

APPROXIMATE LAND LOT LINE

IPF / 4 IR
IPF / NOTCH ON TOP C



PLEASANT HILL WAY R/W ABANDONMENT

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 229, 228, 252, 253, 257 AND 258 OF THE 16TH DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH GEORGIA WEST ZONE STATE PLANE COORDINATES: NORTING 1300826.06, EASTING 2333002.33, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST A DISTANCE OF 45.14' TO A POINT; THENCE NORTH 07 DEGREES 08 MINUTES 03 SECONDS WEST A DISTANCE OF 163.79' TO A POINT; THENCE NORTH 87 DEGREES 03 MINUTES 02 SECONDS WEST A DISTANCE OF 160.01' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 162.00', WITH A RADIUS OF 378.48', WITH A CHORD BEARING OF NORTH 38 DEGREES 18 MINUTES 28 SECONDS WEST, WITH A CHORD LENGTH OF 160.31', TO A POINT; THENCE NORTH 38 DEGREES 04 MINUTES 02 SECONDS WEST A DISTANCE OF 76.84' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 82.43', WITH A RADIUS OF 83.09', WITH A CHORD BEARING OF NORTH 59 DEGREES 34 MINUTES 32 SECONDS WEST, WITH A CHORD LENGTH OF 78.79', TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 111.51', WITH A RADIUS OF 468.89', WITH A CHORD BEARING OF NORTH 74 DEGREES 08 MINUTES 20 SECONDS WEST, WITH A CHORD LENGTH OF 111.27', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 82.53', WITH A RADIUS OF 371.30', WITH A CHORD BEARING OF NORTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, WITH A CHORD LENGTH OF 82.54', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 136.85', WITH A RADIUS OF 338.94', WITH A CHORD BEARING OF NORTH 47 DEGREES 02 MINUTES 05 SECONDS WEST, WITH A CHORD LENGTH OF 136.85', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 80.48', WITH A RADIUS OF 288.84', WITH A CHORD BEARING OF SOUTH 20 DEGREES 58 MINUTES 29 SECONDS EAST, WITH A CHORD LENGTH OF 80.48', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.84', WITH A RADIUS OF 381.30', WITH A CHORD BEARING OF SOUTH 60 DEGREES 30 MINUTES 01 SECONDS EAST, WITH A CHORD LENGTH OF 86.84', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 80.81', WITH A RADIUS OF 448.09', WITH A CHORD BEARING OF SOUTH 74 DEGREES 03 MINUTES 33 SECONDS EAST, WITH A CHORD LENGTH OF 80.81', TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 127.36', WITH A RADIUS OF 143.49', WITH A CHORD BEARING OF SOUTH 88 DEGREES 33 MINUTES 00 SECONDS EAST, WITH A CHORD LENGTH OF 123.94', TO A POINT; THENCE SOUTH 28 DEGREES 04 MINUTES 02 SECONDS EAST A DISTANCE OF 84.37' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 133.30', WITH A RADIUS OF 226.48', WITH A CHORD BEARING OF SOUTH 37 DEGREES 51 MINUTES 02 SECONDS EAST, WITH A CHORD LENGTH OF 133.30', TO A POINT; THENCE SOUTH 07 DEGREES 03 MINUTES 07 SECONDS EAST A DISTANCE OF 160.01' TO A POINT; THENCE SOUTH 07 DEGREES 03 MINUTES 07 SECONDS EAST A DISTANCE OF 178.01' TO A POINT; THENCE SOUTH 84 DEGREES 58 MINUTES 07 SECONDS EAST A DISTANCE OF 30.84' TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 84.53' TO A 1/2" REBAR, SAID 1/2" REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.133 ACRES (49,375 SQUARE FEET)



APPROXIMATE LAND LOT LINE

A162.59'
R279.48'
N 38°18'22" W
C160.31'

N 57°03'52" W
166.01'

30'
PERIMETER
SETBACK

N 65°56'23" W
47.14'

S 64°59'07" E
20.64'

S 57°06'53" E
178.01'

N 57°06'53" W
182.19'

IPF 4 RB

C7

S 00°22'39" E
54.53'

IPF 4 RB



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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092

(770)451-2741 WWW.PEC.PLUS

C.O.A.-LSF000004

**EXHIBIT
PLEASANT HILL WAY RW ABANDONMENT
FOR
CHAMPIONS RUN**

COUNTY DEKALB
STATE OF GEORGIA
CITY OF LITHONIA
LAND LOT(S) 229 & 252
DISTRICT 16TH



DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 16309.02
DATE: 9/20/22
SCALE: 1"=100'

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