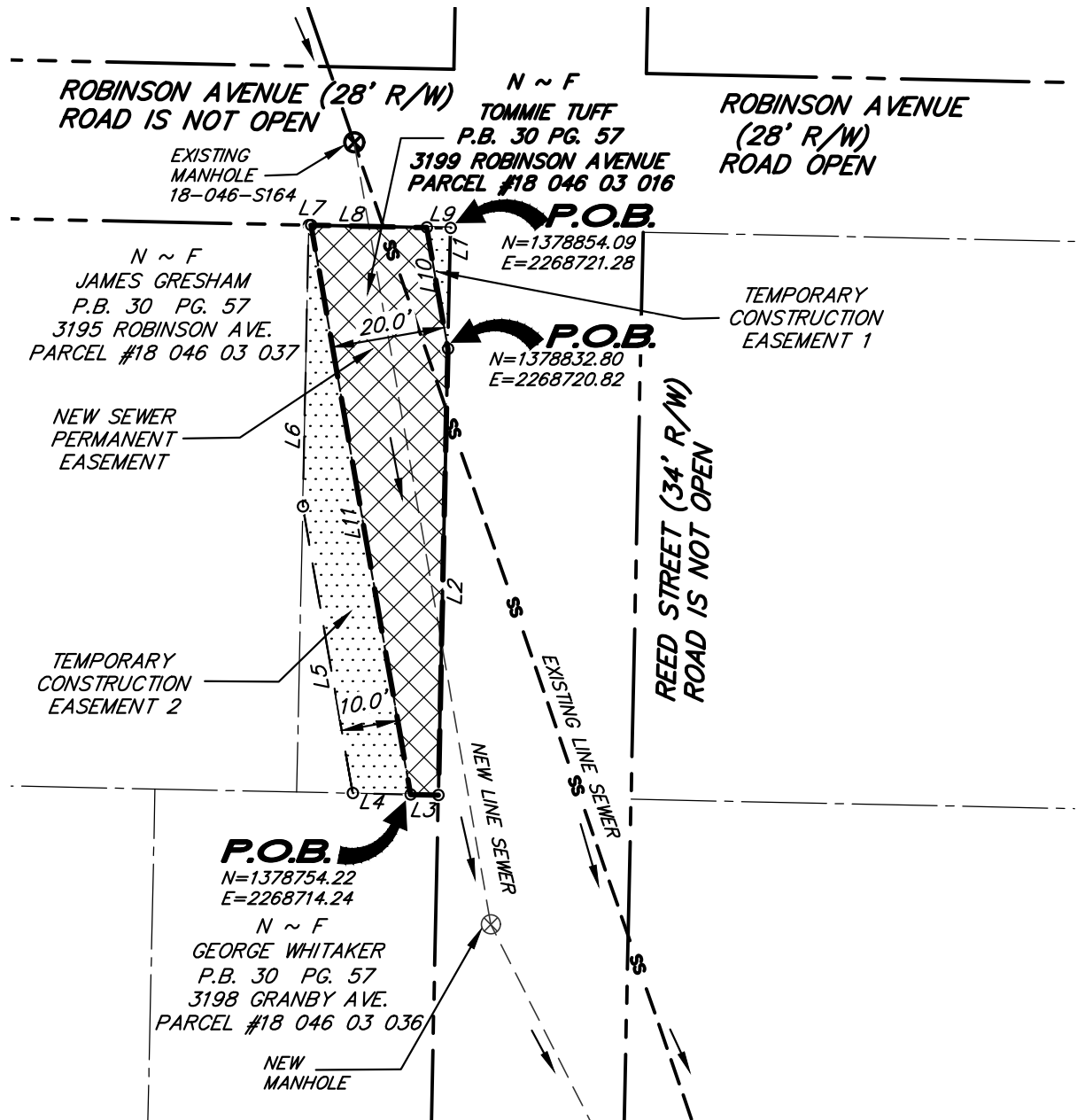
**EXHIBIT 1**

**NOTES:**

1. AREA:  
NEW SEWER PERMANENT EASEMENT 0.03 AC. OR 1429 SQ. FT.  
TEMPORARY CONSTRUCTION EASEMENT 1 0.00 AC. OR 45 SQ. FT.  
TEMPORARY CONSTRUCTION EASEMENT 2 0.02 AC. OR 777 SQ. FT.
2. THE FOLLOWING REFERENCES WERE USED IN PREPARING THIS SURVEY:  
A. SANITARY SEWER PLAN AND PROFILE FOR PACKAGE 7, COMPONENT 3 PROVIDED BY ARCADIS.  
B. P.B. 30 PG. 57
3. GASKINS LOCATED PROPERTY EVIDENCE USING CONTROL PROVIDED BY ARCADIS.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY EASEMENTS TO CONSTRUCT A NEW SANITARY SEWER LINE.
5. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. THE BASIS OF BEARINGS IS GRID NORTH, NAD 83 2011 GEORGIA STATE PLANE WEST.
7. THIS PLAT FOR THE NEW EASEMENT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH IN ONE FOOT IN 29,675 FEET.
8. NO CERTIFICATION IS MADE PERTAINING TO ANY EXISTING CONDITIONS SHOWN HEREON.

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

LINE	BEARING	DISTANCE
1	S1°13'14"W	21.30'
2	S1°13'14"W	78.70'
3	N88°46'46"W	4.91'
4	N88°46'46"W	10.19'
5	N9°54'13"W	51.32'
6	N1°13'14"E	49.65'
7	S88°46'46"E	0.43'
8	S88°46'46"E	20.38'
9	S88°46'46"E	4.19'
10	N9°54'13"W	21.71'
11	N9°54'13"W	101.91'

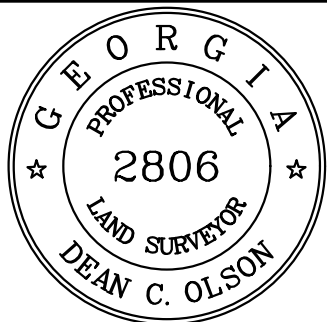


GRID NORTH ~ GA. WEST ZONE

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

**LEGEND**

- NEW SEWER PERMANENT EASEMENT LINE
- NEW OR REPLACED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE  SS
- NEW SANITARY SEWER MANHOLE X
- EXISTING SANITARY SEWER MANHOLE X
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY



*Dean C. Olson*

04-14-2021  
DATE

DRAWN BY: TBS
CHECKED BY: DCO
FILE: P: ARCADIS/DEKALB
FIELD DATE: 12/08/2020
OFFICE DATE: 04/02/2021
SCALE: 1"=30'
REVISIONS
04/14/2021
ADDRESS COMMENTS



ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT  
www.gscsurvey.com LSF# 789

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EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR:

**TOMMIE TUFF**

LOCATED IN L.L. 46  
18th DISTRICT  
DEKALB COUNTY, GA.

**LEGAL DESCRIPTION**

**NEW SEWER PERMANENT EASEMENT**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 18 DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ROBINSON AVENUE (28'R/W) AND THE WESTERLY RIGHT-OF-WAY OF REED STREET (34'R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378854.09, E=2268721.28);

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF REED STREET SOUTH 01 DEGREES 13 MINUTES 14 SECONDS WEST 21.30 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 13 MINUTES 14 SECONDS WEST 78.70 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88 DEGREES 46 MINUTES 46 SECONDS WEST 4.91 FEET TO A POINT;

THENCE NORTH 09 DEGREES 54 MINUTES 13 SECONDS WEST 101.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROBINSON AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 46 MINUTES 46 SECONDS EAST 20.38 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 09 DEGREES 54 MINUTES 13 SECONDS EAST 21.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF REED STREET, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.03 ACRES, 1429 SQUARE FEET, MORE OR LESS AS SHOWN ON EXHIBIT OF NEW SANITARY SEWER EASEMENT FOR TOMMIE TUFF.

**LEGAL DESCRIPTION**

**TEMPORARY CONSTRUCTION EASEMENT 1**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 18 DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ROBINSON AVENUE (28'R/W) AND THE WESTERLY RIGHT-OF-WAY OF REED STREET (34'R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378854.09, E=2268721.28), SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF REED STREET SOUTH 01 DEGREES 13 MINUTES 14 SECONDS WEST 21.30 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 09 DEGREES 54 MINUTES 13 SECONDS WEST 21.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROBINSON AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 46 MINUTES 46 SECONDS EAST 4.19 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.00 ACRES, 45 SQUARE FEET, MORE OR LESS AS SHOWN ON EXHIBIT OF NEW SANITARY SEWER EASEMENT FOR TOMMIE TUFF.

**LEGAL DESCRIPTION**

**TEMPORARY CONSTRUCTION EASEMENT 2**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 18 DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ROBINSON AVENUE (28'R/W) AND THE WESTERLY RIGHT-OF-WAY OF REED STREET (34'R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378854.09, E=2268721.28);

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF REED STREET SOUTH 01 DEGREES 13 MINUTES 14 SECONDS WEST 100.00 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88 DEGREES 46 MINUTES 46 SECONDS WEST 4.91 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 46 MINUTES 46 SECONDS WEST 10.19 FEET TO A POINT;

THENCE NORTH 09 DEGREES 54 MINUTES 13 SECONDS WEST 51.32 FEET TO A POINT;

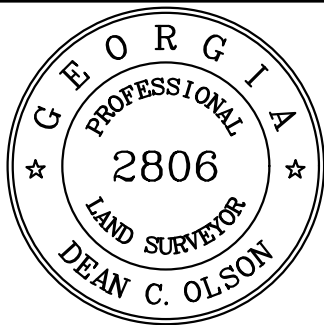
THENCE NORTH 01 DEGREES 13 MINUTES 14 SECONDS EAST 49.65 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROBINSON AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 46 MINUTES 46 SECONDS EAST 0.43 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 09 DEGREES 54 MINUTES 13 SECONDS EAST 101.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF REED STREET, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.02 ACRES, 777 SQUARE FEET, MORE OR LESS AS SHOWN ON EXHIBIT FOR OF NEW SANITARY SEWER EASEMENT FOR TOMMIE TUFF.

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



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SHEET 2 OF 2