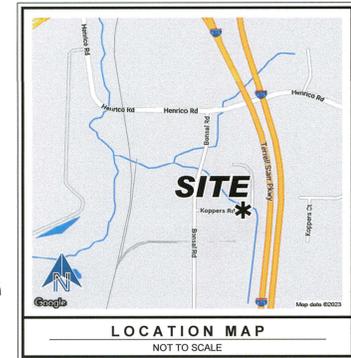


THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND	
⊙	IRON PIN (AS NOTED)
⊠	RIGHT OF WAY MONUMENT
○	PROPERTY CORNER
+	SIGN
•	BOLLARD
Ⓜ	MAILBOX
Ⓜ	MONITORING WELL
Ⓜ	ABANDONED POWER POLE
Ⓜ	POWER POLE W/LIGHT
⊠	ELECTRIC BOX
⊠	GUY WIRE
⊠	POWER POLE
⊠	SANITARY SEWER MANHOLE
⊠	HEADWALL
⊠	YARD INLET
⊠	TELEPHONE BOX
⊠	GAS VALVE
⊠	WATER METER
⊠	FIRE HYDRANT
⊠	WATER VALVE
⊠	WATER VALVE MONUMENT
⊠	FENCE LINE
⊠	SANITARY SEWER LINE
⊠	STORM SEWER LINE
⊠	OVERHEAD POWER LINE
⊠	OVERHEAD TELEPHONE LINE
⊠	OVERHEAD CABLE TELEVISION LINE
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
RB	REBAR
FND	FOUND
(M)	MEASURED DISTANCE
(R)	RECORD DISTANCE
(RDH)	RECORD DISTANCE HELD
Brg	BEARING
Chg	CHORD
Len	LENGTH
R	RADIUS
C&G	CURB AND GUTTER
CONC.	CONCRETE
EOP	EDGE OF PAVEMENT
PVMT	PAVEMENT
℄	CENTERLINE



AREA OF ABANDONMENT
42,344 square feet or 0.972 acres

- REFERENCE PLATS**
- State of Georgia Department of Transportation South Atlanta Freeway Right of Way Map Project I-675-1(81) CT.2 dated July 3, 1980, last revised February 28, 1986.
 - Plat of ALTA/ACSM Land Title Survey for AA Properties - Conley, LLC, recorded in Plat Book 222, Page 114.
 - Boundary Survey for 1677 Koppers Road prepared by Travis Pruitt & Associates, Inc., dated December 3, 2021. (FN:168-D-124)

- NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 - The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
 - Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
 - There may be underground utilities not shown on this survey.
 - A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSE_x and RMSE_y Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 1.87, equating to 6.1-cm at 85% confidence level.

DESCRIPTION OF ABANDONMENT

All that tract or parcel of land lying and being in Land Lot 19 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the southern right of way line of Koppers Road (60 feet right of way width) and the eastern right of way line of Bonsal Road (60 feet right of way width); then proceeding along said right of way line of Bonsal Road North 00 degrees 25 minutes 28 seconds East a distance of 59.28 feet to a point and along a curve to the left with a radius of 694.84 feet and an arc length of 295.16 feet (said curve having a chord bearing of North 79 degrees 01 minutes 22 seconds East and a chord distance of 295.16 feet) to a point on the western right of way line of Interstate Highway 675 (right of way width varies); then proceeding along said right of way line of Interstate Highway 675 the following courses and distances: along a curve to the right with a radius of 2089.79 feet and an arc length of 65.86 feet (said curve having a chord bearing of South 02 degrees 09 minutes 25 seconds West and a chord distance of 65.86 feet) to a point and along a curve to the right with a radius of 754.84 feet and an arc length of 32.90 feet (said curve having a chord bearing of South 70 degrees 09 minutes 24 seconds West and a chord distance of 32.90 feet) to a point on the southern right of way line of Koppers Road; then proceeding along said right of way line of Koppers Road the following courses and distances: along a curve to the right with a radius of 754.84 feet and an arc length of 236.37 feet (said curve having a chord bearing of South 80 degrees 22 minutes 35 seconds West and a chord distance of 236.37 feet) to a point, along a curve to the right with a radius of 754.84 feet and an arc length of 25.09 feet (said curve having a chord bearing of North 89 degrees 42 minutes 02 seconds West and a chord distance of 25.09 feet) to a point, North 88 degrees 44 minutes 46 seconds West a distance of 179.03 feet to a 1/2 inch rebar found and North 88 degrees 34 minutes 40 seconds West a distance of 231.98 feet to a 1/2 inch rebar found, said point being the Point of Beginning.

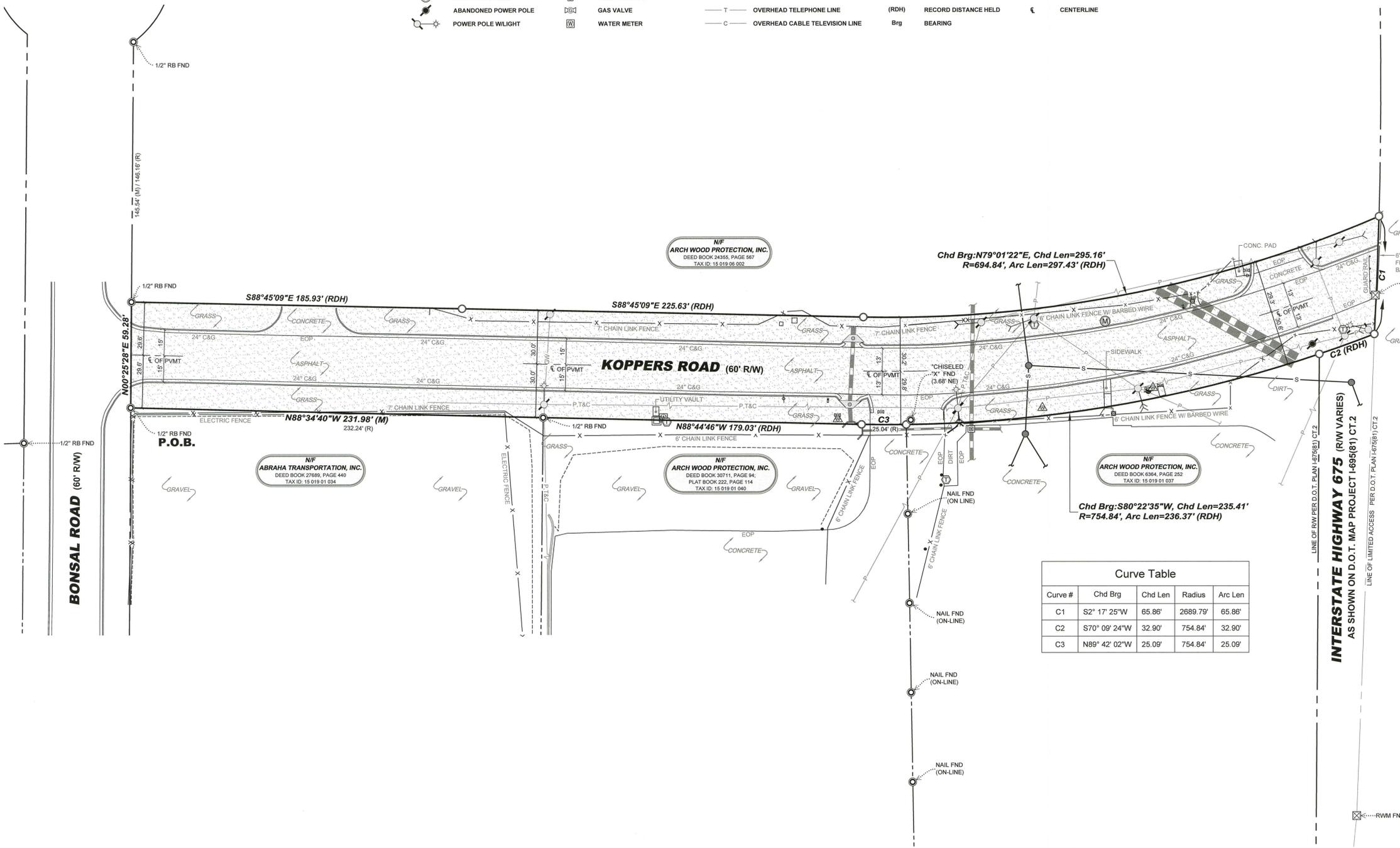
CERTIFICATION:

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 hereon. 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 Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 1,224,077.

Kevin G. Pate 6.2.23
KEVIN G. PATE Date
Georgia Professional Land Surveyor No. 3499
For the Firm Travis Pruitt & Associates, Inc.



Curve Table

Curve #	Chd Brg	Chd Len	Radius	Arc Len
C1	S2° 17' 25"W	65.86'	2089.79'	65.86'
C2	S70° 09' 24"W	32.90'	754.84'	32.90'
C3	N89° 42' 02"W	25.09'	754.84'	25.09'

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REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

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Fax: (770) 416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

RIGHT OF WAY ABANDONMENT PLAT
KOPPERS ROAD
LAND LOT 19 - 15TH DISTRICT - DEKALB COUNTY - GEORGIA
AUTHORIZED BY ARKADA
AS SHOWN ON D.O.T. MAP PROJECT I-695(81) CT.2
GRAPHIC SCALE - IN FEET

GEORGIA
PROFESSIONAL
LAND SURVEYOR
NO. 3499
DATE 6/2/2023
KEVIN GLENN PATE

For the Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 6/02/2023
FIELD DATE: 5/31/2023
SCALE: 1" = 30'
JN: 1-23-0267.642
FN: 171-D-113
SHEET NO: 1 of 1