

PLAT OF
AREA # 1



VICINITY MAP
(NOT TO SCALE)

RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGAL DESCRIPTION:

All that tract or parcel of land located in the City of Tucker, in Land Lot 168 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a point formed by the apparent intersection of the Southerly Right-of-Way line of Sarr Parkway (Variable Right-of-Way) and the Easterly Right-of-Way line of Idlewood Road (80ft Right-of-Way); Thence, continuing along the Easterly Right-of-Way of Idlewood Road, run along a curve turning right, an arc distance of 96.19 feet, said curve having a radius of 1638.25 feet and chord which bears South 33 degrees 11 minutes 10 seconds West, a distance of 96.18 feet to a proposed concrete monument, said monument being the POINT OF BEGINNING;

From said POINT OF BEGINNING;

- 1) Thence, departing the Easterly Right-of-Way line of Idlewood Road, run South 48 degrees 55 minutes 53 seconds East, a distance of 6.90 feet to a proposed concrete monument;
- 2) Thence, South 45 degrees 48 minutes 48 seconds West, a distance of 19.30 feet to a proposed concrete monument;
- 3) Thence, North 51 degrees 20 minutes 16 seconds West, a distance of 3.32 feet to a proposed concrete monument on the Easterly Right-of-Way line of Idlewood Road;
- 4) Thence, Along the Easterly Right-of-Way line of Idlewood Road run along a curve turning left, an arc distance of 19.47 feet, said curve having a radius of 1638.25 feet and chord which bears North 35 degrees 12 minutes 31 seconds East a distance of 19.47 feet to a proposed concrete monument, said monument being the POINT OF BEGINNING.

Said tract containing 0.0023 acres, 98 square feet, more or less.

Said tract having a closure of one foot in 45,764 feet.

The field data upon which this plat is based underwent a least squared network adjustment and met the allowable tolerance of 0.027 feet + 50.0 ppm

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

AIDAN P DEEGAN
PROFESSIONAL LAND SURVEYOR
GEORGIA LICENSE NO. 2929
(FOR THE FIRM - LSF 1324)
SIGNED THIS ___ DAY OF _____, 2024

SEE SHEET 2 OF 2 FOR SKETCH

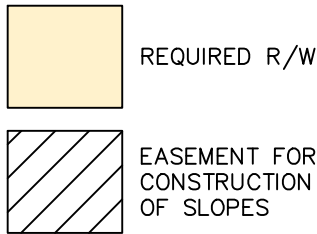
FOR: KIMLEY HORN AND ASSOCIATES	
COUNTY: DEKALB	DWG DATE: 11/22/2024
PROJECT NO.: GA015008-10	DRAWN BY: SMG
FIELD WORK DATE: 01/11/2024	CHECKED BY: APD
REVISION:	REV. DATE:

PLAT OF
AREA #1, LYING WITHIN
THE CITY OF TUCKER, LAND LOT 168
18TH DISTRICT, DEKALB COUNTY, GEORGIA



6611 Bay Circle, Suite 220
Norcross, GA 30071
Tel: 678-421-0080

PLAT OF AREA # 1



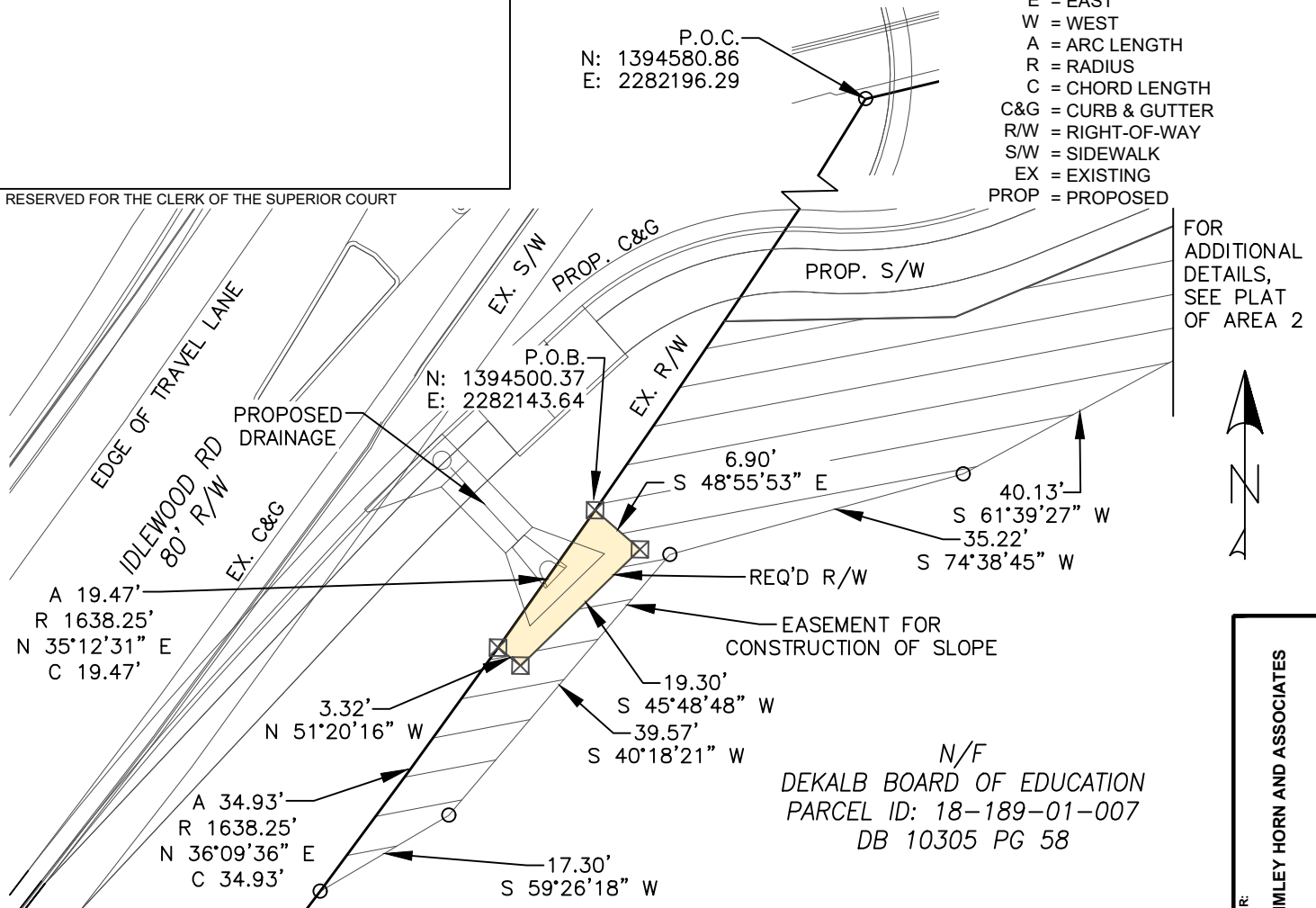
LEGEND

- ☒ = PROPOSED R/W MONUMENT
- = CALCULATED POINT

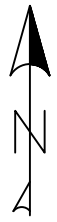
ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- REV. = REVISION
- DB = DEED BOOK
- PB = PLAT BOOK
- PG = PAGE
- N/F = NOW OR FORMERLY
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- A = ARC LENGTH
- R = RADIUS
- C = CHORD LENGTH
- C&G = CURB & GUTTER
- R/W = RIGHT-OF-WAY
- S/W = SIDEWALK
- EX = EXISTING
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RESERVED FOR THE CLERK OF THE SUPERIOR COURT



FOR ADDITIONAL DETAILS, SEE PLAT OF AREA 2



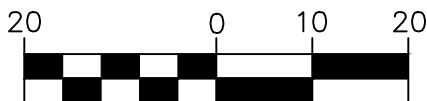
N/F
DEKALB BOARD OF EDUCATION
PARCEL ID: 18-189-01-007
DB 10305 PG 58

NOTES:

1. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A GEORGIA PROFESSIONAL LICENSED SURVEYOR.
2. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NOT VALID WITHOUT ALL SHEETS.

REFERENCES

DB 28384	PG 785
DB 23418	PG 439
DB 10305	PG 53
DB 7970	PG 67
DB 6173	PG 131
PB 89	PG 51
PB 88	PG 36
PB 55	PG 1
PB 54	PG 60



1 inch = 20 ft.
INTENDED DISPLAY SCALE

SEE SHEET 1 OF 2 FOR DESCRIPTION

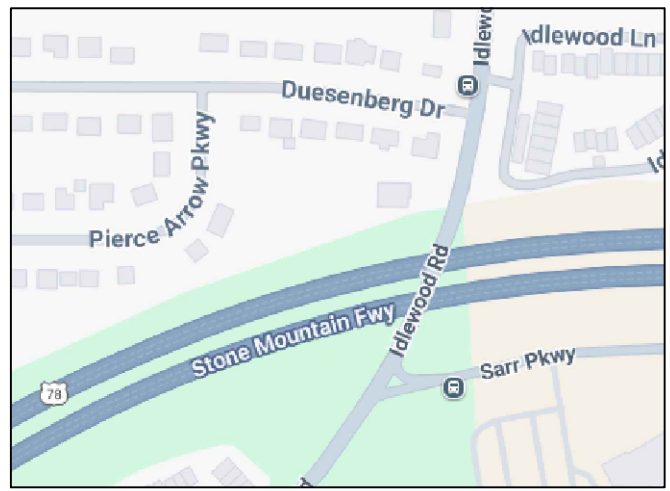
FOR:		KIMLEY HORN AND ASSOCIATES	
COUNTY:	DEKALB	DWG DATE:	11/22/2024
PROJECT NO.:	GA015008-10	DRAWN BY:	SMG
FIELD WORK DATE:	01/11/2024	CHECKED BY:	APD
REVISION:		REV. DATE:	

PLAT OF
AREA #1, LYING WITHIN
THE CITY OF TUCKER, LAND LOT 168
18TH DISTRICT, DEKALB COUNTY, GEORGIA



6611 Bay Circle, Suite 220
Norcross, GA 30071
Tel: 678-421-0080

PLAT OF
AREA # 2



VICINITY MAP
(NOT TO SCALE)

RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGAL DESCRIPTION:

All that tract or parcel of land located in the City of Tucker, in Land Lots 168 & 169 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a point formed by the apparent intersection of the Southerly Right-of-Way line of Sarr Parkway (Variable Right-of-Way) and the Easterly Right-of-Way line of Idlewood Road (80ft Right-of-Way), said point being the POINT OF BEGINNING

From said POINT OF BEGINNING;

- 1) Thence, along the Southerly Right-of-Way of Sarr Parkway, run North 76 degrees 29 minutes 43 seconds East, a distance of 303.66 feet to a point;
- 2) Thence, run along a curve turning right, an arc distance of 90.62 feet, said curve having a radius of 1056.91 feet and chord which bears North 78 degrees 57 minutes 06 seconds East a distance of 90.59 feet to a proposed concrete monument;
- 3) Thence, departing the Southerly Right-of-Way line of Sarr Parkway, run South 08 degrees 15 minutes 50 seconds East, a distance of 12.79 feet to a proposed concrete monument;
- 4) Thence, South 79 degrees 36 minutes 29 seconds West, a distance of 48.79 feet to a point;
- 5) Thence, South 76 degrees 25 minutes 01 seconds West, a distance of 76.21 feet to a proposed concrete monument;
- 6) Thence, South 66 degrees 10 minutes 09 seconds West, a distance of 103.41 feet to a proposed concrete monument;
- 7) Thence, South 74 degrees 45 minutes 54 seconds West, a distance of 68.62 feet to a proposed concrete monument;
- 8) Thence, South 67 degrees 39 minutes 04 seconds West, a distance of 65.77 feet to a proposed concrete monument;
- 9) Thence, South 06 degrees 32 minutes 49 seconds East, a distance of 14.00 feet to a proposed concrete monument;
- 10) Thence, South 68 degrees 11 minutes 51 seconds West, a distance of 20.04 feet to a proposed concrete monument;
- 11) Thence, North 02 degrees 14 minutes 37 seconds West, a distance of 14.00 feet to a proposed concrete monument;
- 12) Thence, South 67 degrees 24 minutes 27 seconds West, a distance of 38.70 feet to a proposed concrete monument;
- 13) Thence, South 88 degrees 55 minutes 59 seconds West, a distance of 26.69 feet to a proposed concrete monument on the Easterly Right-of-Way line of Idlewood Road;
- 14) Thence, along the Easterly Right-of-Way line of Idlewood Road, run along a curve turning left, an arc distance of 69.69 feet, said curve having a radius of 1638.25 feet and chord which bears North 32 degrees 43 minutes 22 seconds East a distance of 69.69 feet to a point, said point being the POINT OF BEGINNING;

Said tract containing 0.277 acres, 12,066 square feet, more or less. Said tract having a closure of one foot in 77,392 feet.

The field data upon which this plat is based underwent a least squared network adjustment and met the allowable tolerance of 0.027 feet + 50.0 ppm

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(FOR THE FIRM - LSF 1324)
SIGNED THIS ___ DAY OF _____, 2024

SEE SHEETS 2 AND 3 FOR SKETCH

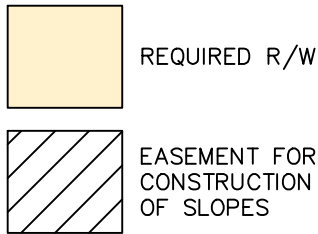
FOR:		KIMLEY HORN AND ASSOCIATES	
COUNTY:	DEKALB	DWG DATE:	11/22/2024
PROJECT NO.:	GA015008-10	DRAWN BY:	SMG
FIELD WORK DATE:	01/11/2024	CHECKED BY:	APD
REVISION:		REV. DATE:	

PLAT OF
AREA #2, LYING WITHIN
THE CITY OF TUCKER, LAND LOT 168 & 169
18TH DISTRICT, DEKALB COUNTY, GEORGIA



6611 Bay Circle, Suite 220
Norcross, GA 30071
Tel: 678-421-0080

PLAT OF AREA # 2



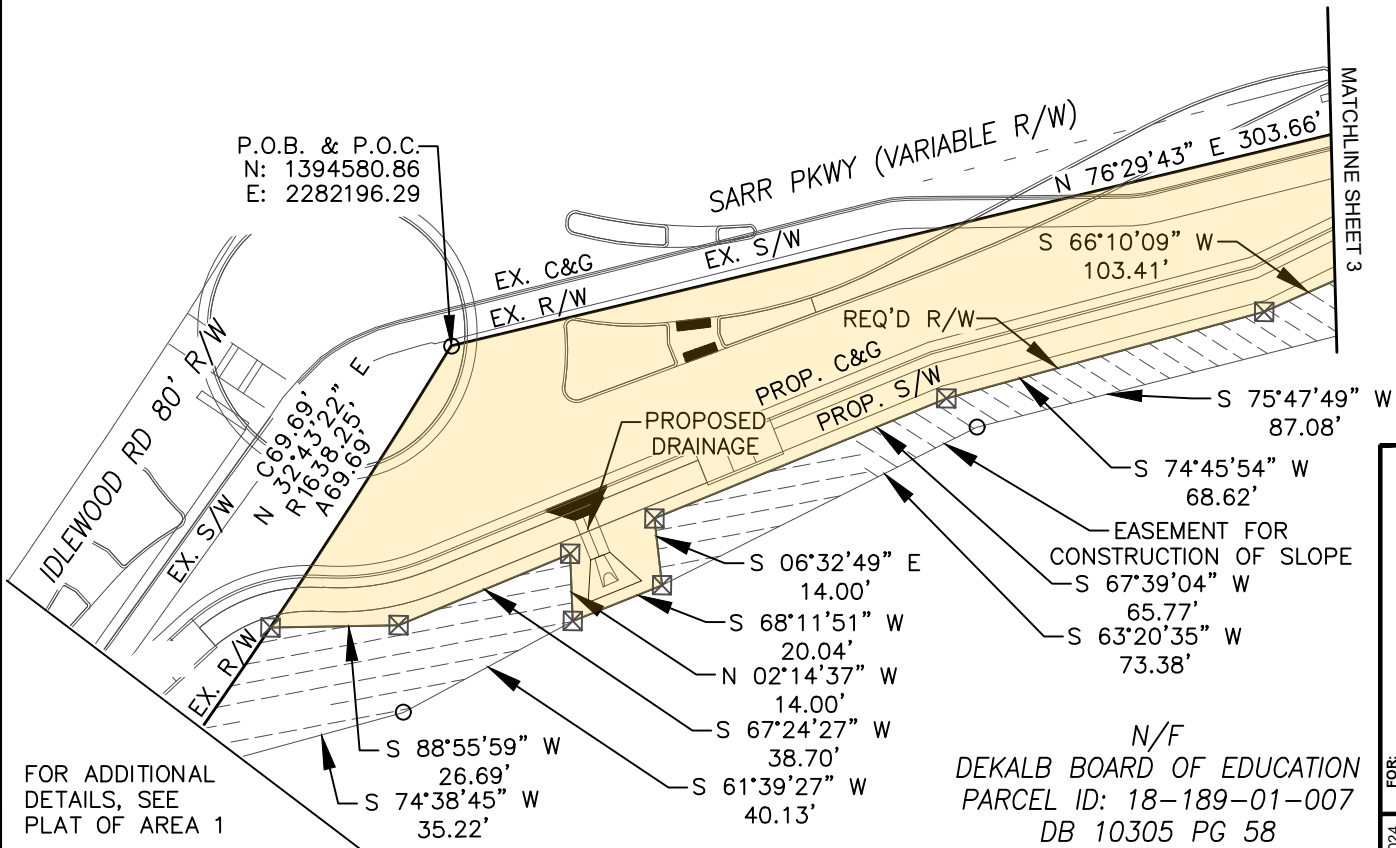
LEGEND

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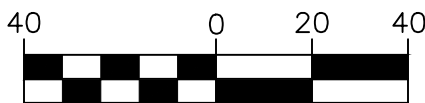
FOR ADDITIONAL DETAILS, SEE PLAT OF AREA 1

NOTES:

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REFERENCES

- DB 28384 PG 785
- DB 23418 PG 439
- DB 10305 PG 53
- DB 7970 PG 67
- DB 6173 PG 131
- PB 89 PG 51
- PB 88 PG 36
- PB 55 PG 1
- PB 54 PG 60



1 inch = 40 ft.
INTENDED DISPLAY SCALE



SEE SHEET 1 OF 3 FOR DESCRIPTION

FOR: KIMLEY HORN AND ASSOCIATES	
COUNTY: DEKALB	PROJECT NO.: GA015008-10
DWG DATE: 11/22/2024	FIELD WORK DATE: 01/11/2024
DRAWN BY: SMG	REVISION:
CHECKED BY: APD	
REV. DATE:	

PLAT OF
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THE CITY OF TUCKER, LAND LOT 168 & 169
18TH DISTRICT, DEKALB COUNTY, GEORGIA

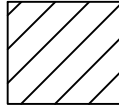


6611 Bay Circle, Suite 220
Norcross, GA 30071
Tel: 678-421-0080

PLAT OF AREA # 2



REQUIRED R/W



EASEMENT FOR CONSTRUCTION OF SLOPES

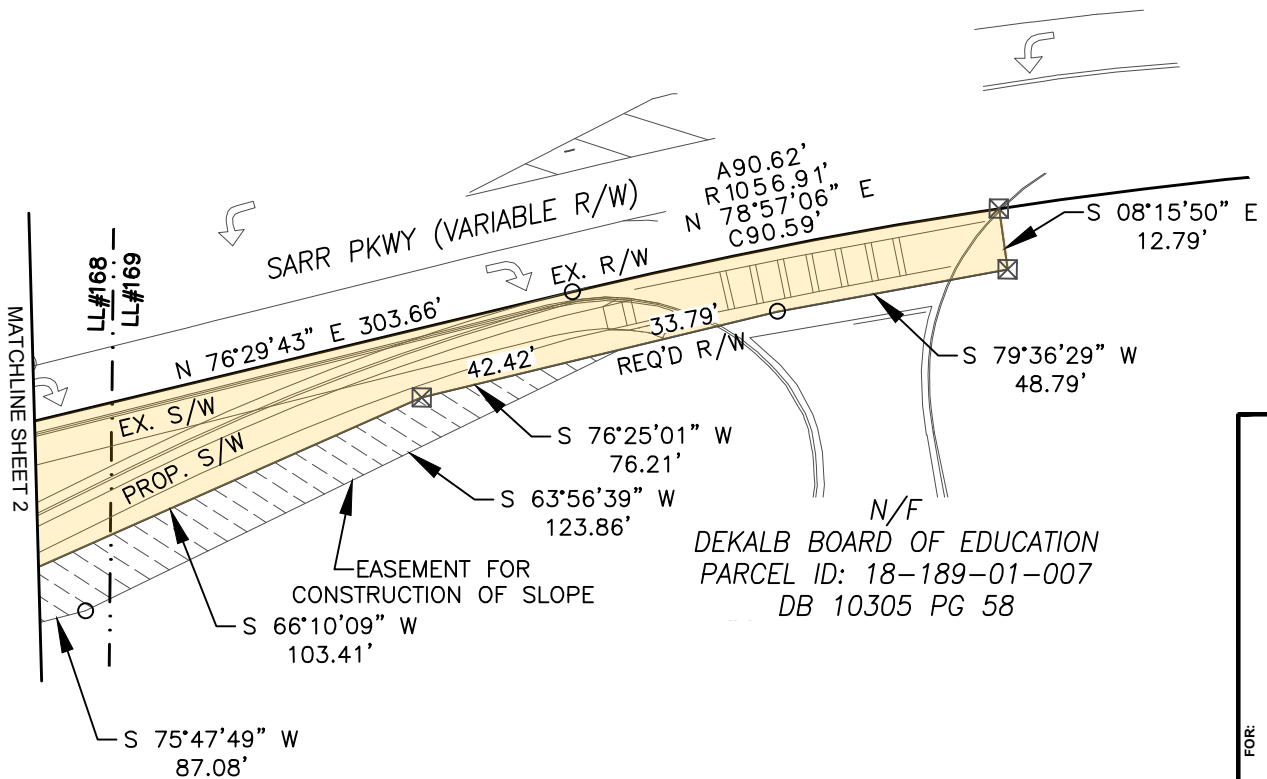
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- R = RADIUS
- C = CHORD LENGTH
- LL = LAND LOT
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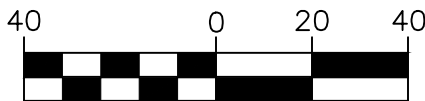
DEKALB BOARD OF EDUCATION
 PARCEL ID: 18-189-01-007
 DB 10305 PG 58

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- PB 89 PG 51
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1 inch = 40 ft.
 INTENDED DISPLAY SCALE



SEE SHEET 1 OF 3 FOR DESCRIPTION

FOR: KIMLEY HORN AND ASSOCIATES	
COUNTY: DEKALB	REV. DATE:
PROJECT NO.: GA015008-10	DWG DATE: 11/22/2024
FIELD WORK DATE: 01/11/2024	DRAWN BY: SMG
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 AREA #2, LYING WITHIN
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 18TH DISTRICT, DEKALB COUNTY, GEORGIA



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