

PROPERTY DESCRIPTION

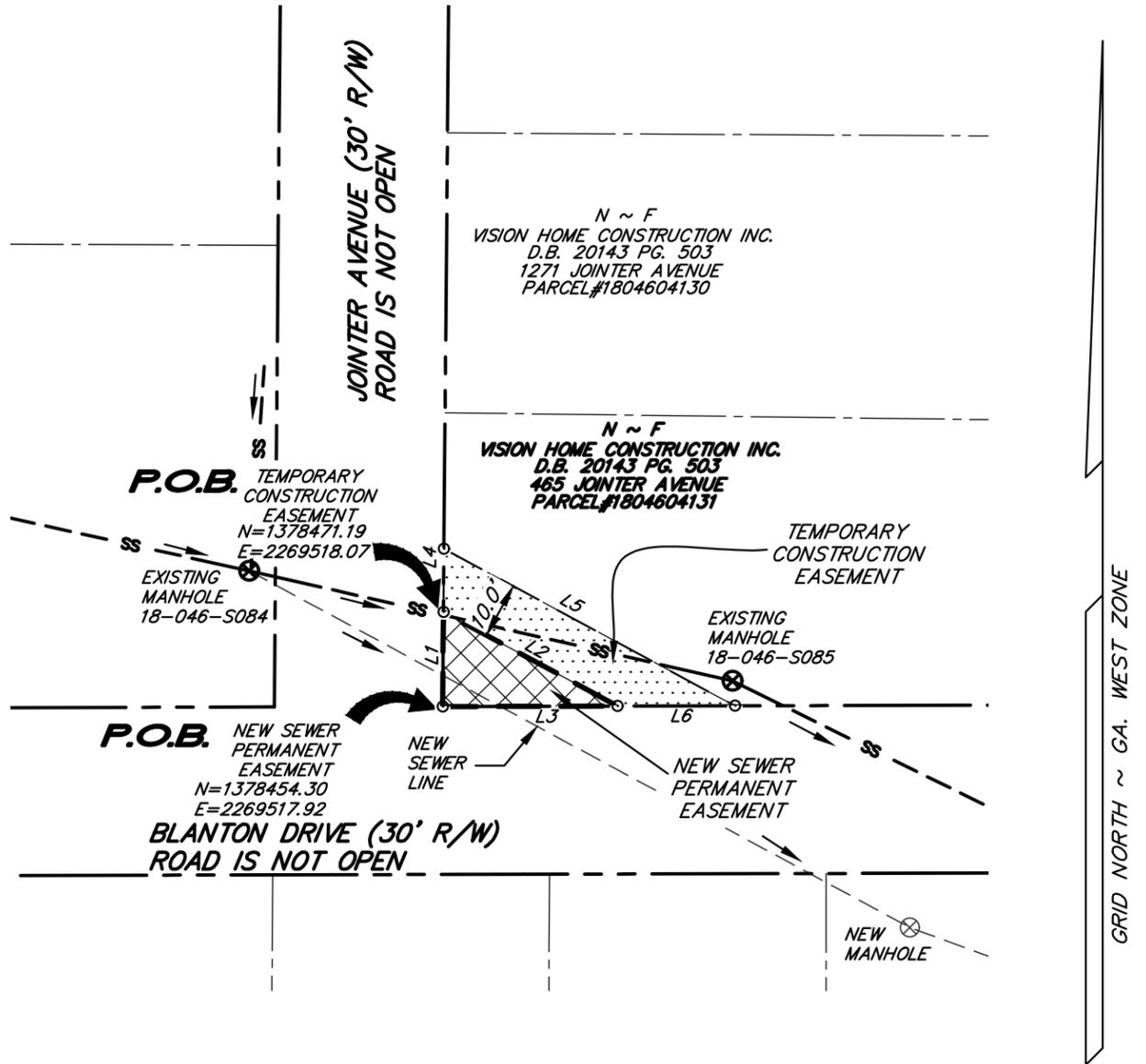
EXHIBIT 1

NOTES:

1. AREA:
NEW SEWER PERMANENT EASEMENT 0.01 AC. OR 263 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT 0.01 AC. OR 471 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. 20143 PG. 503
C. 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 13,897 FEET.
8. NO CERTIFICATION IS MADE PERTAINING TO ANY EXISTING CONDITIONS SHOWN HEREON.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

LINE	BEARING	DISTANCE
1	N 00°29'08" E	16.89'
2	S 61°34'03" E	35.30'
3	S 89°51'19" W	31.19'
4	N 00°29'08" E	11.32'
5	S 61°34'03" E	58.96'
6	S 89°51'19" W	20.91'



SURVEYOR REFERENCES
D.B. 20143 PG. 503
P.B. 8 PG. 64

CURRENT OWNER:
VISION HOME CONSTRUCTION INC.
D.B. 20143 PG. 503
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
- 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: 02/01/2021
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:

VISION HOME CONSTRUCTION INC.

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

SHEET 1 OF 2

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:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BLANTON DRIVE (30' R/W) AND THE EASTERLY RIGHT-OF-WAY OF JOINTER AVENUE (30'R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378454.30, E=2269517.92), SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF JOINTER AVENUE NORTH 00 DEGREES 29 MINUTES 08 SECONDS EAST 16.89 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 61 DEGREES 34 MINUTES 03 SECONDS EAST 35.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BLANTON DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 51 MINUTES 19 SECONDS WEST 31.19 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.01 ACRES, 263 SQUARE FEET, MORE OR LESS, AS SHOWN ON EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR VISION HOME CONSTRUCTION INC.

TEMPORARY CONSTRUCTION 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 A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BLANTON DRIVE (30' R/W) AND THE EASTERLY RIGHT-OF-WAY OF JOINTER AVENUE (30'R/W) WITH GEORGIA WEST STATE PLANE COORDINATES (N=1378454.30, E=2269517.92);

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF JOINTER AVENUE NORTH 00 DEGREES 29 MINUTES 08 SECONDS EAST 16.89 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 29 MINUTES 08 SECONDS EAST 11.32 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 61 DEGREES 34 MINUTES 03 SECONDS EAST 58.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BLANTON DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 51 MINUTES 19 SECONDS WEST 20.91 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 61 DEGREES 34 MINUTES 03 SECONDS WEST 35.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF JOINTER AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.01 ACRES, 471 SQUARE FEET, MORE OR LESS, AS SHOWN ON EXHIBIT OF A NEW SANITARY SEWER EASEMENT FOR VISION HOME CONSTRUCTION INC.

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: 01/25/2021
SCALE: 1"=30'
REVISIONS
02/15/2021
ADDRESS ARCADIS COMMENTS
03/22/2021 REMOVE NEW MH #



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:

VISION HOME CONSTRUCTION INC.

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

SHEET 2 OF 2

Plotted on: Mar 22, 2021 - 10:52am
Drawing name: P:\ARCADIS\DEKALB SEWER PROJECT\DWG\DEKALB Sewer 18-46-4-131.dwg
Plotted By: tshort