

Grid North (GA West Zone)

INTERSTATE HIGHWAY 675 (RW VARIES)
AS SHOWN ON D.O.T. MAP PROJECT I-675(81) CT.2

LINE OF LIMITED ACCESS PER D.O.T. PLAN I-675(81) CT.2

C.B.:N20°08'04"W, C.L.=96.46'
R=2689.82', Arc=96.46'

UNOPENED ROAD
(40' R/W PER DEED BOOK
24355, PAGE 567)

UNOPENED ROAD
(40' R/W PER DEED BOOK
24355, PAGE 567)

HENRICO ROAD
(RW VARIES)

N/F
ARCH WOOD PROTECTION, INC.
DEED BOOK 24355, PAGE 967
TAX ID: 15 019 06 001
SITE 13

N/F
ARCH WOOD PROTECTION, INC.
DEED BOOK 24355, PAGE 567
TAX ID: 15 019 06 002
SITE 4(2)

N/F
ARCH WOOD PROTECTION, INC.
DEED BOOK 24355, PAGE 967
SITE 3

N/F
ARCH WOOD PROTECTION, INC.
DEED BOOK 24355, PAGE 567
SITE 7

N/F
ARCH WOOD PROTECTION, INC.
DEED BOOK 24355, PAGE 967
TAX ID: 15 019 01 037

N/F
ARCH WOOD PROTECTION, INC.
DEED BOOK 24355, PAGE 967
TAX ID: 15 019 01 038

N/F
ARCH WOOD PROTECTION, INC.
DEED BOOK 24355, PAGE 967
TAX ID: 15 019 01 039

P.O.C.
1/2" RB FND

BONSAL ROAD
(60' RW)

BONSAL ROAD
(60' RW)

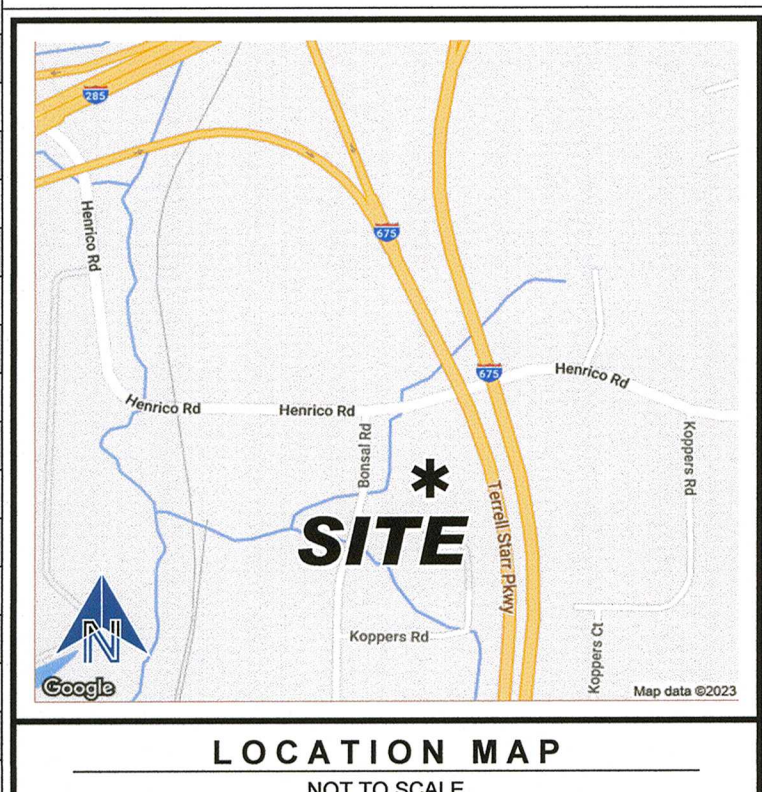
KOPPERS ROAD
(60' RW)

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, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setbacks 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, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- FLOOD HAZARD NOTE**
By graphic plotting only, this property Does Not lie within a 100 year Flood Hazard Zone and is depicted as zone(s) X as defined by the FEMA Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas, Map Number(s) 13089C0137J, effective date(s) 5/16/2013.
- Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- There may be underground utilities not shown on this survey.

LEGEND

—	SIGN
—	C&G CURB AND GUTTER
○	LAND LOT IDENTIFICATION
⊙	IRON PIN FOUND (AS NOTED)
○	1/2" REBAR SET W/CAPI(PS)
⊗	NAIL FOUND
⊖	PUNCH HOLE
⊗	RIGHT OF WAY MONUMENT
POB	POINT OF BEGINNING
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
RB	REBAR
FND	FOUND
EOP	EDGE OF PAVEMENT
SW	SIDEWALK
CLF	CHAINLINK FENCE
⊖	ABANDONED POWER POLE
⊖	POWER POLE W/LIGHT
⊖	ELECTRIC BOX
⊖	GUY WIRE
⊖	POWER POLE
⊖	SANITARY SEWER MANHOLE
⊖	TELEPHONE BOX
⊖	GAS VALVE
⊖	WATER METER
⊖	FIRE HYDRANT
⊖	WATER VALVE
⊖	WATER VALVE MONUMENT
—	FENCE LINE



SITE ADDRESS
1576 Koppers Road
Conley, Georgia 30288

ABANDONMENT AREA PROPERTY DESCRIPTION

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:
COMMENCING at a 1/2" rebar found at the easterly right-of-way of Bonsal Road (60' right-of-way) and the southerly right-of-way of Henrico Road (right-of-way varies), said rebar being located 1.5' southwest of a concrete right-of-way monument; THENCE proceed along said Henrico Road right-of-way along a curve to the left with a radius of 1210.90 feet and an arc length of 196.72 feet, said curve having a chord bearing of North 82 degrees 10 minutes 19 seconds East and a chord distance of 196.50 feet to a point; THENCE North 89 degrees 02 minutes 31 seconds East a distance of 136.46 feet to a point on the northwesterly right-of-way of Interstate Highway 675 (right-of-way varies); THENCE proceed along said Interstate Highway 675 right-of-way South 21 degrees 11 minutes 42 seconds East a distance of 49.49 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.
THENCE from said TRUE POINT OF BEGINNING departing said right-of-way South 01 degrees 41 minutes 05 seconds West a distance of 864.30 feet to a 1/2" rebar set; THENCE South 89 degrees 36 minutes 27 seconds East a distance of 35.86 feet to a 1/2" rebar set; THENCE North 01 degrees 41 minutes 05 seconds East a distance of 773.95 feet to a 1/2" rebar set on the northwesterly right-of-way of Interstate Highway 675 (right-of-way varies); THENCE proceed along said right-of-way along a curve to the left with a radius of 2889.82 feet and an arc length of 96.46 feet, said curve having a chord bearing of North 20 degrees 08 minutes 04 seconds West and a chord distance of 96.46 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.
Said tract contains 29,339 square feet or 0.67 acre.

AREA OF ABANDONMENT

29,394 square feet or 0.675 acre

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 1577 Koppers Road prepared by Travis Pruitt & Associates, Inc., dated December 3, 2021. (FN: 105-D-124)
- Right of Way Abandonment Plat for Arxada prepared by Travis Pruitt & Associates, Inc. dated 06/02/2023. (FN: 171-D-113)
- As-built Survey for K Chemical Company, Inc. prepared by Planners & Engineers Collaborative dated October 20, 1988.

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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 a Leica GS15 dual frequency receiver 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 207,249 feet.

TRAVIS N. PRUITT, JR. Date
For the Firm Travis Pruitt & Associates, Inc.
10/13/23

RIGHT OF WAY ABANDONMENT PLAT
1576 KOPPERS ROAD

AUTHORIZED BY: ARXADA
LAND LOT 19 - 15TH DISTRICT - DEKALB COUNTY - GEORGIA
GRAPHIC SCALE - IN FEET

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

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Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

PROFESSIONAL SURVEYOR
No. 2809
TRAVIS N. PRUITT, JR.

10/13/23

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: 10/13/2023
FIELD DATE: 10/09/2023
SCALE: 1" = 50'
JN: 1-23-0490.642
FN: 172-D-032
SHEET NO: 1 of 1