

PROPERTY DESCRIPTION

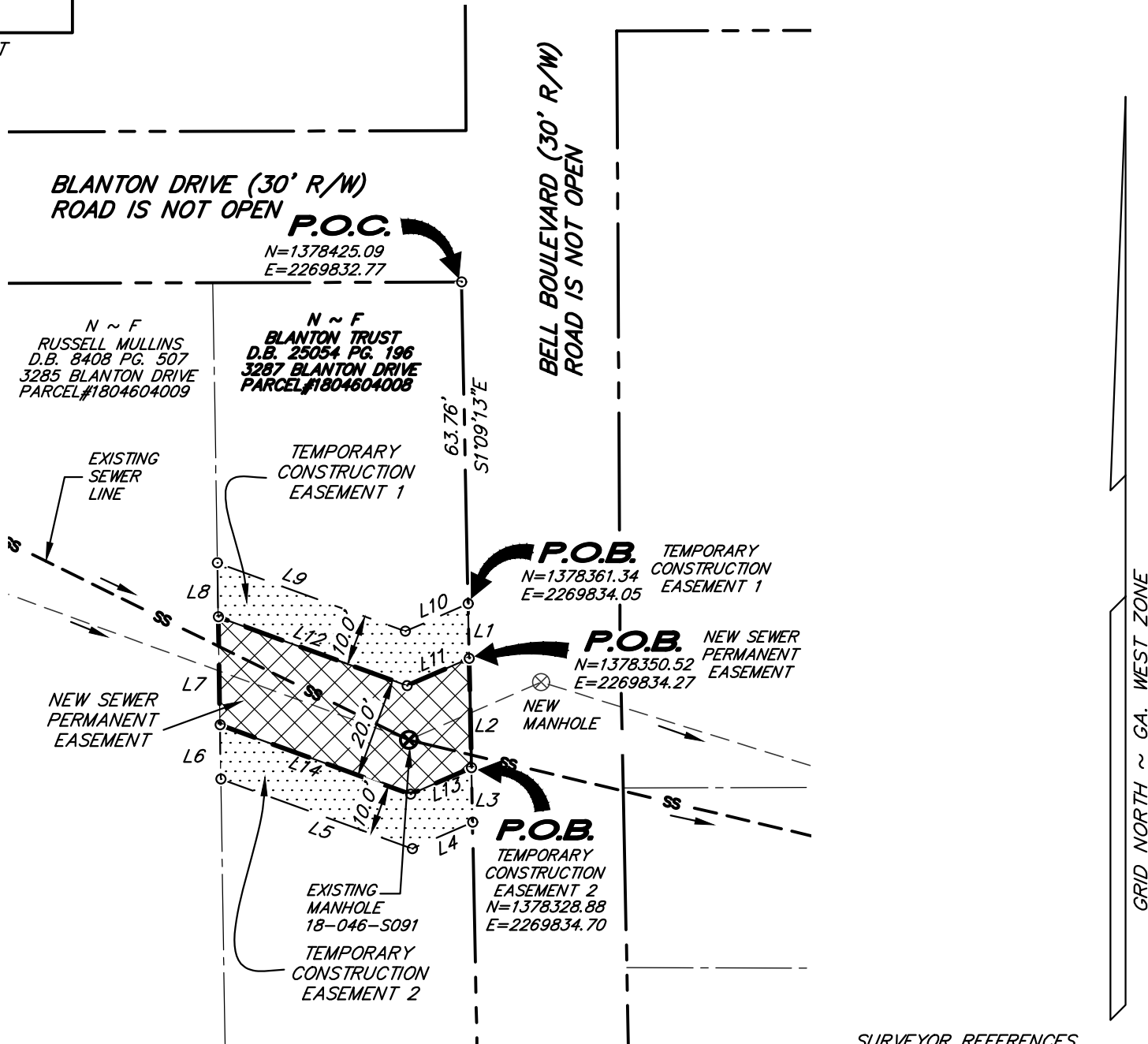
EXHIBIT 1

NOTES:

1. AREA:
NEW SEWER PERMANENT EASEMENT 0.02 AC. OR 1066 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT 1 0.01 AC. OR 532 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT 2 0.01 AC. OR 534 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. D.B. 25054 PG. 196
C. D.B. 3868 PG. 304
D. P.B. 8 PG. 64
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 49,888 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°09'13"E	10.82'
2	S1°09'13"E	21.64'
3	S1°09'13"E	10.82'
4	S66°22'32"W	13.04'
5	N70°00'30"W	40.36'
6	N0°55'27"W	10.71'
7	N0°55'27"W	21.41'
8	N0°55'27"W	10.71'
9	S70°00'30"E	39.64'
10	N66°22'32"E	13.58'
11	S66°22'32"W	13.44'
12	N70°00'30"W	39.82'
13	S66°22'32"W	13.17'
14	N70°00'30"W	40.18'



SURVEYOR REFERENCES
D.B. 25054 PG. 196
D.B. 3868 PG. 304
P.B. 8 PG. 64

CURRENT OWNER:
BLANTON TRUST
D.B. 25054 PG. 196
D.B. 3868 PG. 304
P.B. 8 PG. 64

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 ⊗
- EXISTING SANITARY SEWER MANHOLE ⊗
- PROPERTY LINE ———
- EXISTING RIGHT-OF-WAY ———



Dean C. Olson

03-22-2021

DATE

DRAWN BY: TBS
CHECKED BY: DCO
FILE: P: ARCADIS/DEKALB
FIELD DATE: 12/08/2020
OFFICE DATE: 01/21/2021
SCALE: 1"=30'
REVISIONS
02/15/2021
ADDRESS ARCADIS COMMENTS
03/22/2021
REMOVE NEW MH#



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

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

Lawrenceville Office
558 Old Norcross Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1005

Newnan Office
4046 Ga. Hwy. 154, Ste. 109
Newnan, GA 30265
Phone: (770) 424-7168

EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR:

BLANTON TRUST

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

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

NEW SEWER PERMANENT EASEMENT

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

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF BLANTON DRIVE (30' R/W) AND THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD (30' R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378425.09, E=2269832.77),

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD SOUTH 01 DEGREES 9 MINUTES 13 SECONDS EAST 63.76 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 09 MINUTES 13 SECONDS EAST 10.82 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 09 MINUTES 13 SECONDS EAST 21.64 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 66 DEGREES 22 MINUTES 32 SECONDS WEST 13.17 FEET TO A POINT;

THENCE NORTH 70 DEGREES 00 MINUTES 30 SECONDS WEST 40.18 FEET TO A POINT;

THENCE NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST 21.41 FEET TO A POINT;

THENCE SOUTH 70 DEGREES 00 MINUTES 30 SECONDS EAST 39.82 FEET TO A POINT;

THENCE NORTH 66 DEGREES 22 MINUTES 32 SECONDS EAST 13.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD (30' R/W), SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.02 ACRES, 1066 SQUARE FEET, MORE OR LESS, AS SHOWN ON EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR BLANTON TRUST.

TEMPORARY CONSTRUCTION EASEMENT 1

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

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF BLANTON DRIVE (30' R/W) AND THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD (30' R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378425.09, E=2269832.77),

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD SOUTH 01 DEGREES 9 MINUTES 13 SECONDS EAST 63.76 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 09 MINUTES 13 SECONDS EAST 10.82 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 66 DEGREES 22 MINUTES 32 SECONDS WEST 13.44 FEET TO A POINT;

THENCE NORTH 70 DEGREES 00 MINUTES 30 SECONDS WEST 39.82 FEET TO A POINT;

THENCE NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST 10.71 FEET TO A POINT;

THENCE SOUTH 70 DEGREES 00 MINUTES 30 SECONDS EAST 39.64 FEET TO A POINT;

THENCE NORTH 66 DEGREES 22 MINUTES 32 SECONDS EAST 13.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD (30' R/W), SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.01 ACRES, 532 SQUARE FEET, MORE OR LESS, AS SHOWN ON EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR BLANTON TRUST.

TEMPORARY CONSTRUCTION EASEMENT 2

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

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF BLANTON DRIVE (30' R/W) AND THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD (30' R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378425.09, E=2269832.77),

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD SOUTH 01 DEGREES 9 MINUTES 13 SECONDS EAST 63.76 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 09 MINUTES 13 SECONDS EAST 10.82 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 09 MINUTES 13 SECONDS EAST 21.64 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 09 MINUTES 13 SECONDS EAST 10.82 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 66 DEGREES 22 MINUTES 32 SECONDS WEST 13.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 00 MINUTES 30 SECONDS WEST 40.36 FEET TO A POINT;

THENCE NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST 10.71 FEET TO A POINT;

THENCE SOUTH 70 DEGREES 00 MINUTES 30 SECONDS EAST 40.18 FEET TO A POINT;

THENCE NORTH 66 DEGREES 22 MINUTES 32 SECONDS EAST 13.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BELL BOULEVARD (30' R/W), SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.01 ACRES, 534 SQUARE FEET, MORE OR LESS, AS SHOWN ON EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR BLANTON TRUST.

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.



Dean C. Olson

03-22-2021

DATE

DRAWN BY: TBS
CHECKED BY: DCO
FILE: P: ARCADIS/DEKALB
FIELD DATE: 12/08/2020
OFFICE DATE: 01/21/2021
SCALE: 1"=30'
REVISIONS
02/15/2021
ADDRESS ARCADIS COMMENTS
03/22/2021
REMOVE NEW MH#



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

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

Lawrenceville Office
558 Old Norcross Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1005

Newnan Office
4046 Ga. Hwy. 154, Ste. 109
Newnan, GA 30265
Phone: (770) 424-7168

EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR:

BLANTON TRUST

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