

DEKALB COUNTY BOARD OF EDUCATION
15-135-12-088

NEW PERMANENT SEWER EASEMENT AREA 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 135 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF TONEY DRIVE AND THE EASTERN RIGHT OF WAY OF THRASHER CIRCLE; THENCE FOLLOWING SAID SOUTHERN RIGHT OF WAY OF TONEY DRIVE A DISTANCE OF ± 373.56 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH $83^{\circ}51'50''$ EAST, A DISTANCE OF 4.35 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH $07^{\circ}51'13''$ WEST, A DISTANCE OF 52.88 FEET TO A POINT; THENCE NORTH $03^{\circ}11'49''$ EAST, A DISTANCE OF 52.00 FEET TO THE **POINT OF BEGINNING** ON THE AFOREMENTIONED RIGHT OF WAY OF TONEY DRIVE.

SAID PERMANENT SEWER EASEMENT AREA 1 BEING 111 SQUARE FEET (0.003 ACRES), MORE OR LESS.

NEW PERMANENT SEWER EASEMENT AREA 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 135 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF TONEY DRIVE AND THE EASTERN RIGHT OF WAY OF THRASHER CIRCLE; THENCE FOLLOWING SAID SOUTHERN RIGHT OF WAY OF TONEY DRIVE A DISTANCE OF ± 373.56 FEET TO A POINT; THENCE NORTH $83^{\circ}51'50''$ EAST, A DISTANCE OF 4.35 FEET TO A POINT; THENCE CONTINUE NORTH $83^{\circ}51'50''$ EAST, A DISTANCE OF 10.31 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $83^{\circ}51'50''$ EAST, A DISTANCE OF 5.61 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH $03^{\circ}11'49''$ WEST, A DISTANCE OF 161.70 FEET TO A POINT; THENCE SOUTH $45^{\circ}59'43''$ WEST, A DISTANCE OF 199.99 FEET TO A POINT; THENCE SOUTH $08^{\circ}00'28''$ WEST, A DISTANCE OF 139.77 FEET TO A POINT; THENCE SOUTH $35^{\circ}51'12''$ WEST, A DISTANCE OF 225.96 FEET TO A POINT; THENCE NORTH $43^{\circ}11'02''$ WEST, A DISTANCE OF 2.52 FEET TO A POINT; THENCE NORTH $32^{\circ}09'59''$ EAST, A DISTANCE OF 222.05 FEET TO A POINT; THENCE NORTH $08^{\circ}05'07''$ EAST, A DISTANCE OF 139.54 FEET TO A POINT; THENCE NORTH $45^{\circ}20'24''$ EAST, A DISTANCE OF 199.44 FEET TO A POINT; THENCE NORTH $07^{\circ}51'13''$ EAST, A DISTANCE OF 157.65 FEET TO THE **POINT OF BEGINNING** ON THE AFOREMENTIONED RIGHT OF WAY OF TONEY DRIVE.

SAID PERMANENT SEWER EASEMENT AREA 2 BEING 9,691 SQUARE FEET (0.222 ACRES), MORE OR LESS.

NEW PERMANENT SEWER EASEMENT AREA 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 135 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF TONEY DRIVE AND THE EASTERN RIGHT OF WAY OF THRASHER CIRCLE; THENCE FOLLOWING SAID SOUTHERN RIGHT OF WAY OF TONEY DRIVE A DISTANCE OF ± 373.56 FEET TO A POINT; THENCE NORTH $83^{\circ}51'50''$ EAST, A DISTANCE OF 20.27 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH $03^{\circ}11'49''$ WEST, A DISTANCE OF 161.70 FEET TO A POINT; THENCE SOUTH $45^{\circ}59'43''$ WEST, A DISTANCE OF 199.99 FEET TO A POINT; THENCE SOUTH $08^{\circ}00'28''$ WEST, A DISTANCE OF 139.77 FEET TO A POINT; THENCE SOUTH $35^{\circ}51'12''$ WEST, A DISTANCE OF 225.96 FEET TO A POINT; THENCE SOUTH $61^{\circ}00'45''$ WEST, A DISTANCE OF 9.53 FEET TO A POINT; THENCE NORTH $45^{\circ}29'21''$ WEST, A DISTANCE OF 10.47 FEET TO THE **POINT OF BEGINNING**; ; THENCE NORTH $45^{\circ}29'21''$ WEST, A DISTANCE OF 10.47 FEET; THENCE SOUTH $61^{\circ}47'41''$ WEST, A DISTANCE OF 10.88 FEET TO A POINT; THENCE SOUTH $35^{\circ}51'12''$ WEST, A DISTANCE OF

112.37 FEET TO A POINT; THENCE SOUTH 32°09'59" WEST, A DISTANCE OF 119.92 FEET TO A POINT; THENCE SOUTH 61°47'41" WEST, A DISTANCE OF 4.84 FEET TO THE **POINT OF BEGINNING**.

SAID PERMANENT SEWER EASEMENT AREA 3 BEING 513 SQUARE FEET (0.012 ACRES), MORE OR LESS.

DEKALB COUNTY BOARD OF EDUCATION
15-135-12-088

TEMPORARY CONSTRUCTION EASEMENT

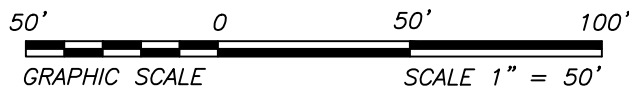
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 135 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF TONEY DRIVE AND THE EASTERN RIGHT OF WAY OF THRASHER CIRCLE; THENCE FOLLOWING SAID SOUTHERN RIGHT OF WAY OF TONEY DRIVE A DISTANCE OF ±375.99 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 83°51'50" EAST, A DISTANCE OF 20.27 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 03°11'49" WEST, A DISTANCE OF 172.83 FEET TO A POINT; THENCE SOUTH 45°59'43" WEST, A DISTANCE OF 200.95 FEET TO A POINT; THENCE SOUTH 08°00'28" WEST, A DISTANCE OF 137.84 FEET TO A POINT; THENCE SOUTH 35°51'12" WEST, A DISTANCE OF 222.98 FEET TO A POINT; THENCE SOUTH 45°29'14" EAST, A DISTANCE OF 115.55 FEET TO A POINT; THENCE SOUTH 39°09'21" WEST, A DISTANCE OF 14.43 FEET TO A POINT; THENCE SOUTH 39°08'17" WEST, A DISTANCE OF 1.96 FEET TO A POINT; THENCE NORTH 43°11'02" WEST, A DISTANCE OF 135.77 FEET TO A POINT; THENCE NORTH 35°51'12" EAST, A DISTANCE OF 225.96 FEET TO A POINT; THENCE NORTH 08°00'28" EAST, A DISTANCE OF 139.77 FEET TO A POINT; THENCE NORTH 45°59'43" EAST, A DISTANCE OF 199.99 FEET TO A POINT; THENCE NORTH 03°11'49" EAST, A DISTANCE OF 161.70 FEET TO A POINT ON THE AFOREMENTIONED RIGHT OF WAY OF TONEY DRIVE ALSO BEING THE **POINT OF BEGINNING**.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING 16,351 SQUARE FEET (0.375 ACRES), MORE OR LESS.

GENERAL NOTES

1. THE PURPOSE OF THIS SURVEY IS TO SHOW INFORMATION PERTAINING TO THE PROPOSED UTILITY EASEMENT SHOWN. OTHER FEATURES AND IMPROVEMENTS EXIST WHICH ARE NOT SHOWN HEREON. THIS IS NOT A FULL & COMPLETE SURVEY OF THE OVERALL PROPERTY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,482 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S6 TOTAL STATION.
3. A TRIMBLE R8 DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF TOPOGRAPHIC/ PLANIMETRIC DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANIMETRIC FEATURES IS 0.10'. RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.
4. THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
5. THIS EXHIBIT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 337,400 FEET.
6. SURVEYORS, WITHIN THE CONTEXT OF THE PROFESSION, ARE NOT EXPERTS IN THE MATTERS OF TITLE AND EASEMENT RESEARCH, UNDERGROUND UTILITY LOCATION, WETLAND IDENTIFICATION, HISTORICAL OR CULTURAL RESOURCE IDENTIFICATION, AND OTHER SPECIALIZED TRADES. EXCEPTION IS TAKEN TO ANY SUCH MATTER WHICH MAY OR MAY NOT AFFECT THIS PROPERTY.

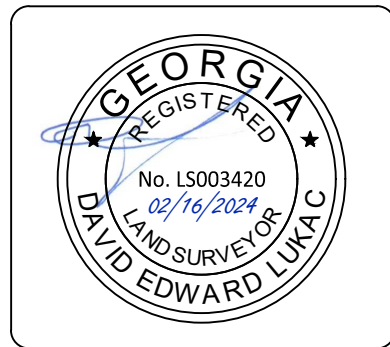


LEGEND

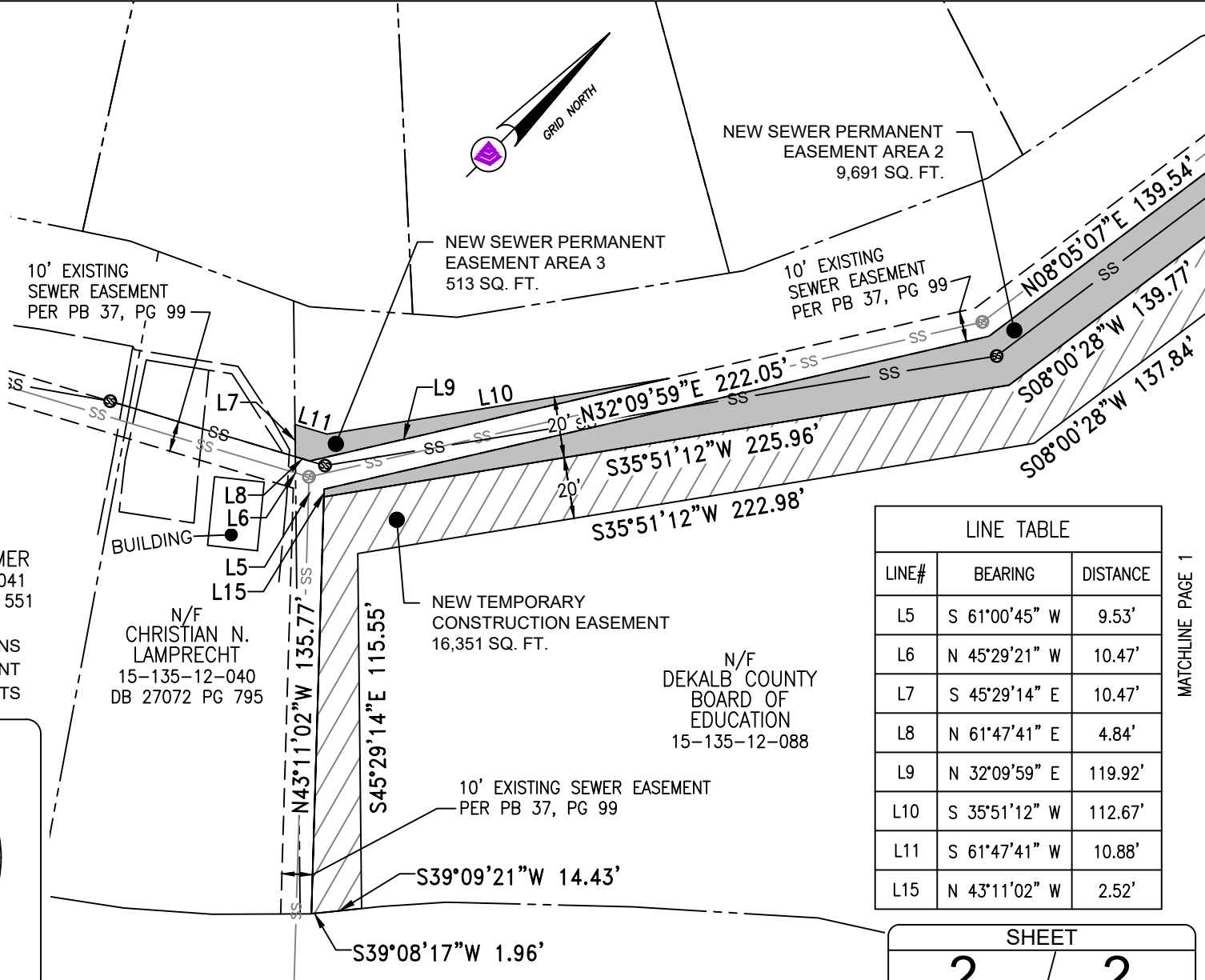
NEW PERMANENT SEWER EASEMENT (SPE)	
EXISTING SEWER EASEMENT	
TEMPORARY CONSTRUCTION EASEMENT (TCE)	
BARB WIRE FENCE	
CHAIN LINK FENCE	
WOODS LINE	
SANITARY SEWER (PROPOSED)	
SANITARY SEWER (EXISTING)	
PROPERTY LINE	
FIRE HYDRANT	
LIGHT POLE	
SANITARY SEWER MANHOLE (PROPOSED)	
SANITARY SEWER MANHOLE (EXISTING)	
CONCRETE MONUMENT FOUND	
PROPERTY POINT COMPUTED	
IRON PIN FOUND	
DRAINAGE EASEMENT	
DEED BOOK	DB
PLAT BOOK	PB
PAGE	PG
POINT OF BEGINNING	POB
POINT OF COMMENCEMENT	POC

THIS SURVEY HAS BEEN 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.

REVISIONS
 11/17/2023 EXISTING EASEMENT
 02/16/2024 REVISED EASMENTS



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 WWW.MCKIMCREED.COM
 LSF #000689 PEF #003352



LINE TABLE		
LINE#	BEARING	DISTANCE
L5	S 61°00'45" W	9.53'
L6	N 45°29'21" W	10.47'
L7	S 45°29'14" E	10.47'
L8	N 61°47'41" E	4.84'
L9	N 32°09'59" E	119.92'
L10	S 35°51'12" W	112.67'
L11	S 61°47'41" W	10.88'
L15	N 43°11'02" W	2.52'

SHEET	
2	2

FIELD DATE:	JUNE 17, 2019
PLAT DATE:	SEPTEMBER 21, 2020
FILE:	15-135-12-088.DWG
JOB #:	000500010
DRAWN:	SMG
CHECKED:	DEL

EASEMENT EXHIBIT FOR:
DEKALB COUNTY - PASARP 5
PROPERTY OF: DEKALB COUNTY BOARD OF EDUCATION
PARCEL No. 15-135-12-088
 LAND LOTS 135, 15th DISTRICT, DEKALB COUNTY, GEORGIA

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