

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)

KOPPERS ROAD (60' RW)

BONSAL ROAD  
(60' RW)

BONSAL ROAD  
(60' RW)

N/F  
ARCH WOOD PROTECTION, INC.  
DEED BOOK 24355, PAGE 567  
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 567  
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 567  
TAX ID: 15 019 01 037

N/F  
ARCH WOOD PROTECTION, INC.  
DEED BOOK 20714, PAGE 54  
TAX ID: 15 019 01 036

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

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

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

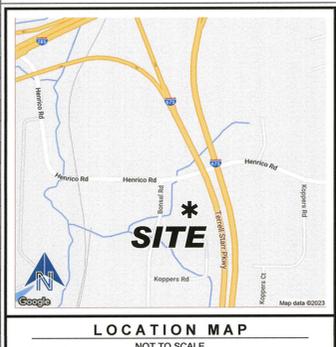
S21°11'42"E 49.49'

C.B.:N09°35'02"E, C.L.=158.33'  
R=622.96', Arc=158.76'

C.B.:N34°03'37"E, C.L.=36.96'  
R=50.01', Arc=37.86'

THIS BOX RESERVED FOR  
THE CLERK OF THE SUPERIOR COURT

LEGEND	
—	SIGN
—	C&G CURB AND GUTTER
○	LAND LOT IDENTIFICATION
⊙	IRON PIN FOUND (AS NOTED)
○	1/2" REBAR SET W/CAI(IPS)
⊗	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 Henrico 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 2689.82 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 herein. 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 10/13/23  
For The Firm Travis Pruitt & Associates, Inc.

**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

**RIGHT OF WAY ABANDONMENT PLAT**  
**1576 KOPPERS ROAD**  
AUTHORIZED BY: ARXADA  
LAND LOT 19 - 15TH DISTRICT - DEKALB COUNTY - GEORGIA  
GRAPHIC SCALE - IN FEET

4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-8759  
www.travispruit.com

Travis Pruitt & Associates, Inc.  
LANDSCAPE ARCHITECTS

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

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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8		