

**Parcel ID 15 135 12 088**

Prepared by and Return to:  
Atlas Technical Consultants LLC  
Attn: Bradford Twombly, Esq.  
2540 Commerce Avenue, Suite 100  
Duluth, GA 30096

**PERMANENT SEWER EASEMENT**

DEKALB COUNTY, GEORGIA

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between, **DEKALB COUNTY BOARD OF EDUCATION**, hereinafter referred to as party of the first part, and **DEKALB COUNTY**, a political subdivision of the State of Georgia, hereinafter referred to as the party of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, a **Permanent Sewer Easement**, for the purpose of locating, constructing, installing additional lines, maintaining, repairing, replacing and relocating within same **sanitary sewer lines**, said easement being that property located in Land Lot **135** of the **15th** Land District, being described by the Tax Parcel No. **15 135 12 088** of DeKalb County, Georgia, and being shown as **Permanent Sewer Easement**, consisting of **0.236 acres (10,315 square feet)**, on the **Easement Plat for Project 18-023 Package 5 Extension**, prepared by **McKim & Creed**, for the DeKalb County Department of Watershed Management, consisting of a drawing dated **September 21, 2020**, a copy of which is attached hereto as Exhibit "A" and being incorporated herein by this reference. The said Exhibit "A" shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to the said easement for the purposes previously stated.

The party of the first part does hereby covenant with party of the second part that it is the owner of record and is lawfully seized and possessed of the property above described and has a good and lawful right to convey said property, or any part thereof, and is free from all encumbrances, and that it will forever warrant and defend title thereto against the lawful claims of all persons whomsoever.

The party of the first part hereby warrants and will defend that Grantor has the right to sell and convey said interest in land and bind herself, her heirs, executors and administrators forever against the claims of all persons whomsoever.

The party of the first part further covenants that no buildings or permanent structures will be constructed upon, over or across the easement described herein.

The party of the first part does hereby further covenant that the grade or amount of dirt upon, over and across the easement will not be altered without the prior permission of the party of the second part.

The party of the first part also covenants that no changes will be made to the surface within or adjoining the easement that would create a condition whereby standing water would accumulate upon, over or across the easement area without the prior permission of the party of the second part.

TO HAVE AND TO HOLD, the said easement unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year first above written.

DeKalb County Board of Education

Signed, sealed and delivered  
in the presence of:

By: \_\_\_\_\_

\_\_\_\_\_  
Unofficial Witness

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Georgia

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  $\pm 373.56$  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  $\pm 373.56$  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  $\pm 373.56$  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/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
- PLAT BOOK
- PAGE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

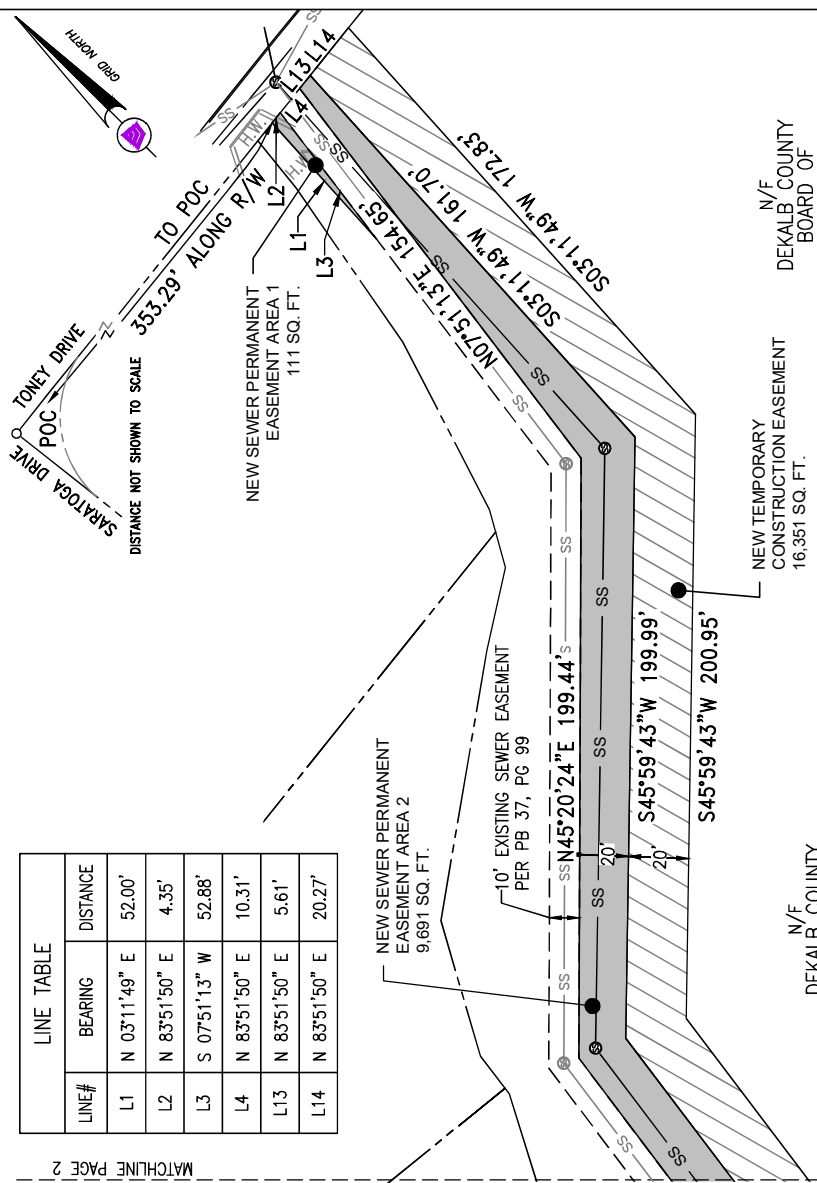
THIS SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N 03°11'49" E	52.00'
L2	N 83°51'50" E	4.35'
L3	S 07°51'13" W	52.88'
L4	N 83°51'50" E	10.31'
L13	N 83°51'50" E	5.61'
L14	N 83°51'50" E	20.27'

MATCHLINE PAGE 2



N/F DEKALB COUNTY BOARD OF EDUCATION 15-135-12-088

N/F DEKALB COUNTY BOARD OF EDUCATION 15-135-12-088

**SHEET**  
**1 / 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

**MCKIM & CREED**  
5000 PEACHTREE INDUSTRIAL BLVD  
SUITE 155  
NORCROSS, GEORGIA 30071  
PHONE: (770)962-4125  
WWW.MCKIMCREED.COM  
LSF # 000689 PEF #003352



**Parcel ID 15 135 12 088**

Prepared by and Return to:

Atlas Technical Consultants LLC

2450 Commerce Avenue, Suite 100

Duluth, GA 30096

**TEMPORARY CONSTRUCTION EASEMENT**

DEKALB COUNTY, GEORGIA

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between **DEKALB COUNTY BOARD OF EDUCATION**, hereinafter referred to as parties of the first part, and **DEKALB COUNTY**, a political subdivision of the State of Georgia, hereinafter referred to as the party of the second part.

WITNESSETH: that the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, a **Temporary Construction Easement**, for the purpose of locating, constructing, installing additional lines, maintaining, repairing, replacing and relocating within same **sanitary sewer lines**, said easement being that property located in Land Lot **135** of the **15<sup>th</sup>** Land District, being described by the Tax Parcel No. **15 135 12 088** of DeKalb County, Georgia, and being shown as **Temporary Construction Easement**, consisting of **0.375 acres (16,351 square feet)**, on the **Easement Plat for Project 18-023 Package 5 Extension**, prepared by **McKim & Creed**, for the DeKalb County Department of Watershed Management, consisting of drawing dated **September 21, 2020**, a copy of which is attached hereto as Exhibit "A" and being incorporated herein by this reference. The said Exhibit "A" shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to the said easement for the purposes previously stated.

The parties of the first part does hereby covenant with party of the second part that it is the owner of record and is lawfully seized and possessed of the property above described, and has a good and lawful right to convey said property, or any part thereof, and is free from all encumbrances, and that it will forever warrant and defend title thereto against the lawful claims of all persons whomsoever.

The parties of the first part further covenants that no buildings or permanent structures will be constructed upon, over or across the easement described herein.

The parties of the first part does hereby further covenant that the grade or amount of dirt upon, over and across the easement will not be altered without the prior permission of the party of the second part.

The parties of the first part also covenants that no changes will be made to the surface within or adjoining the easement that would create a condition whereby standing water would accumulate upon, over or across the easement area without the prior permission of the party of the second part.

**NOTE:** *The party of the second part agrees that this temporary construction easement will terminate and be no further force and effect upon completion of the construction and installation of the sanitary sewer lines on the property of the party of the first part as contemplated by Project 18-023 PKG 5.*

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and affixed their seals, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

DeKalb County Board of Education

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Georgia

Title: \_\_\_\_\_

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  $\pm 373.56$  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  $\pm 373.56$  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  $\pm 373.56$  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/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.



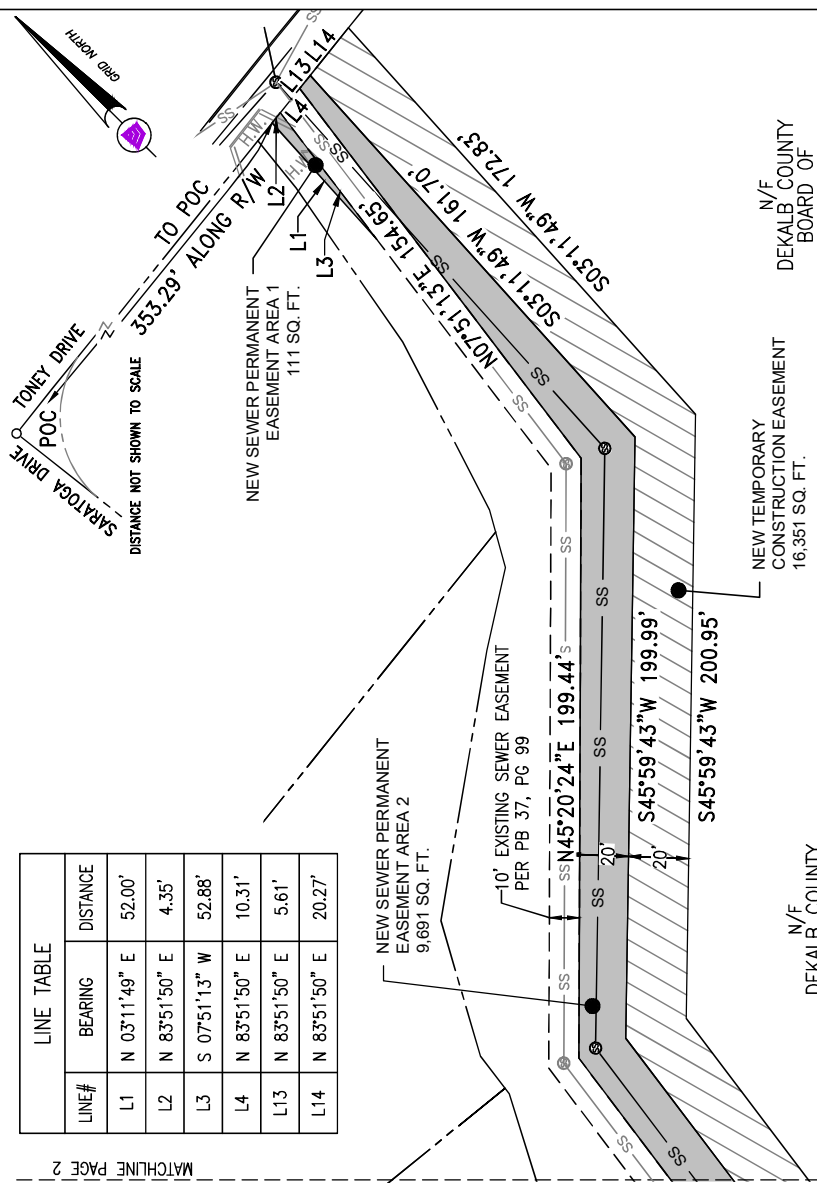
**LEGEND**

- 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
- PLAT BOOK
- PAGE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

THIS SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 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.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N 03°11'49" E	52.00'
L2	N 83°51'50" E	4.35'
L3	S 07°51'13" W	52.88'
L4	N 83°51'50" E	10.31'
L13	N 83°51'50" E	5.61'
L14	N 83°51'50" E	20.27'

MATCHLINE PAGE 2



N/F DEKALB COUNTY BOARD OF EDUCATION 15-135-12-088

N/F DEKALB COUNTY BOARD OF EDUCATION 15-135-12-088

**SHEET 1 / 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

**MCKIM & CREED**  
 5000 PEACHTREE INDUSTRIAL BLVD  
 SUITE 155  
 NORCROSS, GEORGIA 30071  
 PHONE: (770)962-4125  
 WWW.MCKIMCREED.COM  
 LSF # 000689 PEF # 0003352



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

**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 IS 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.



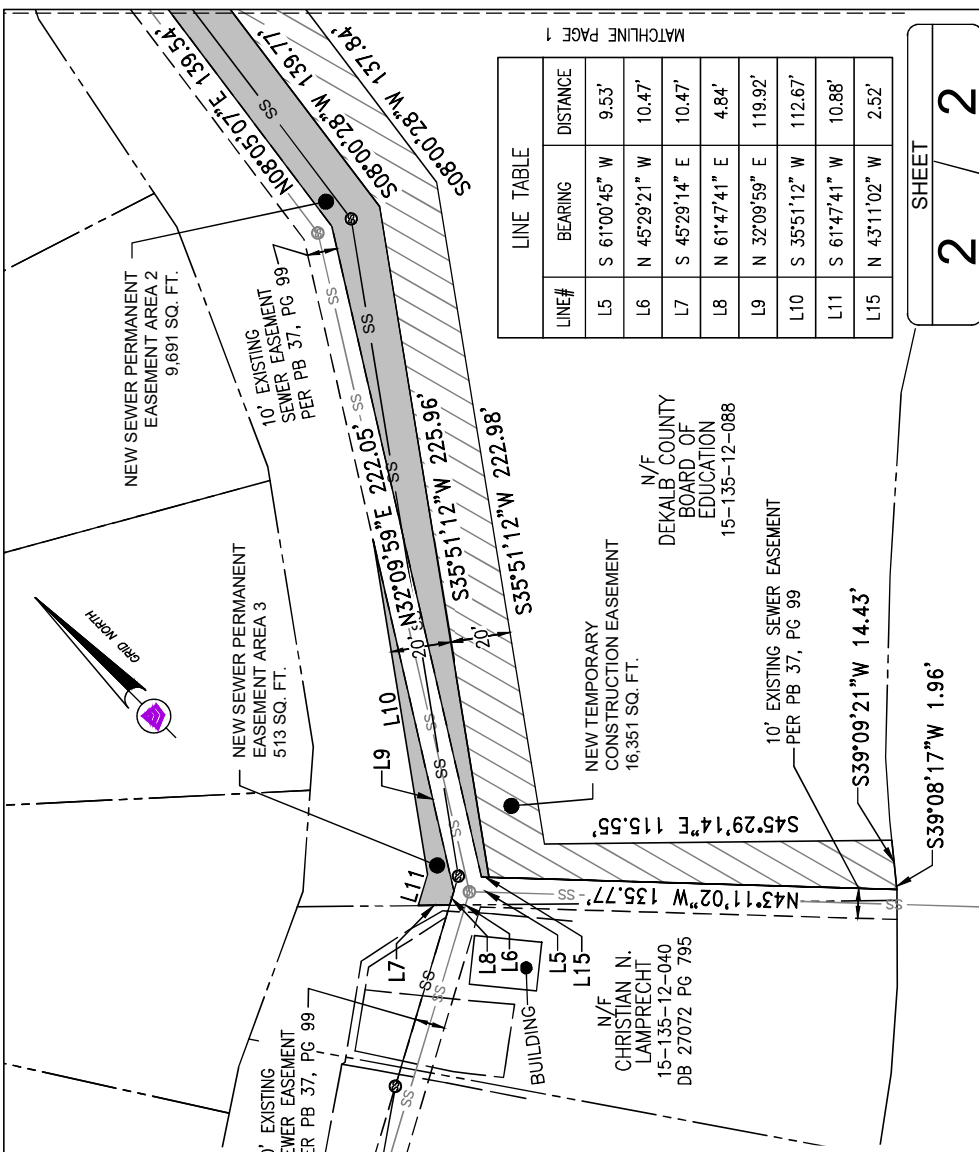
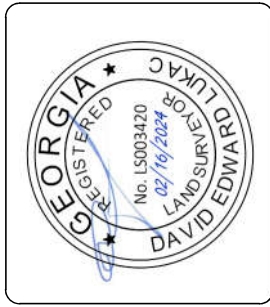
**LEGEND**

	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
	PLAT BOOK
	PAGE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT

THIS SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 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.

N/F  
BUSH, SUMMER  
15-135-12-041  
DB 30054 PG 551

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



**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

**MCKIM & CREED**  
 5000 PEACHTREE INDUSTRIAL BLVD  
 SUITE 155  
 NORCROSS, GEORGIA 30071  
 PHONE: (770)962-4125  
 WWW.MCKIMCREED.COM  
 LSF # 000689 PEF # 0003352