

Parcel ID 15 090 03 013

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 **090** of the **15th** Land District, being described by the Tax Parcel No. **15 090 03 013** of DeKalb County, Georgia, and being shown as **Permanent Sewer Easement**, consisting of **0.560 acres (24,430 square feet)**, on the **Easement Plat for Project 18-030 Shoal Creek Trunk Section 2**, prepared by **Accura**, for the DeKalb County Department of Watershed Management, consisting of a drawing dated **Novmeber 16, 2023**, 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.

Signed, sealed and delivered
in the presence of:

DeKalb County Board of Education

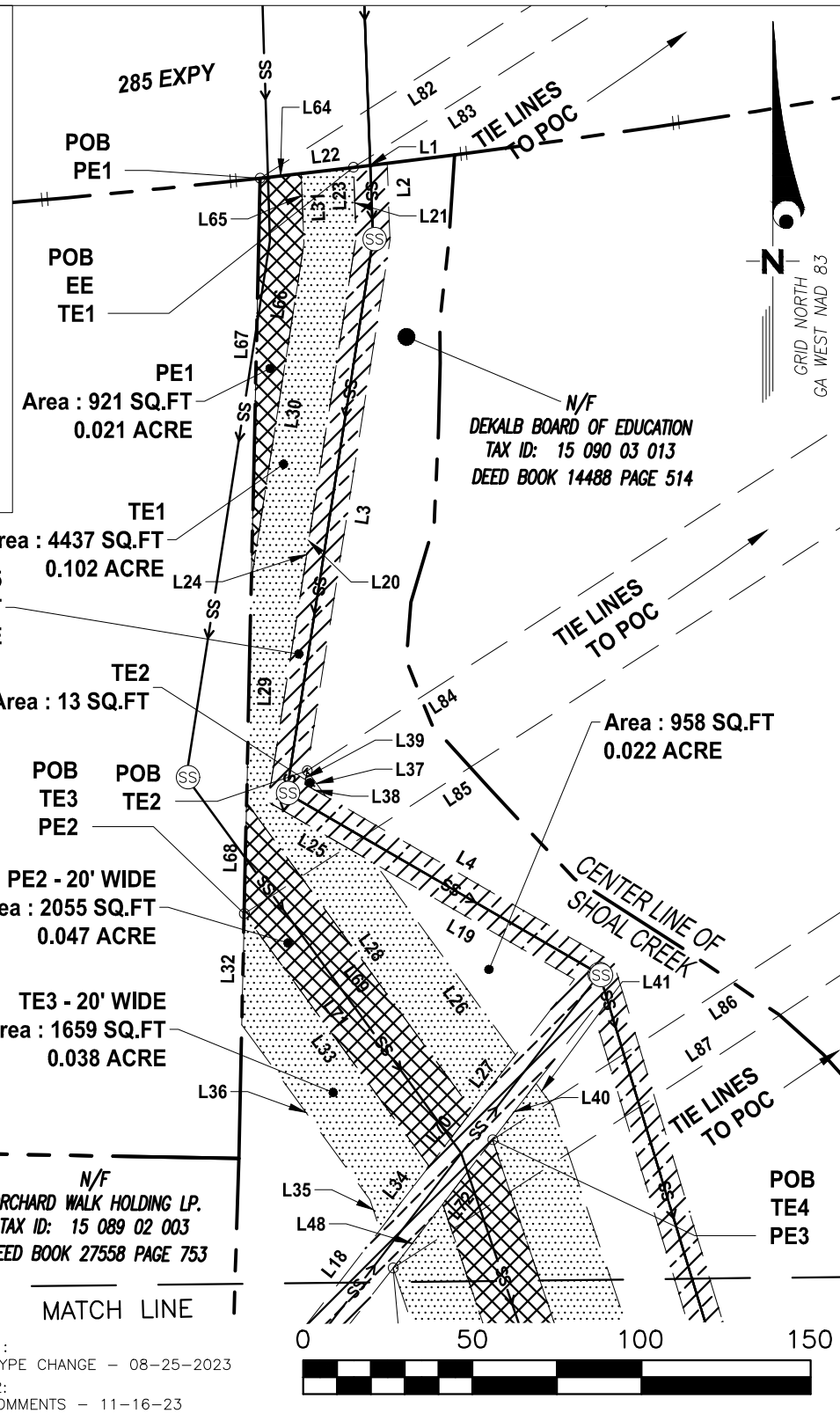
Unofficial Witness

By: _____

Notary Public, State of Georgia

Title: _____

FOR RECORDING



PE1
Area : 921 SQ.FT
0.021 ACRE

TE1
Area : 4437 SQ.FT
0.102 ACRE

EE - 10' WIDE PER DB 2187 PG 245
Area : 17764 SQ.FT
0.408 ACRE

N/F
PLASHBERRY LLC.
TAX ID: 15 089 02 007
DEED BOOK 27891 PAGE 796

TE2
Area : 13 SQ.FT

Area : 958 SQ.FT
0.022 ACRE

PE2 - 20' WIDE
Area : 2055 SQ.FT
0.047 ACRE

TE3 - 20' WIDE
Area : 1659 SQ.FT
0.038 ACRE

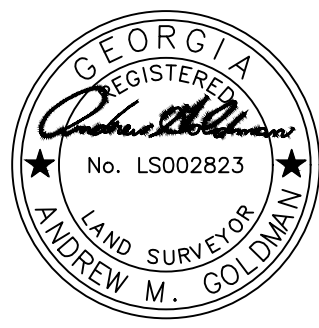
N/F
ORCHARD WALK HOLDING LP.
TAX ID: 15 089 02 003
DEED BOOK 27558 PAGE 753

MATCH LINE

REVISION 1:
R/W LINETYPE CHANGE - 08-25-2023
REVISION 2:
COUNTY COMMENTS - 11-16-23

LEGEND

SS →	Sanitary Sewer Line
---	Property Line
- - - -	Right of Way Line
- - - -	Easement Line
[Cross-hatched box]	New Sewer Permanent Easement (PE)
[Dotted box]	Temporary Construction Easement (TE)
[Diagonal lines box]	Existing Sewer Permanent Easement (EE)
[X in box]	RWM Right-of-Way Monument Found
(SS)	Sanitary Sewer Manhole
DB	Deed Book
IPF	Iron Pin Found (1/2" Rebar)
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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.

Andrew M. Goldman
ANDREW M. GOLDMAN PLS 2823

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE 1"=50'
JOB #: 20440
SHEET 1 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

MATCH LINE

CENTER LINE OF SHOAL CREEK

GRID NORTH
GA WEST NAD 83

POB
TE5

N/F
ORCHARD WALK HOLDING LP.
TAX ID: 15 089 02 003
DEED BOOK 27558 PAGE 753

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 15 090 03 013
DEED BOOK 14488 PAGE 514

LEGEND

SS	Sanitary Sewer Line
---	Property Line
	Right of Way Line
---	Easement Line
[Cross-hatched]	New Sewer Permanent Easement (PE)
[Dotted]	Temporary Construction Easement (TE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with RWM]	Right-of-Way Monument Found
[Circle with SS]	Sanitary Sewer Manhole
[DB]	Deed Book
[IPF]	Iron Pin Found (1/2" Rebar)
[N/F]	Now or Formerly
[PB]	Plat Book
[PG]	Page
[POB]	Point of Beginning
[POC]	Point of Commencement

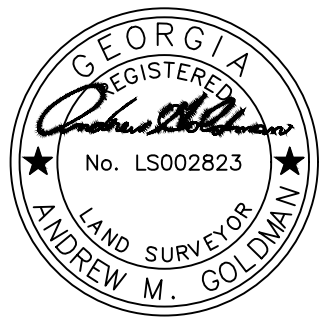
PE3 - 20' WIDE
Area : 15604 SQ.FT
0.358 ACRE

TE5 - 20' WIDE
Area : 15450 SQ.FT
0.355 ACRE

TE4 - 20' WIDE
Area : 15693 SQ.FT
0.360 ACRE

MATCH LINE

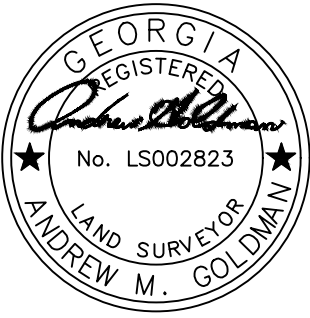
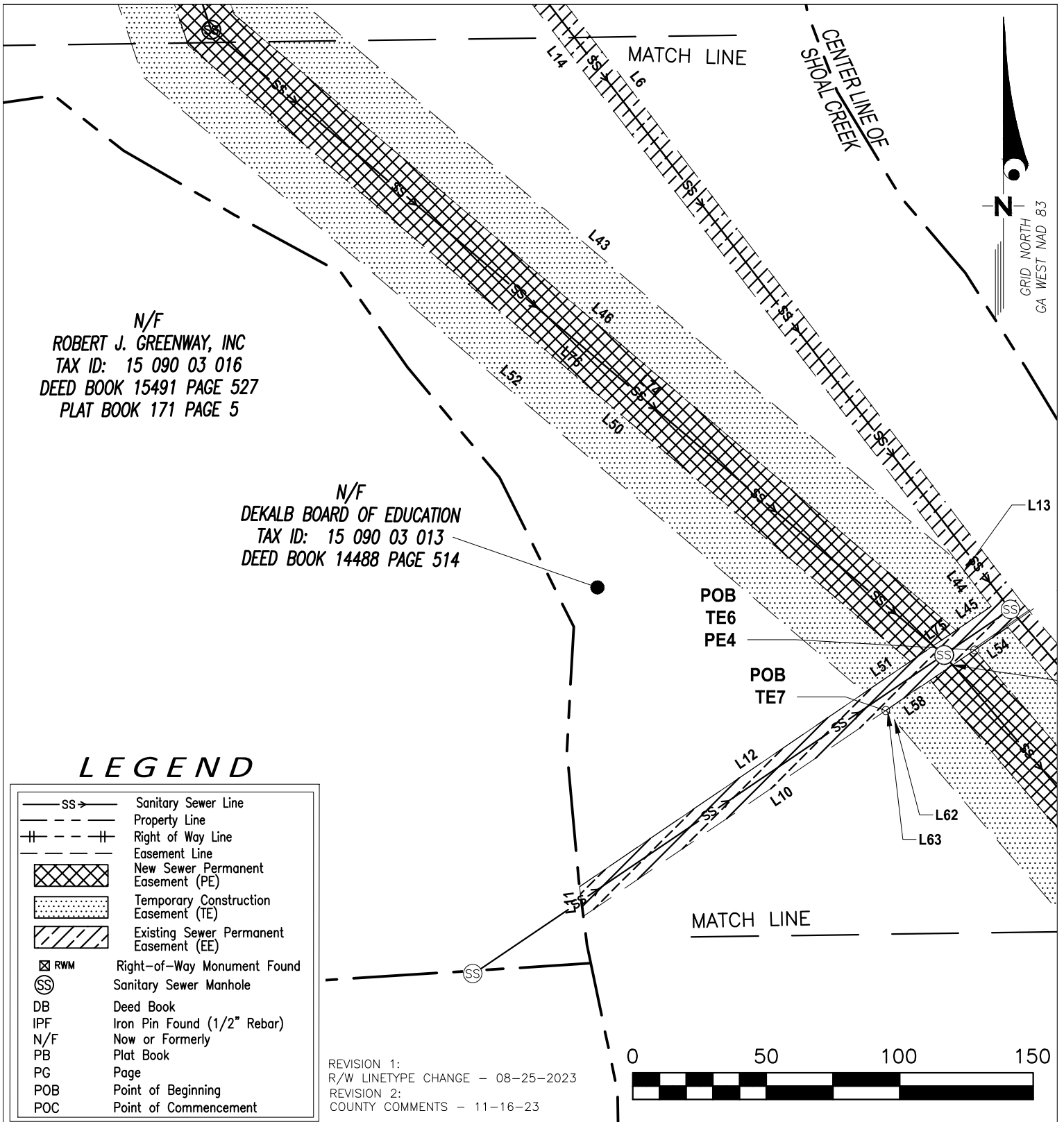
REVISION 1:
R/W LINETYPE CHANGE - 08-25-2023
REVISION 2:
COUNT COMMENTS - 11-16-23



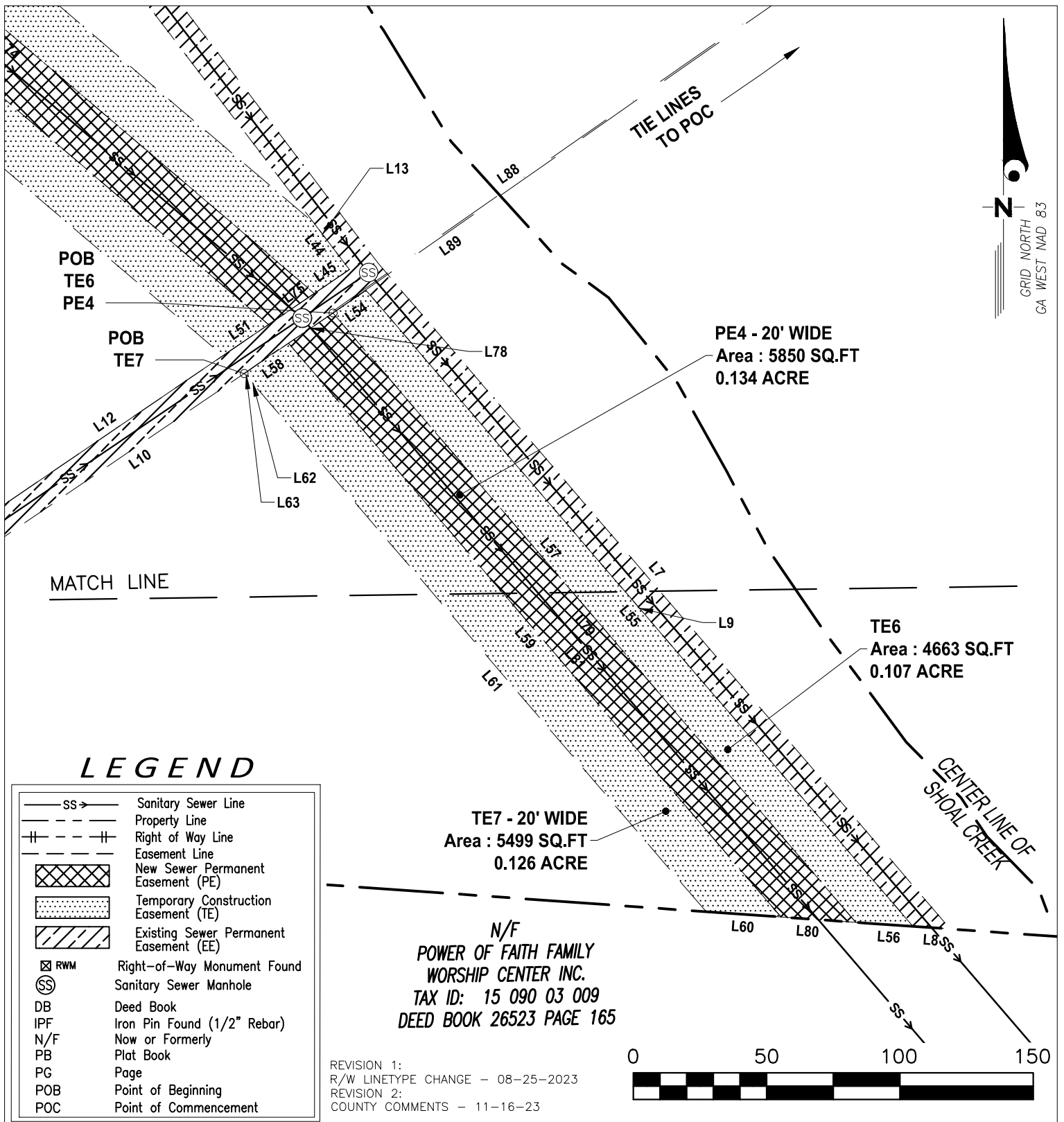
NOTES:

- 1) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID ENTITY.
- 2) THE CERTIFICATE OF AUTHORIZATION NUMBER FOR ACCURA ENGINEERING AND CONSULTING SERVICES, INC. IS LSFO01140. SAID AUTHORIZATION EXPIRES ON 6/30/2024.
- 3) POC (N:1343627.14, E:2270399.72) IS AT THE INTERSECTION OF THE CENTERLINE OF COLUMBIA DRIVE AND THE CENTERLINE OF SPRINGSIDE CROSSING.
- 4) THE LATEST SURVEY FIELD DATE: JUNE, 2023.
- 5) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 175,736 FEET; AN ANGULAR ERROR OF 3.20" PER ANGLE POINT; AND WAS ADJUSTED USING LEAST SQUARES.
- 6) THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE OF BOUNDARY AND FOUND TO HAVE A CLOSURE PRECISION RATIO OF ONE PART IN 3,086 FEET.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 2 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722



PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 3 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722



POB
TE6
PE4

POB
TE7

PE4 - 20' WIDE
Area : 5850 SQ.FT
0.134 ACRE

TE6
Area : 4663 SQ.FT
0.107 ACRE

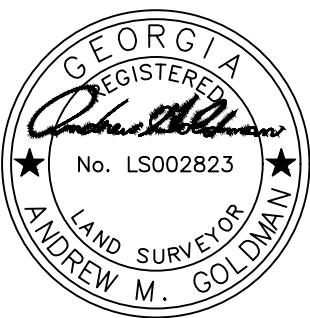
TE7 - 20' WIDE
Area : 5499 SQ.FT
0.126 ACRE

N/F
POWER OF FAITH FAMILY
WORSHIP CENTER INC.
TAX ID: 15 090 03 009
DEED BOOK 26523 PAGE 165

REVISION 1:
R/W LINETYPE CHANGE - 08-25-2023
REVISION 2:
COUNTY COMMENTS - 11-16-23

LEGEND

SS →	Sanitary Sewer Line
---	Property Line
- - -	Right of Way Line
---	Easement Line
[Cross-hatched]	New Sewer Permanent Easement (PE)
[Dotted]	Temporary Construction Easement (TE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with X]	RWM Right-of-Way Monument Found
[Circle with SS]	Sanitary Sewer Manhole
[Circle with DB]	Deed Book
[Circle with IPF]	Iron Pin Found (1/2" Rebar)
[Circle with N/F]	Now or Formerly
[Circle with PB]	Plat Book
[Circle with PG]	Page
[Circle with POB]	Point of Beginning
[Circle with POC]	Point of Commencement



SEE NOTES ON PAGES 2 AND 3.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 4 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722

EXISTING EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L1	10.04	N83° 04' 07"E
L2	22.73	S02° 07' 10"E
L3	158.78	S08° 52' 45"W
L4	98.39	S59° 57' 21"E
L5	276.55	S16° 53' 55"E
L6	520.04	S37° 17' 49"E
L7	328.94	S40° 40' 21"E
L8	14.07	N85° 58' 00"W
L9	314.72	N40° 40' 21"W
L10	137.06	S55° 44' 49"W
L11	11.22	N07° 16' 05"W
L12	129.23	N55° 44' 49"E
L13	21.92	N37° 17' 49"W
L14	494.79	N37° 17' 49"W
L15	266.70	N16° 53' 55"W
L16	79.24	S37° 46' 33"W
L17	17.02	N01° 47' 48"E
L18	72.12	N37° 46' 33"E
L19	67.95	N59° 57' 21"W
L20	168.68	N08° 52' 45"E

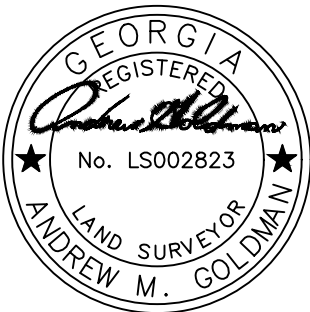
EASEMENT TABLE

LINE #/CURVE #	DISTANCE	DIRECTION
L21	20.93	N02° 07' 10"W

PERMANENT EASEMENT

EASEMENT TABLE

LINE #/CURVE #	DISTANCE	DIRECTION
L64	12.24	N83° 34' 34"E
L65	20.52	S02° 19' 08"E
L66	100.80	S08° 52' 30"W
L67	118.75	N01° 14' 07"E
L68	32.88	N01° 14' 07"E
L69	112.93	S36° 13' 30"E
L70	20.81	S37° 46' 33"W
L71	92.57	N36° 13' 30"W
L72	24.02	N37° 46' 33"E
L73	428.42	S18° 35' 58"E
L74	355.62	S49° 30' 55"E
L75	20.73	S55° 44' 49"W
L76	355.69	N49° 30' 55"W
L77	420.65	N18° 35' 58"W
L78	20.12	N55° 44' 49"E
L79	301.30	S40° 37' 20"E
L80	28.13	N85° 56' 05"W
L81	283.75	N40° 37' 19"W



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE NTS
 JOB #: 20440
 SHEET 5 OF 13
 SURVEY PREPARED BY:



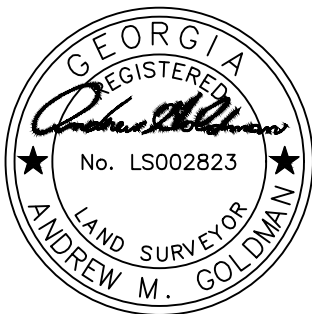
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L22	15.56	N83° 18' 42"E
L23	20.93	S02° 07' 10"E
L24	168.68	S08° 52' 45"W
L25	36.66	S59° 57' 21"E
L26	70.04	S36° 13' 30"E
L27	20.77	S37° 46' 33"W
L28	112.93	N36° 13' 30"W
L29	65.85	N01° 14' 07"E
L30	100.80	N08° 52' 30"E
L31	20.52	N02° 19' 08"W
L32	32.88	N01° 14' 07"E
L33	92.57	S36° 13' 30"E
L34	23.73	S37° 46' 33"W
L35	9.27	N18° 35' 58"W
L36	64.16	N36° 13' 30"W
L37	9.30	S36° 13' 30"E
L38	7.06	N59° 57' 21"W
L39	4.01	N08° 52' 45"E
L40	21.05	N37° 46' 33"E
L41	8.17	S36° 13' 30"E

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L42	426.76	S18° 35' 58"E
L43	332.85	S49° 30' 55"E
L44	21.92	S37° 17' 49"E
L45	15.92	S55° 44' 49"W
L46	355.62	N49° 30' 55"W
L47	428.42	N18° 35' 58"W
L48	24.02	N37° 46' 33"E
L49	420.65	S18° 35' 58"E
L50	355.69	S49° 30' 55"E
L51	20.73	S55° 44' 49"W
L52	355.76	N49° 30' 55"W
L53	412.88	N18° 35' 58"W
L54	15.10	N55° 44' 49"E
L55	314.72	S40° 40' 21"E
L56	21.48	N85° 57' 40"W
L57	301.30	N40° 37' 20"W
L58	20.24	N55° 44' 49"E
L59	283.75	S40° 37' 19"E
L60	28.13	N85° 56' 05"W
L61	258.55	N40° 37' 18"W

SEE NOTES ON PAGES 2 AND 3



PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE NTS
 JOB #: 20440
 SHEET 6 OF 13
 SURVEY PREPARED BY:

ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L62	5.49	N38° 16' 03"W
L63	2.21	N49° 30' 55"W

POC TO POB		
LINE #/CURVE #	DISTANCE	DIRECTION
L82	23201.67	S57° 31' 04"W
L83	23176.67	S57° 29' 16"W
L84	23284.54	S57° 08' 09"W
L85	23323.10	S57° 04' 24"W
L86	23298.00	S56° 50' 14"W
L87	23343.41	S56° 47' 56"W
L88	23356.72	S54° 57' 23"W
L89	23316.37	S54° 57' 18"W

AREA SUMMARY:

EXISTING SANITARY SEWER EASEMENT(EЕ):
17,764 SQ.FT. OR 0.408 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE1):
4,437 SQ.FT. OR 0.102 ACRE
 NEW SEWER PERMANENT EASEMENT(PE1):
921 SQ.FT. OR 0.021 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE2):
13 SQ.FT. OR 0.000 ACRE
 NEW SEWER PERMANENT EASEMENT(PE2):
2,055 SQ.FT. OR 0.047 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE3):
1,659 SQ.FT. OR 0.038 ACRE
 NEW SEWER PERMANENT EASEMENT(PE3):
15,604 SQ.FT. OR 0.358 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE4):
15,693 SQ.FT. OR 0.360 ACRE
 NEW SEWER PERMANENT EASEMENT(PE4):
5,850 SQ.FT. OR 0.134 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE5):
15,450 SQ.FT. OR 0.355 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE6):
4,663 SQ.FT. OR 0.107 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE7):
5,499 SQ.FT. OR 0.126 ACRE

CLOSURE:

1 FOOT IN 663,317 FEET
 1 FOOT IN 180,783 FEET
 1 FOOT IN 51,492 FEET
 1 FOOT IN 3,086 FEET
 1 FOOT IN 37,027 FEET
 1 FOOT IN 12,794 FEET
 1 FOOT IN 356,696 FEET
 1 FOOT IN 259,792 FEET
 1 FOOT IN 333,316 FEET
 1 FOOT IN 353,273 FEET
 1 FOOT IN 110,610 FEET
 1 FOOT IN 104,977 FEET



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE NTS
 JOB #: 20440
 SHEET 7 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
EXISTING SANITARY SEWER EASEMENT
(EE)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 29' 16" W FOR A DISTANCE OF 23,176.67 FEET TO THE **POINT OF BEGINNING(POB EE)**.

THENCE N 83° 04' 07" E FOR A DISTANCE OF 10.04 FEET TO A POINT; THENCE S 02° 07' 10" E FOR A DISTANCE OF 22.73 FEET TO A POINT; THENCE S 08° 52' 45" W FOR A DISTANCE OF 158.78 FEET TO A POINT; THENCE S 59° 57' 21" E FOR A DISTANCE OF 98.39 FEET TO A POINT; THENCE S 16° 53' 55" E FOR A DISTANCE OF 276.55 FEET TO A POINT; THENCE S 37° 17' 49" E FOR A DISTANCE OF 520.04 FEET TO A POINT; THENCE S 40° 40' 21" E FOR A DISTANCE OF 328.94 FEET TO A POINT; THENCE N 85° 58' 00" W FOR A DISTANCE OF 14.07 FEET TO A POINT; THENCE N 40° 40' 21" W FOR A DISTANCE OF 314.72 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 137.06 FEET TO A POINT; THENCE N 07° 16' 05" W FOR A DISTANCE OF 11.22 FEET TO A POINT; THENCE N 55° 44' 49" E FOR A DISTANCE OF 129.23 FEET TO A POINT; THENCE N 37° 17' 49" W FOR A DISTANCE OF 21.92 FEET TO A POINT; THENCE N 37° 17' 49" W FOR A DISTANCE OF 494.79 FEET TO A POINT; THENCE N 16° 53' 55" W FOR A DISTANCE OF 266.70 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 79.24 FEET TO A POINT; THENCE N 01° 47' 48" E FOR A DISTANCE OF 17.02 FEET TO A POINT; THENCE N 37° 46' 33" E FOR A DISTANCE OF 72.12 FEET TO A POINT; THENCE N 59° 57' 21" W FOR A DISTANCE OF 67.95 FEET TO A POINT; THENCE N 08° 52' 45" E FOR A DISTANCE OF 168.68 FEET TO A POINT; THENCE N 02° 07' 10" W A DISTANCE OF 20.93 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 17,764 SQUARE FEET OR 0.408 ACRE.

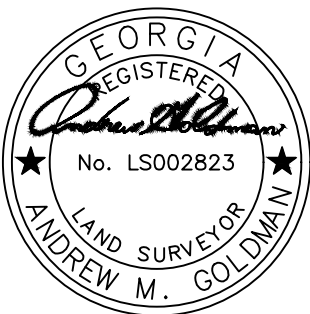
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
PERMANENT SANITARY SEWER EASEMENT
(PE1)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 31' 04" W FOR A DISTANCE OF 23,201.67 FEET TO THE **POINT OF BEGINNING(POB PE1)**.

THENCE N 83° 34' 34" E FOR A DISTANCE OF 12.24 FEET TO A POINT; THENCE S 02° 19' 08" E FOR A DISTANCE OF 20.52 FEET TO A POINT; THENCE S 08° 52' 30" W FOR A DISTANCE OF 100.80 FEET TO A POINT; THENCE N 01° 14' 07" E FOR A DISTANCE OF 118.75 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 921 SQUARE FEET OR 0.021 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 8 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
NEW PERMANENT SANITARY SEWER EASEMENT
(PE2)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 04' 24" W FOR A DISTANCE OF 23,323.10 FEET TO THE **POINT OF BEGINNING(POB PE2)**.

THENCE N 01° 14' 07" E FOR A DISTANCE OF 32.88 FEET TO A POINT; THENCE S 36° 13' 30" E FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 20.81 FEET TO A POINT; THENCE N 36° 13' 30" W FOR A DISTANCE OF 92.57 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 2,055 SQUARE FEET OR 0.047 ACRE.

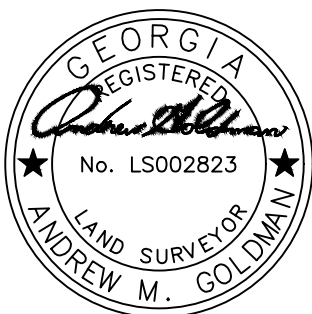
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
NEW PERMANENT SANITARY SEWER EASEMENT
(PE3)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 56° 50' 14" W FOR A DISTANCE OF 23,298.00 FEET TO THE **POINT OF BEGINNING(POB PE3)**.

THENCE S 18° 35' 58" E FOR A DISTANCE OF 428.42 FEET TO A POINT; THENCE S 49° 30' 55" E FOR A DISTANCE OF 355.62 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 20.73 FEET TO A POINT; THENCE N 49° 30' 55" W FOR A DISTANCE OF 355.69 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 420.65 FEET TO A POINT; THENCE N 37° 46' 33" E FOR A DISTANCE OF 24.02 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 15,604 SQUARE FEET OR 0.358 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 9 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
NEW PERMANENT SANITARY SEWER EASEMENT
(PE4)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 54° 57' 18" W FOR A DISTANCE OF 23,316.37 FEET TO THE **POINT OF BEGINNING(POB PE4)**.

THENCE S 40° 37' 20" E FOR A DISTANCE OF 301.30 FEET TO A POINT; THENCE N 85° 56' 05" W FOR A DISTANCE OF 28.13 FEET TO A POINT; THENCE N 40° 37' 19" W FOR A DISTANCE OF 283.75 FEET TO A POINT; THENCE N 55° 44' 49" E FOR A DISTANCE OF 20.12 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 5,850 SQUARE FEET OR 0.134 ACRE.

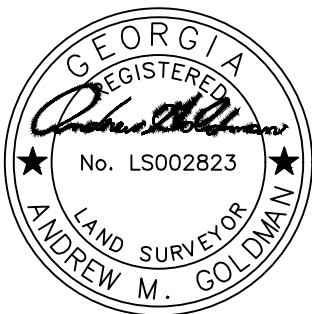
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE1)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 29' 16" W FOR A DISTANCE OF 23,176.67 FEET TO THE **POINT OF BEGINNING(POB TE1)**.

THENCE S 02° 07' 10" E FOR A DISTANCE OF 20.93 FEET TO A POINT; THENCE S 08° 52' 45" W FOR A DISTANCE OF 168.68 FEET TO A POINT; THENCE S 59° 57' 21" E FOR A DISTANCE OF 36.66 FEET TO A POINT; THENCE S 36° 13' 30" E FOR A DISTANCE OF 70.04 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 20.77 FEET TO A POINT; THENCE N 36° 13' 30" W FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE N 01° 14' 07" E FOR A DISTANCE OF 65.85 FEET TO A POINT; THENCE N 08° 52' 30" E FOR A DISTANCE OF 100.80 FEET TO A POINT; THENCE N 02° 19' 08" W FOR A DISTANCE OF 20.52 FEET TO A POINT; THENCE N 83° 18' 42" E FOR A DISTANCE OF 15.56 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4,437 SQUARE FEET OR 0.102 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 10 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT
(TE2)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 08' 09" W FOR A DISTANCE OF 23,284.54 FEET TO THE **POINT OF BEGINNING(POB TE2)**.

THENCE S 36° 13' 30" E FOR A DISTANCE OF 9.30 FEET TO A POINT; THENCE N 59° 57' 21" W FOR A DISTANCE OF 7.06 FEET TO A POINT; THENCE N 08° 52' 45" E FOR A DISTANCE OF 4.01 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 13 SQUARE FEET OR 0.000 ACRE.

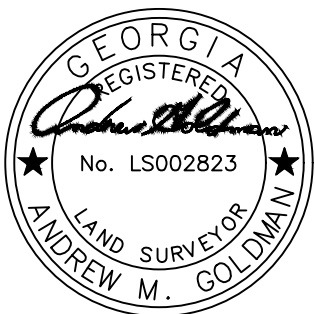
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE3)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 04' 24" W FOR A DISTANCE OF 23,323.10 FEET TO THE **POINT OF BEGINNING(POB TE3)**.

THENCE S 36° 13' 30" E FOR A DISTANCE OF 92.57 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 23.73 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 9.27 FEET TO A POINT; THENCE N 36° 13' 30" W FOR A DISTANCE OF 64.16 FEET TO A POINT; THENCE N 01° 14' 07" E FOR A DISTANCE OF 32.88 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1,659 SQUARE FEET OR 0.038 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 11 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT
(TE4)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 56° 50' 14" W FOR A DISTANCE OF 23,298.00 FEET TO THE **POINT OF BEGINNING(POB TE4)**.

THENCE N 37° 46' 33" E FOR A DISTANCE OF 21.05 FEET TO A POINT; THENCE S 36° 13' 30" E FOR A DISTANCE OF 8.17 FEET TO A POINT; THENCE S 18° 35' 58" E FOR A DISTANCE OF 426.76 FEET TO A POINT; THENCE S 49° 30' 55" E FOR A DISTANCE OF 332.85 FEET TO A POINT; THENCE S 37° 17' 49" E FOR A DISTANCE OF 21.92 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 15.92 FEET TO A POINT; THENCE N 49° 30' 55" W FOR A DISTANCE OF 355.62 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 428.42 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 15,693 SQUARE FEET OR 0.360 ACRE.

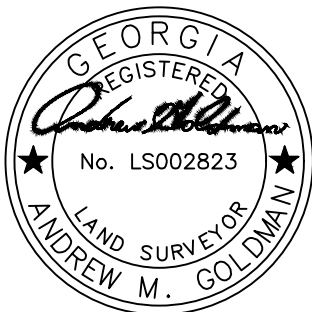
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE5)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 56° 47' 56" W FOR A DISTANCE OF 23,343.41 FEET TO THE **POINT OF BEGINNING(POB TE5)**.

THENCE N 37° 46' 33" E FOR A DISTANCE OF 24.02 FEET TO A POINT; THENCE S 18° 35' 58" E FOR A DISTANCE OF 420.65 FEET TO A POINT; THENCE S 49° 30' 55" E FOR A DISTANCE OF 355.69 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 20.73 FEET TO A POINT; THENCE N 49° 30' 55" W FOR A DISTANCE OF 355.76 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 412.88 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 15,450 SQUARE FEET OR 0.355 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 12 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT
(TE6)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 54° 57' 18" W FOR A DISTANCE OF 23,316.37 FEET TO THE **POINT OF BEGINNING(POB TE6)**.

THENCE N 55° 44' 49" E FOR A DISTANCE OF 15.10 FEET TO A POINT; THENCE S 40° 40' 21" E FOR A DISTANCE OF 314.72 FEET TO A POINT; THENCE N 85° 57' 40" W FOR A DISTANCE OF 21.48 FEET TO A POINT; THENCE N 40° 37' 20" W FOR A DISTANCE OF 301.30 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4,663 SQUARE FEET OR 0.107 ACRE.

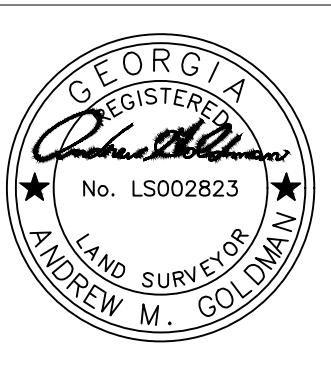
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE7)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 54° 57' 23" W FOR A DISTANCE OF 23,356.72 FEET TO THE **POINT OF BEGINNING(POB TE7)**.

THENCE N 55° 44' 49" E FOR A DISTANCE OF 20.24 FEET TO A POINT; THENCE S 40° 37' 19" E FOR A DISTANCE OF 283.75 FEET TO A POINT; THENCE N 85° 56' 05" W FOR A DISTANCE OF 28.13 FEET TO A POINT; THENCE N 40° 37' 18" W FOR A DISTANCE OF 258.55 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 5,499 SQUARE FEET OR 0.126 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 13 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

Parcel ID 15 090 03 013

Prepared by and Return to:

Atlas Technical Consultants LLC

Attn: Bradford Twombly, Esq.

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** 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 **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 **090** of the **15th** Land District, being described by the Tax Parcel No. **15 090 03 013** of DeKalb County, Georgia, and being shown as **Temporary Construction Easement**, consisting of **0.028 acres (47,414 square feet)**, on the **Easement Plat for Project 18-030 Shoal Creek Trunk Section 2** prepared by **Accura**, for the DeKalb County Department of Watershed Management, consisting of a drawing dated **November 16, 2023**, 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 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.

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 18-030.

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

Signed, sealed and delivered.
in the presence of:

DeKalb County Board of Education

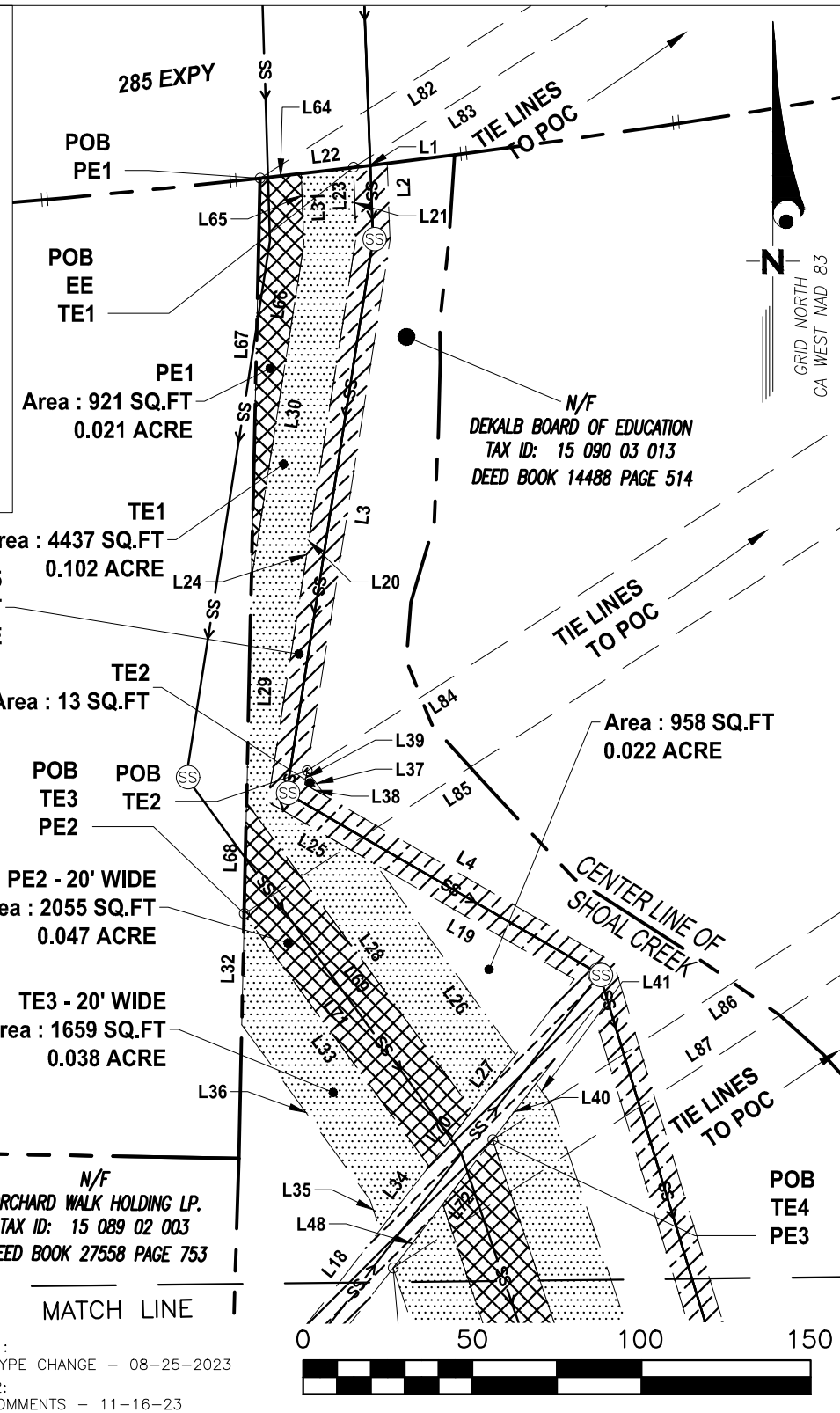
Unofficial Witness

Title: _____

Notary Public, State of Georgia

By: _____

FOR RECORDING



POB PE1
 POB EE TE1
 PE1
 Area : 921 SQ.FT
 0.021 ACRE

TE1
 Area : 4437 SQ.FT
 0.102 ACRE

EE - 10' WIDE PER DB 2187 PG 245
 Area : 17764 SQ.FT
 0.408 ACRE

N/F
 PLASHBERRY LLC.
 TAX ID: 15 089 02 007
 DEED BOOK 27891 PAGE 796

TE2
 Area : 13 SQ.FT

POB TE3 PE2
 POB TE2

PE2 - 20' WIDE
 Area : 2055 SQ.FT
 0.047 ACRE

TE3 - 20' WIDE
 Area : 1659 SQ.FT
 0.038 ACRE

N/F
 ORCHARD WALK HOLDING LP.
 TAX ID: 15 089 02 003
 DEED BOOK 27558 PAGE 753

N/F
 DEKALB BOARD OF EDUCATION
 TAX ID: 15 090 03 013
 DEED BOOK 14488 PAGE 514

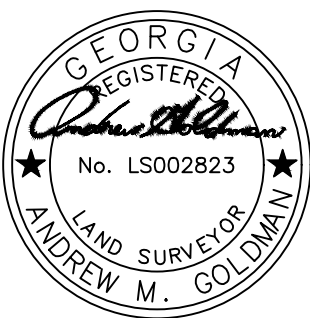
LEGEND

SS →	Sanitary Sewer Line
---	Property Line
- - - -	Right of Way Line
- - - -	Easement Line
[Cross-hatched]	New Sewer Permanent Easement (PE)
[Dotted]	Temporary Construction Easement (TE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[X]	RWM Right-of-Way Monument Found
(SS)	Sanitary Sewer Manhole
DB	Deed Book
IPF	Iron Pin Found (1/2" Rebar)
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement

MATCH LINE

REVISION 1:
 R/W LINETYPE CHANGE - 08-25-2023

REVISION 2:
 COUNTY COMMENTS - 11-16-23



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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.

Andrew M. Goldman
 ANDREW M. GOLDMAN PLS 2823

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 1 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

MATCH LINE

CENTER LINE OF SHOAL CREEK

GRID NORTH
GA WEST NAD 83

POB
TE5

N/F
ORCHARD WALK HOLDING LP.
TAX ID: 15 089 02 003
DEED BOOK 27558 PAGE 753

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 15 090 03 013
DEED BOOK 14488 PAGE 514

LEGEND

SS	Sanitary Sewer Line
---	Property Line
	Right of Way Line
- - - -	Easement Line
[Cross-hatched]	New Sewer Permanent Easement (PE)
[Dotted]	Temporary Construction Easement (TE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with RWM]	Right-of-Way Monument Found
[Circle with SS]	Sanitary Sewer Manhole
[DB]	Deed Book
[IPF]	Iron Pin Found (1/2" Rebar)
[N/F]	Now or Formerly
[PB]	Plat Book
[PG]	Page
[POB]	Point of Beginning
[POC]	Point of Commencement

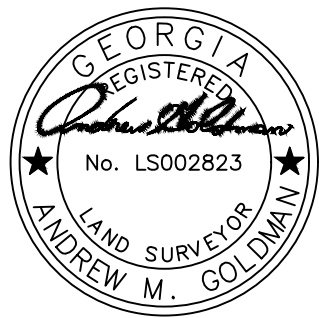
PE3 - 20' WIDE
Area : 15604 SQ.FT
0.358 ACRE

TE5 - 20' WIDE
Area : 15450 SQ.FT
0.355 ACRE

TE4 - 20' WIDE
Area : 15693 SQ.FT
0.360 ACRE

MATCH LINE

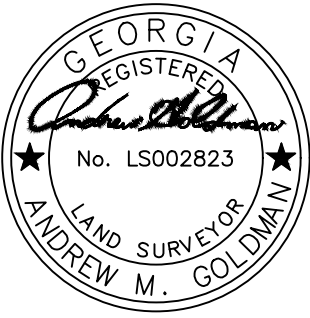
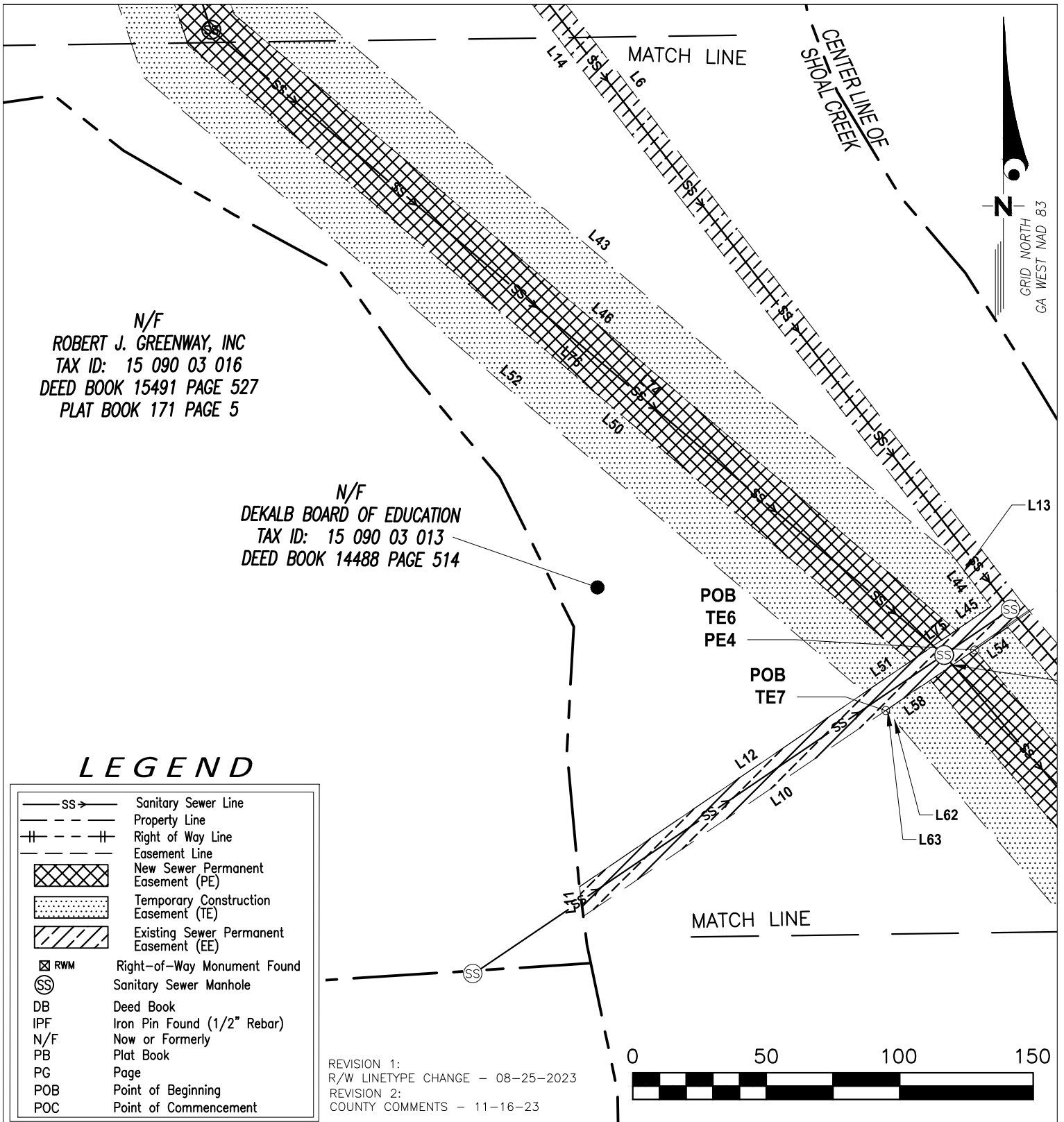
REVISION 1:
R/W LINETYPE CHANGE - 08-25-2023
REVISION 2:
COUNT COMMENTS - 11-16-23



NOTES:

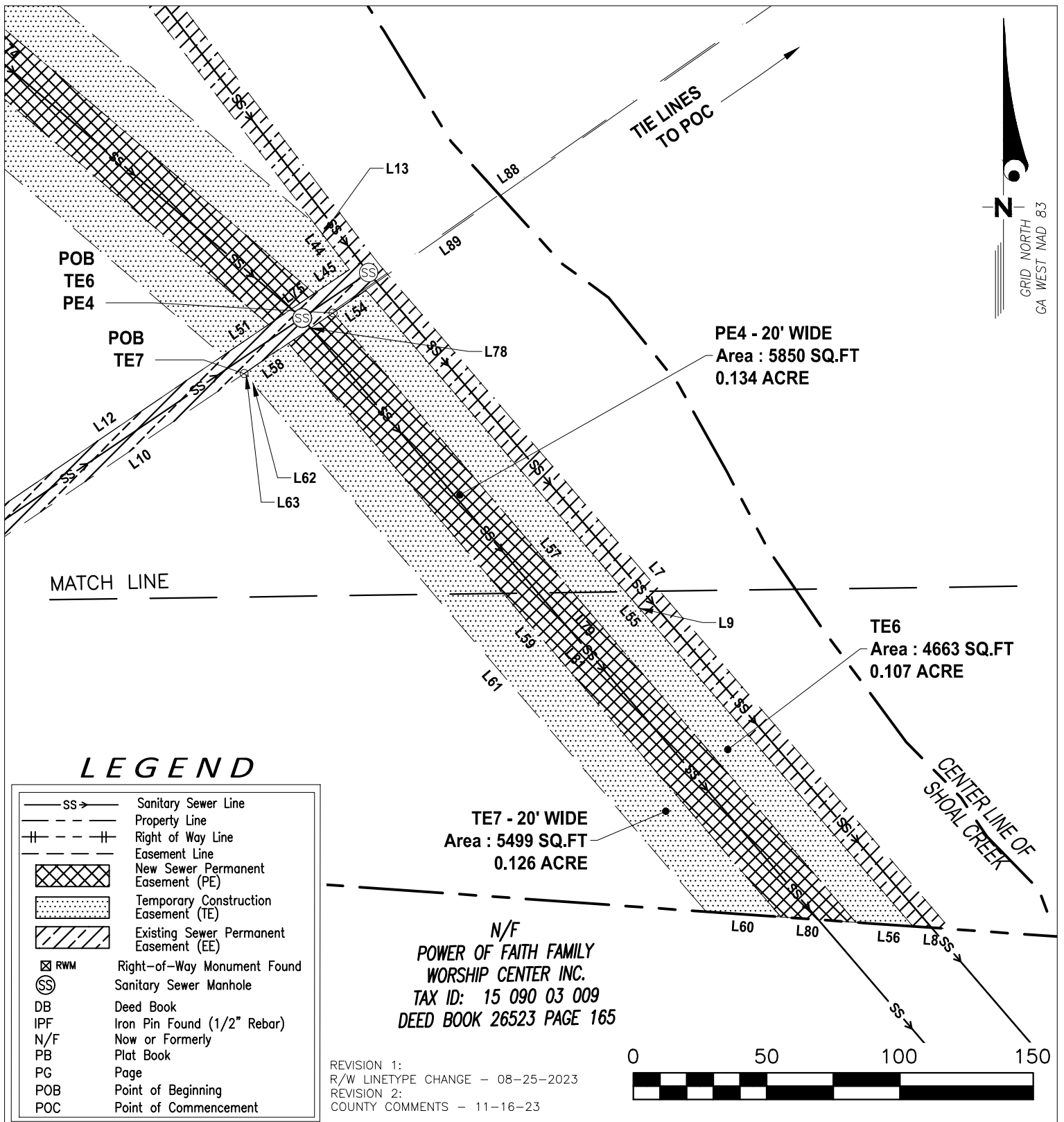
- 1) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID ENTITY.
- 2) THE CERTIFICATE OF AUTHORIZATION NUMBER FOR ACCURA ENGINEERING AND CONSULTING SERVICES, INC. IS LSFO01140. SAID AUTHORIZATION EXPIRES ON 6/30/2024.
- 3) POC (N:1343627.14, E:2270399.72) IS AT THE INTERSECTION OF THE CENTERLINE OF COLUMBIA DRIVE AND THE CENTERLINE OF SPRINGSIDE CROSSING.
- 4) THE LATEST SURVEY FIELD DATE: JUNE, 2023.
- 5) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 175,736 FEET; AN ANGULAR ERROR OF 3.20" PER ANGLE POINT; AND WAS ADJUSTED USING LEAST SQUARES.
- 6) THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE OF BOUNDARY AND FOUND TO HAVE A CLOSURE PRECISION RATIO OF ONE PART IN 3,086 FEET.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 2 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722



NOTES:
 7) HORIZONTAL DATUM:NAD1983/2011 (EPOCH:2010.0000), STATE PLANE COORDINATE ZONE:GA WEST(1002).
 8) COORDINATES WERE DERIVED FROM eGPS NETWORK, MEASUREMENTS BY TKO GPS RECEIVER.
 9) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
 10) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE AND ACCURA ENGINEERING MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
 11) FOR PURPOSES OF CLARITY, NOT ALL IMPROVEMENTS ARE SHOWN.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 3 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722



POB
TE6
PE4

POB
TE7

PE4 - 20' WIDE
Area : 5850 SQ.FT
0.134 ACRE

TE6
Area : 4663 SQ.FT
0.107 ACRE

TE7 - 20' WIDE
Area : 5499 SQ.FT
0.126 ACRE

N/F
POWER OF FAITH FAMILY
WORSHIP CENTER INC.
TAX ID: 15 090 03 009
DEED BOOK 26523 PAGE 165

REVISION 1:
R/W LINETYPE CHANGE - 08-25-2023
REVISION 2:
COUNTY COMMENTS - 11-16-23

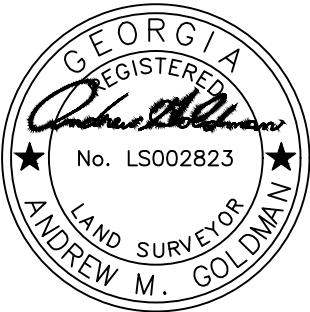
LEGEND

SS →	Sanitary Sewer Line
---	Property Line
- - -	Right of Way Line
---	Easement Line
[Cross-hatched]	New Sewer Permanent Easement (PE)
[Dotted]	Temporary Construction Easement (TE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with X]	RWM Right-of-Way Monument Found
(SS)	Sanitary Sewer Manhole
DB	Deed Book
IPF	Iron Pin Found (1/2" Rebar)
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement

MATCH LINE



SEE NOTES ON PAGES 2 AND 3.



PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 4 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722

EXISTING EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L1	10.04	N83° 04' 07"E
L2	22.73	S02° 07' 10"E
L3	158.78	S08° 52' 45"W
L4	98.39	S59° 57' 21"E
L5	276.55	S16° 53' 55"E
L6	520.04	S37° 17' 49"E
L7	328.94	S40° 40' 21"E
L8	14.07	N85° 58' 00"W
L9	314.72	N40° 40' 21"W
L10	137.06	S55° 44' 49"W
L11	11.22	N07° 16' 05"W
L12	129.23	N55° 44' 49"E
L13	21.92	N37° 17' 49"W
L14	494.79	N37° 17' 49"W
L15	266.70	N16° 53' 55"W
L16	79.24	S37° 46' 33"W
L17	17.02	N01° 47' 48"E
L18	72.12	N37° 46' 33"E
L19	67.95	N59° 57' 21"W
L20	168.68	N08° 52' 45"E

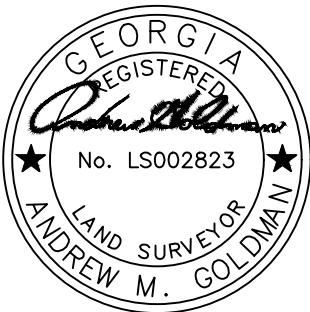
EASEMENT TABLE

LINE #/CURVE #	DISTANCE	DIRECTION
L21	20.93	N02° 07' 10"W

PERMANENT EASEMENT

EASEMENT TABLE

LINE #/CURVE #	DISTANCE	DIRECTION
L64	12.24	N83° 34' 34"E
L65	20.52	S02° 19' 08"E
L66	100.80	S08° 52' 30"W
L67	118.75	N01° 14' 07"E
L68	32.88	N01° 14' 07"E
L69	112.93	S36° 13' 30"E
L70	20.81	S37° 46' 33"W
L71	92.57	N36° 13' 30"W
L72	24.02	N37° 46' 33"E
L73	428.42	S18° 35' 58"E
L74	355.62	S49° 30' 55"E
L75	20.73	S55° 44' 49"W
L76	355.69	N49° 30' 55"W
L77	420.65	N18° 35' 58"W
L78	20.12	N55° 44' 49"E
L79	301.30	S40° 37' 20"E
L80	28.13	N85° 56' 05"W
L81	283.75	N40° 37' 19"W



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE NTS
 JOB #: 20440
 SHEET 5 OF 13
 SURVEY PREPARED BY:



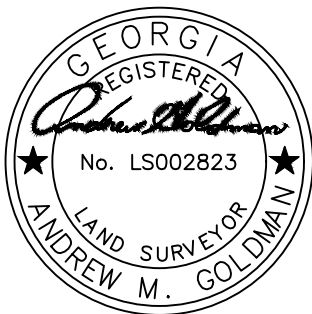
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L22	15.56	N83° 18' 42"E
L23	20.93	S02° 07' 10"E
L24	168.68	S08° 52' 45"W
L25	36.66	S59° 57' 21"E
L26	70.04	S36° 13' 30"E
L27	20.77	S37° 46' 33"W
L28	112.93	N36° 13' 30"W
L29	65.85	N01° 14' 07"E
L30	100.80	N08° 52' 30"E
L31	20.52	N02° 19' 08"W
L32	32.88	N01° 14' 07"E
L33	92.57	S36° 13' 30"E
L34	23.73	S37° 46' 33"W
L35	9.27	N18° 35' 58"W
L36	64.16	N36° 13' 30"W
L37	9.30	S36° 13' 30"E
L38	7.06	N59° 57' 21"W
L39	4.01	N08° 52' 45"E
L40	21.05	N37° 46' 33"E
L41	8.17	S36° 13' 30"E

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L42	426.76	S18° 35' 58"E
L43	332.85	S49° 30' 55"E
L44	21.92	S37° 17' 49"E
L45	15.92	S55° 44' 49"W
L46	355.62	N49° 30' 55"W
L47	428.42	N18° 35' 58"W
L48	24.02	N37° 46' 33"E
L49	420.65	S18° 35' 58"E
L50	355.69	S49° 30' 55"E
L51	20.73	S55° 44' 49"W
L52	355.76	N49° 30' 55"W
L53	412.88	N18° 35' 58"W
L54	15.10	N55° 44' 49"E
L55	314.72	S40° 40' 21"E
L56	21.48	N85° 57' 40"W
L57	301.30	N40° 37' 20"W
L58	20.24	N55° 44' 49"E
L59	283.75	S40° 37' 19"E
L60	28.13	N85° 56' 05"W
L61	258.55	N40° 37' 18"W

SEE NOTES ON PAGES 2 AND 3



PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE NTS
 JOB #: 20440
 SHEET 6 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L62	5.49	N38° 16' 03"W
L63	2.21	N49° 30' 55"W

POC TO POB		
LINE #/CURVE #	DISTANCE	DIRECTION
L82	23201.67	S57° 31' 04"W
L83	23176.67	S57° 29' 16"W
L84	23284.54	S57° 08' 09"W
L85	23323.10	S57° 04' 24"W
L86	23298.00	S56° 50' 14"W
L87	23343.41	S56° 47' 56"W
L88	23356.72	S54° 57' 23"W
L89	23316.37	S54° 57' 18"W

AREA SUMMARY:

EXISTING SANITARY SEWER EASEMENT(EЕ):
17,764 SQ.FT. OR 0.408 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE1):
4,437 SQ.FT. OR 0.102 ACRE
 NEW SEWER PERMANENT EASEMENT(PE1):
921 SQ.FT. OR 0.021 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE2):
13 SQ.FT. OR 0.000 ACRE
 NEW SEWER PERMANENT EASEMENT(PE2):
2,055 SQ.FT. OR 0.047 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE3):
1,659 SQ.FT. OR 0.038 ACRE
 NEW SEWER PERMANENT EASEMENT(PE3):
15,604 SQ.FT. OR 0.358 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE4):
15,693 SQ.FT. OR 0.360 ACRE
 NEW SEWER PERMANENT EASEMENT(PE4):
5,850 SQ.FT. OR 0.134 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE5):
15,450 SQ.FT. OR 0.355 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE6):
4,663 SQ.FT. OR 0.107 ACRE
 TEMPORARY CONSTRUCTION EASEMENT(TE7):
5,499 SQ.FT. OR 0.126 ACRE

CLOSURE:

1 FOOT IN 663,317 FEET
 1 FOOT IN 180,783 FEET
 1 FOOT IN 51,492 FEET
 1 FOOT IN 3,086 FEET
 1 FOOT IN 37,027 FEET
 1 FOOT IN 12,794 FEET
 1 FOOT IN 356,696 FEET
 1 FOOT IN 259,792 FEET
 1 FOOT IN 333,316 FEET
 1 FOOT IN 353,273 FEET
 1 FOOT IN 110,610 FEET
 1 FOOT IN 104,977 FEET



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-090-03-013
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/03/2023 - SCALE NTS
 JOB #: 20440
 SHEET 7 OF 13
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
EXISTING SANITARY SEWER EASEMENT
(EE)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 29' 16" W FOR A DISTANCE OF 23,176.67 FEET TO THE **POINT OF BEGINNING(POB EE)**.

THENCE N 83° 04' 07" E FOR A DISTANCE OF 10.04 FEET TO A POINT; THENCE S 02° 07' 10" E FOR A DISTANCE OF 22.73 FEET TO A POINT; THENCE S 08° 52' 45" W FOR A DISTANCE OF 158.78 FEET TO A POINT; THENCE S 59° 57' 21" E FOR A DISTANCE OF 98.39 FEET TO A POINT; THENCE S 16° 53' 55" E FOR A DISTANCE OF 276.55 FEET TO A POINT; THENCE S 37° 17' 49" E FOR A DISTANCE OF 520.04 FEET TO A POINT; THENCE S 40° 40' 21" E FOR A DISTANCE OF 328.94 FEET TO A POINT; THENCE N 85° 58' 00" W FOR A DISTANCE OF 14.07 FEET TO A POINT; THENCE N 40° 40' 21" W FOR A DISTANCE OF 314.72 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 137.06 FEET TO A POINT; THENCE N 07° 16' 05" W FOR A DISTANCE OF 11.22 FEET TO A POINT; THENCE N 55° 44' 49" E FOR A DISTANCE OF 129.23 FEET TO A POINT; THENCE N 37° 17' 49" W FOR A DISTANCE OF 21.92 FEET TO A POINT; THENCE N 37° 17' 49" W FOR A DISTANCE OF 494.79 FEET TO A POINT; THENCE N 16° 53' 55" W FOR A DISTANCE OF 266.70 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 79.24 FEET TO A POINT; THENCE N 01° 47' 48" E FOR A DISTANCE OF 17.02 FEET TO A POINT; THENCE N 37° 46' 33" E FOR A DISTANCE OF 72.12 FEET TO A POINT; THENCE N 59° 57' 21" W FOR A DISTANCE OF 67.95 FEET TO A POINT; THENCE N 08° 52' 45" E FOR A DISTANCE OF 168.68 FEET TO A POINT; THENCE N 02° 07' 10" W A DISTANCE OF 20.93 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 17,764 SQUARE FEET OR 0.408 ACRE.

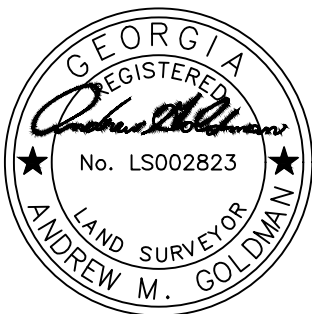
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
PERMANENT SANITARY SEWER EASEMENT
(PE1)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 31' 04" W FOR A DISTANCE OF 23,201.67 FEET TO THE **POINT OF BEGINNING(POB PE1)**.

THENCE N 83° 34' 34" E FOR A DISTANCE OF 12.24 FEET TO A POINT; THENCE S 02° 19' 08" E FOR A DISTANCE OF 20.52 FEET TO A POINT; THENCE S 08° 52' 30" W FOR A DISTANCE OF 100.80 FEET TO A POINT; THENCE N 01° 14' 07" E FOR A DISTANCE OF 118.75 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 921 SQUARE FEET OR 0.021 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 8 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
NEW PERMANENT SANITARY SEWER EASEMENT
(PE2)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 04' 24" W FOR A DISTANCE OF 23,323.10 FEET TO THE **POINT OF BEGINNING(POB PE2)**.

THENCE N 01° 14' 07" E FOR A DISTANCE OF 32.88 FEET TO A POINT; THENCE S 36° 13' 30" E FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 20.81 FEET TO A POINT; THENCE N 36° 13' 30" W FOR A DISTANCE OF 92.57 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 2,055 SQUARE FEET OR 0.047 ACRE.

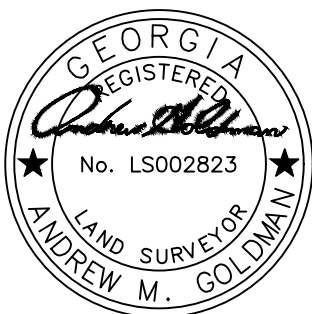
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
NEW PERMANENT SANITARY SEWER EASEMENT
(PE3)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 56° 50' 14" W FOR A DISTANCE OF 23,298.00 FEET TO THE **POINT OF BEGINNING(POB PE3)**.

THENCE S 18° 35' 58" E FOR A DISTANCE OF 428.42 FEET TO A POINT; THENCE S 49° 30' 55" E FOR A DISTANCE OF 355.62 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 20.73 FEET TO A POINT; THENCE N 49° 30' 55" W FOR A DISTANCE OF 355.69 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 420.65 FEET TO A POINT; THENCE N 37° 46' 33" E FOR A DISTANCE OF 24.02 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 15,604 SQUARE FEET OR 0.358 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 9 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
NEW PERMANENT SANITARY SEWER EASEMENT
(PE4)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 54° 57' 18" W FOR A DISTANCE OF 23,316.37 FEET TO THE **POINT OF BEGINNING(POB PE4)**.

THENCE S 40° 37' 20" E FOR A DISTANCE OF 301.30 FEET TO A POINT; THENCE N 85° 56' 05" W FOR A DISTANCE OF 28.13 FEET TO A POINT; THENCE N 40° 37' 19" W FOR A DISTANCE OF 283.75 FEET TO A POINT; THENCE N 55° 44' 49" E FOR A DISTANCE OF 20.12 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 5,850 SQUARE FEET OR 0.134 ACRE.

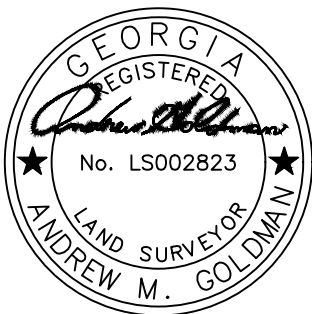
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE1)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 29' 16" W FOR A DISTANCE OF 23,176.67 FEET TO THE **POINT OF BEGINNING(POB TE1)**.

THENCE S 02° 07' 10" E FOR A DISTANCE OF 20.93 FEET TO A POINT; THENCE S 08° 52' 45" W FOR A DISTANCE OF 168.68 FEET TO A POINT; THENCE S 59° 57' 21" E FOR A DISTANCE OF 36.66 FEET TO A POINT; THENCE S 36° 13' 30" E FOR A DISTANCE OF 70.04 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 20.77 FEET TO A POINT; THENCE N 36° 13' 30" W FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE N 01° 14' 07" E FOR A DISTANCE OF 65.85 FEET TO A POINT; THENCE N 08° 52' 30" E FOR A DISTANCE OF 100.80 FEET TO A POINT; THENCE N 02° 19' 08" W FOR A DISTANCE OF 20.52 FEET TO A POINT; THENCE N 83° 18' 42" E FOR A DISTANCE OF 15.56 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4,437 SQUARE FEET OR 0.102 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 10 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT
(TE2)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 08' 09" W FOR A DISTANCE OF 23,284.54 FEET TO THE **POINT OF BEGINNING(POB TE2)**.

THENCE S 36° 13' 30" E FOR A DISTANCE OF 9.30 FEET TO A POINT; THENCE N 59° 57' 21" W FOR A DISTANCE OF 7.06 FEET TO A POINT; THENCE N 08° 52' 45" E FOR A DISTANCE OF 4.01 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 13 SQUARE FEET OR 0.000 ACRE.

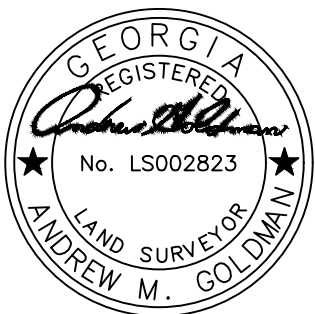
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE3)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 57° 04' 24" W FOR A DISTANCE OF 23,323.10 FEET TO THE **POINT OF BEGINNING(POB TE3)**.

THENCE S 36° 13' 30" E FOR A DISTANCE OF 92.57 FEET TO A POINT; THENCE S 37° 46' 33" W FOR A DISTANCE OF 23.73 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 9.27 FEET TO A POINT; THENCE N 36° 13' 30" W FOR A DISTANCE OF 64.16 FEET TO A POINT; THENCE N 01° 14' 07" E FOR A DISTANCE OF 32.88 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1,659 SQUARE FEET OR 0.038 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 11 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT
(TE4)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 56° 50' 14" W FOR A DISTANCE OF 23,298.00 FEET TO THE **POINT OF BEGINNING(POB TE4)**.

THENCE N 37° 46' 33" E FOR A DISTANCE OF 21.05 FEET TO A POINT; THENCE S 36° 13' 30" E FOR A DISTANCE OF 8.17 FEET TO A POINT; THENCE S 18° 35' 58" E FOR A DISTANCE OF 426.76 FEET TO A POINT; THENCE S 49° 30' 55" E FOR A DISTANCE OF 332.85 FEET TO A POINT; THENCE S 37° 17' 49" E FOR A DISTANCE OF 21.92 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 15.92 FEET TO A POINT; THENCE N 49° 30' 55" W FOR A DISTANCE OF 355.62 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 428.42 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 15,693 SQUARE FEET OR 0.360 ACRE.

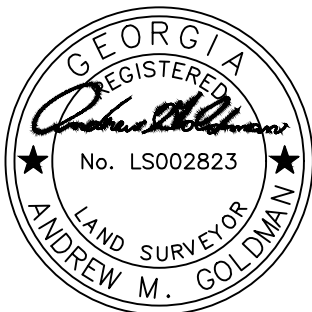
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE5)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 56° 47' 56" W FOR A DISTANCE OF 23,343.41 FEET TO THE **POINT OF BEGINNING(POB TE5)**.

THENCE N 37° 46' 33" E FOR A DISTANCE OF 24.02 FEET TO A POINT; THENCE S 18° 35' 58" E FOR A DISTANCE OF 420.65 FEET TO A POINT; THENCE S 49° 30' 55" E FOR A DISTANCE OF 355.69 FEET TO A POINT; THENCE S 55° 44' 49" W FOR A DISTANCE OF 20.73 FEET TO A POINT; THENCE N 49° 30' 55" W FOR A DISTANCE OF 355.76 FEET TO A POINT; THENCE N 18° 35' 58" W FOR A DISTANCE OF 412.88 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 15,450 SQUARE FEET OR 0.355 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 12 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

SANITARY SEWER EASEMENTS (15 090 03 013)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT
(TE6)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 54° 57' 18" W FOR A DISTANCE OF 23,316.37 FEET TO THE **POINT OF BEGINNING(POB TE6)**.

THENCE N 55° 44' 49" E FOR A DISTANCE OF 15.10 FEET TO A POINT; THENCE S 40° 40' 21" E FOR A DISTANCE OF 314.72 FEET TO A POINT; THENCE N 85° 57' 40" W FOR A DISTANCE OF 21.48 FEET TO A POINT; THENCE N 40° 37' 20" W FOR A DISTANCE OF 301.30 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4,663 SQUARE FEET OR 0.107 ACRE.

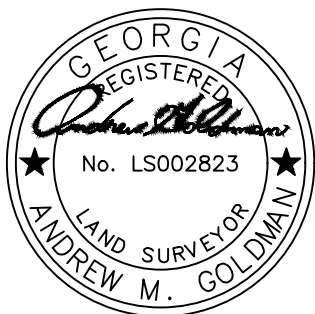
LEGAL DESCRIPTION
TAX PARCEL NO. 15 090 03 013
TEMPORARY CONSTRUCTION EASEMENT(TE7)

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 184 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 54° 57' 23" W FOR A DISTANCE OF 23,356.72 FEET TO THE **POINT OF BEGINNING(POB TE7)**.

THENCE N 55° 44' 49" E FOR A DISTANCE OF 20.24 FEET TO A POINT; THENCE S 40° 37' 19" E FOR A DISTANCE OF 283.75 FEET TO A POINT; THENCE N 85° 56' 05" W FOR A DISTANCE OF 28.13 FEET TO A POINT; THENCE N 40° 37' 18" W FOR A DISTANCE OF 258.55 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 5,499 SQUARE FEET OR 0.126 ACRE.



SEE NOTES ON PAGES 2 AND 3

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-090-03-013
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 090, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/03/2023 - SCALE NTS
JOB #: 20440
SHEET 13 OF 13
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722