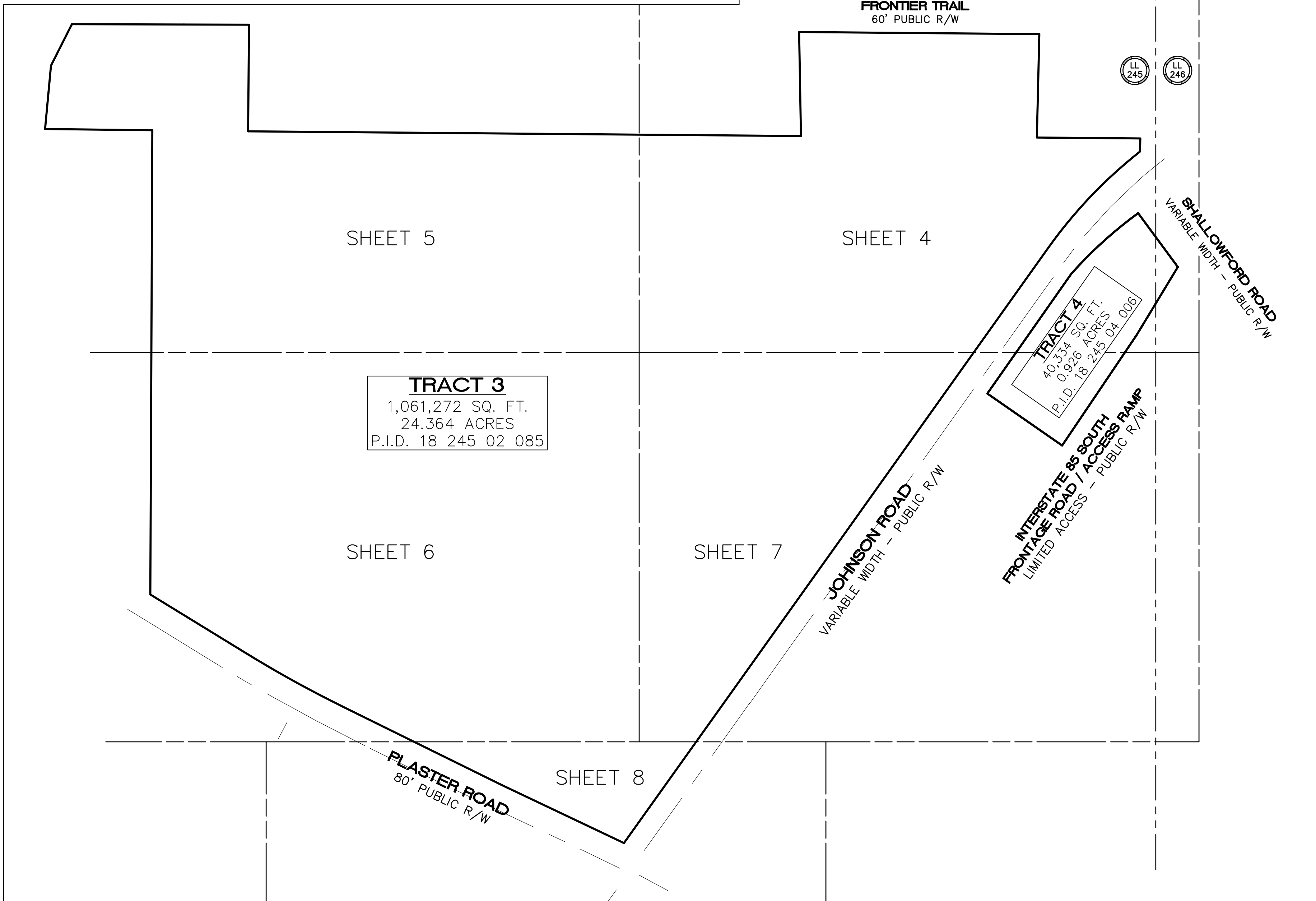
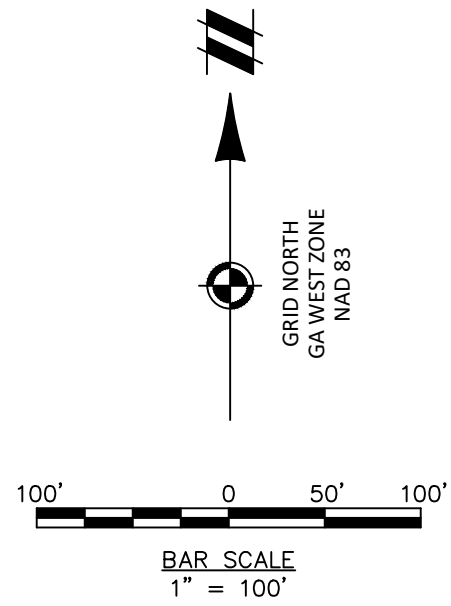
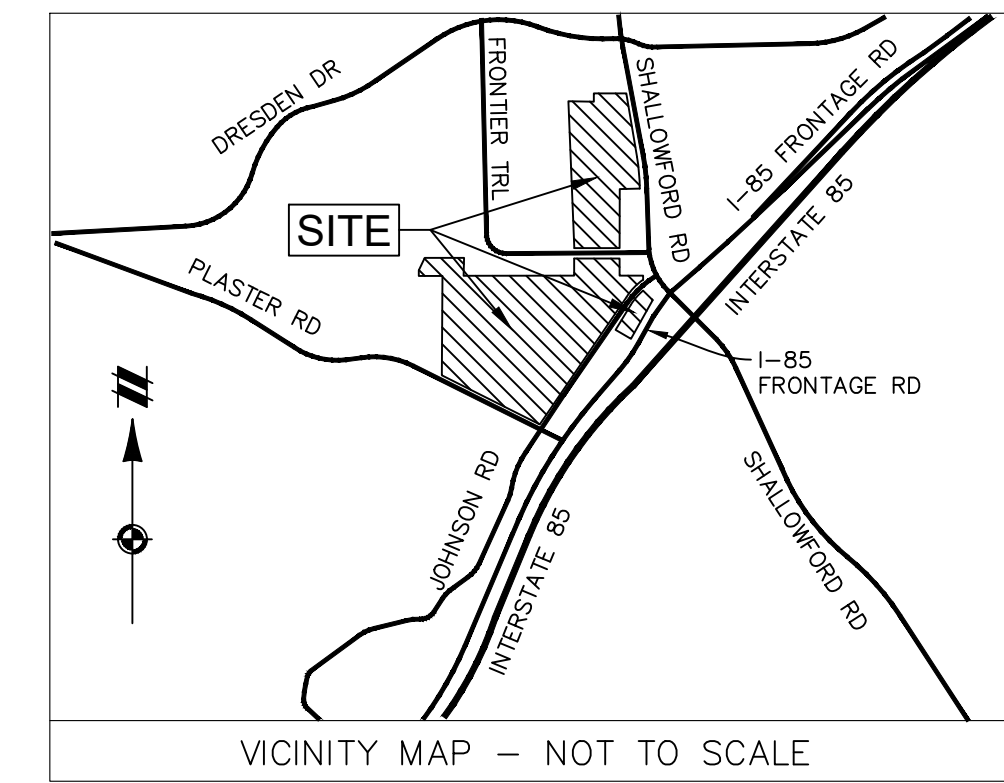


DATUMS
 HORIZONTAL: GRID NORTH, NAD83, GEORGIA STATE PLANES, WEST ZONE
 (NORTH AMERICAN DATUM OF 1983) (2011)
 US SURVEY FOOT, DEKALB COUNTY, GEORGIA
 VERTICAL: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988)
 GEOID: GEOID12B CONUS

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BOUNDARY & TOPOGRAPHIC SURVEY
 FOR:
ST. PIUS X CATHOLIC HIGH SCHOOL
 LOCATED IN:
 LAND LOTS 245 & 246
 18TH DISTRICT
 CITY OF CHAMBLEE
 DEKALB COUNTY, GEORGIA
 PARCEL IDENTIFICATION NUMBERS:
 18 245 02 085, 18 245 04 006, 18 245 05 032 &
 18 245 05 035



SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 237,921 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 459,835 FEET.
3. EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: TRIMBLE S8 ROBOTIC TOTAL STATION
 LINEAR: TRIMBLE S8 ROBOTIC TOTAL STATION
 GPS: TRIMBLE R10 GPS RECEIVER
4. ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATIONS AND VISIBLE MARKINGS FOUND BY ATWELL, L.L.C. UNLESS OTHERWISE NOTED, CONTRACTOR SHOULD VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, GEORGIA WEST ZONE, NAD 83 BASED UPON THE NORTH AMERICAN DATUM OF 1983 AND OBTAINED BY RTK GPS OBSERVATIONS ON 02/04/2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
9. ATWELL, L.L.C. DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR DEKALB COUNTY, GEORGIA, (COMMUNITY PANEL NUMBER 13089C0056K, EFFECTIVE DATE AUGUST 15, 2019), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

SURVEY REFERENCES

1. QUIT CLAIM DEED RECORDED IN DEED BOOK 21677, PAGE 3, FILED AND RECORDED OCTOBER 6, 2009, CLERK OF SUPERIOR COURT, DEKALB COUNTY, GEORGIA.
2. QUIT CLAIM DEED RECORDED IN DEED BOOK 21716, PAGE 37, FILED AND RECORDED NOVEMBER 3, 2009, CLERK OF SUPERIOR COURT, DEKALB COUNTY, GEORGIA.
3. QUIT CLAIM DEED RECORDED IN DEED BOOK 24725, PAGE 291, FIELD AND RECORDED DECEMBER 31, 2014, CLERK OF SUPERIOR COURT, DEKALB COUNTY, GEORGIA.
4. DEED OF GIFT BETWEEN DOUGLAS M. LOCKER AND CATHOLIC EDUCATION OF NORTH GEORGIA, INC., RECORDED IN DEED BOOK 26288, PAGE 244, FILED AND RECORDED JUNE 1, 2017, CLERK OF SUPERIOR COURT, DEKALB COUNTY, GEORGIA.
4. LIMITED WARRANTY DEED BETWEEN 2699 JOHNSON ROAD, LLC AND CATHOLIC EDUCATION OF NORTH GEORGIA, INC., RECORDED IN DEED BOOK 29829, PAGE 41, FILED AND RECORDED OCTOBER 21, 2021, CLERK OF SUPERIOR COURT, DEKALB COUNTY, GEORGIA.
5. MINOR SUBDIVISION PLAT ENTITLED "LOT'S ADDITION TO LAND LOT 83E" FOR QUIKTRIP CORPORATION, DATED 10/19/2016, BEARING THE SEAL DAVID L. ANDERSON, GA PLS #8336, ON BEHALF OF ATWELL, L.L.C. RECORDED IN PLAT BOOK 165, PAGE 79, CLERK OF SUPERIOR COURT, FORSYTH COUNTY, GEORGIA.
6. DEKALB COUNTY TAX RECORDS.
7. ALL OTHER REFERENCES SHOWN HEREON.

ZONING

THE SUBJECT PROPERTY IS ZONED VR AND CC PER CITY OF CHAMBLEE INTERACTIVE GIS.
 THE SETBACKS FOR ZONE "VR" VILLAGE RESIDENTIAL DISTRICT ARE:
 FRONT: 10 FEET
 STREET SIDE: 5 FEET
 SIDE: NONE
 REAR: NONE
 HEIGHT: 48 FEET
 THE SETBACKS FOR ZONE "CC" CORRIDOR COMMERCIAL DISTRICT ARE:
 FRONT: NONE
 SIDE: NONE
 REAR: NONE
 HEIGHT: 60 FEET
 NOTE: ZONING REPORT NOT PROVIDED TO SURVEYOR AT THE TIME OF SURVEY.

SURVEY CERTIFICATION

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.



CHRISTOPHER G. LEA, PLS
 GEORGIA PROFESSIONAL LAND SURVEYOR No. 3427
 DATE 05-10-2022



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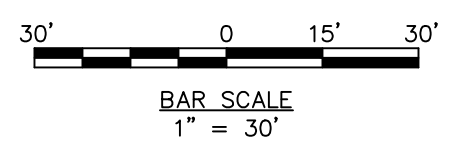
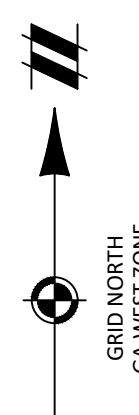
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 1255 Lakes Parkway
 Building 100 Suite 120
 Lawrenceville, GA 30043
 CA, L.S.F. 1218



CLIENT	ST. PIUS X CATHOLIC HIGH SCHOOL
LOCATED IN	LAND LOTS 245 AND 246 18TH DISTRICT DEKALB COUNTY, GEORGIA
BOUNDARY & TOPOGRAPHIC SURVEY	
OF 35.826 ACRES	
TAX PARCELS: 18 245 02 085, 18 245 05 032, 18 245 05 035 & 18 245 04 006	
CITY OF CHAMBLEE	
DEKALB COUNTY, GEORGIA	

DATE	03/31/2022
05/10/2022	ADD UNDERGROUND UTILITIES
REVISIONS	
DWG. SDC	CH. CGL
P.M. T. STONE	
CODE	BD
JOB	21004257
SHEET NO.	1 OF 9

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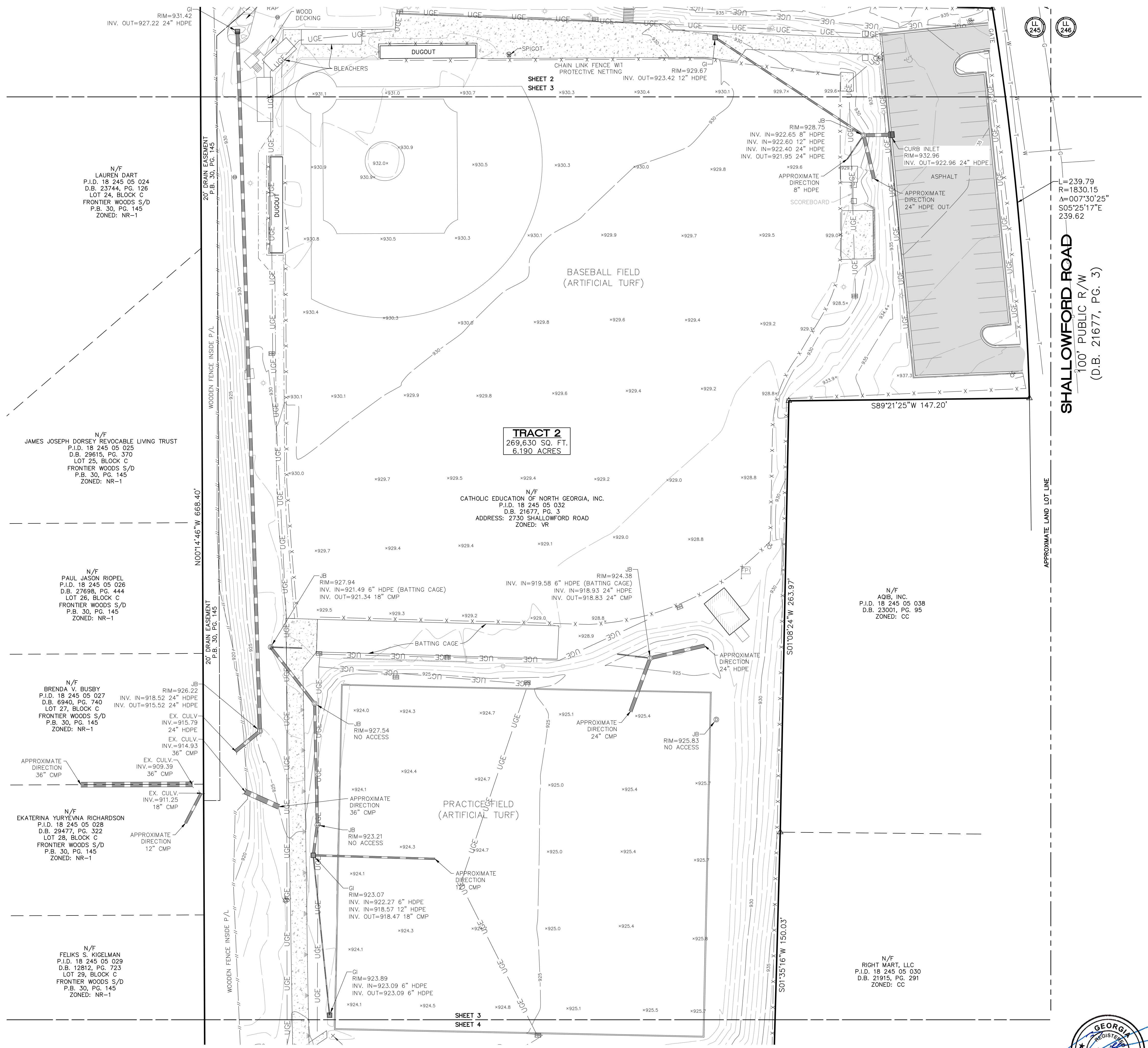


LEGEND

●	IRON PIN FOUND (TYPE/SIZE)	○	UTILITY POLE
○	IRON PIN SET	—●—	GUY ANCHOR WITH WIRE
△	ANGLE POINT	—O—O—	ELECTRIC OVERHEAD
LL 263	LAND LOT	□ T	TELEPHONE PEDESTAL
—	SIGN	—T—	UNDERGROUND TELECOM
—	MAILBOX	—E—	ELECTRIC METER
—	BOLLARD	—U—	UNDERGROUND ELECTRIC
—	UTILITY HAND HOLE	—G—	GAS METER
—	BUILDING STRUCTURE	—V—	GAS VALVE
—	STRUCTURE OVERHANG	—W—	WATER METER
—	SUBJECT BOUNDARY	—G—	UNDERGROUND GAS
—	ADJACENT BOUNDARY LINE	—V—	WATER VALVE
—	TREE LINE	—V—	FIRE HYDRANT
—	EXISTING FENCE	—V—	IRRIGATION CONTROL VALVE
—	EXISTING GROUND CONTOUR	—S—	SANITARY CLEAN OUT
—	STORM SEWER LINE	—S—	SANITARY SEWER LINE
—	ASPHALT	—S—	SANITARY SEWER MANHOLE
—	CONCRETE	—S—	STORM SEWER MANHOLE
—	GRAVEL	—S—	SINGLE WING CATCH BASIN
—	RIP RAP	—S—	AREA INLET
		—S—	DOUBLE WING CATCH BASIN
		—S—	CURB INLET
		—S—	FLARED END SECTION
		—S—	EXISTING CULVERT
		—S—	FLAG POLE

ABBREVIATIONS

BC	= BACK OF CURB	N/F	= NOW OR FORMERLY
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INV.	= INVERT	ST	= STREET
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LLC	= LIMITED LIABILITY CORPORATION	US	= UNITED STATES
MH	= MANHOLE	W	= WEST
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 CA, L.S.F. 1218



CLIENT	ST. PIUS X CATHOLIC HIGH SCHOOL
LOCATED IN	LAND LOTS 245 AND 246
	18TH DISTRICT
	DEKALB COUNTY, GEORGIA

BOUNDARY & TOPOGRAPHIC SURVEY OF 35.826 ACRES
TAX PARCELS: 18 245 02 085, 18 245 05 032, 18 245 05 035 & 18 245 04 006
CITY OF CHAMBLEE
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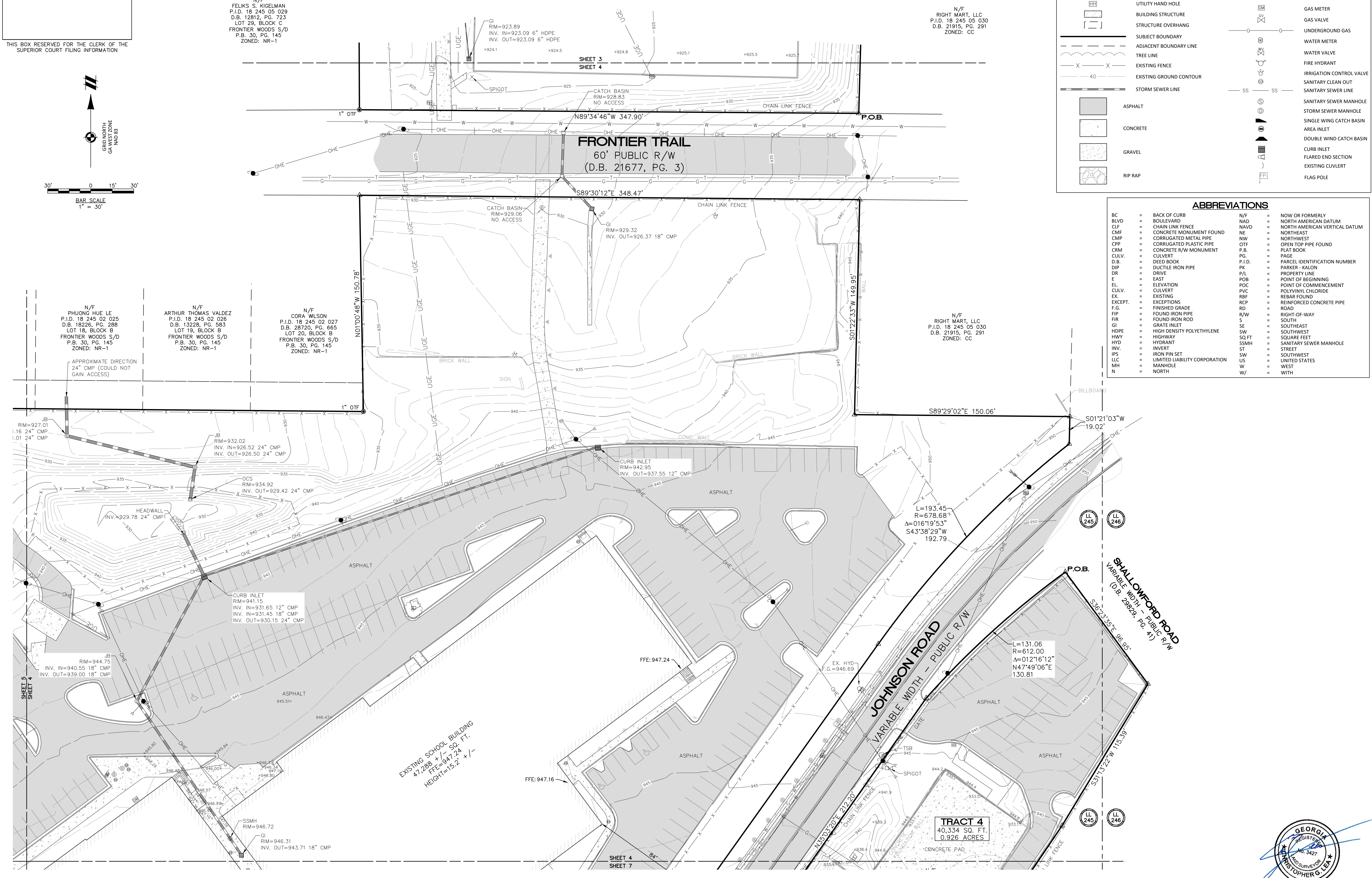
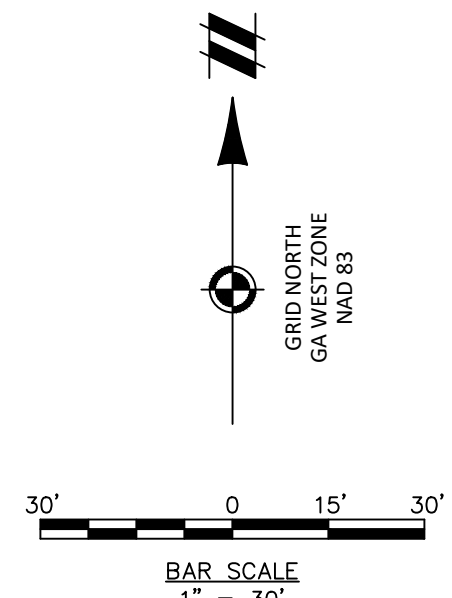
DATE	03/31/2022
ADD UNDERGROUND UTILITIES	
REVISIONS	
DWG. SDC	GH, CGL
P.M.	T. STONE
CODE	BD
JOB	21004257
SHEET NO.	3 OF 9



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N/F
FELIKS S. KIGELMAN
P.I.D. 18 245 05 029
D.B. 12812, PG. 723
LOT 29, BLOCK C
FRONTIER WOODS S/D
P.B. 30, PG. 145
ZONED: NR-1

N/F
RIGHT MART, LLC
P.I.D. 18 245 05 030
D.B. 21915, PG. 291
ZONED: CC



LEGEND	
	IRON PIN FOUND (TYPE/SIZE)
	IRON PIN SET
	ANGLE POINT
	LAND LOT
	SIGN
	MAILBOX
	BOLLARD
	UTILITY HAND HOLE
	BUILDING STRUCTURE
	STRUCTURE OVERHANG
	SUBJECT BOUNDARY
	ADJACENT BOUNDARY LINE
	TREE LINE
	EXISTING FENCE
	EXISTING GROUND CONTOUR
	STORM SEWER LINE
	ASPHALT
	CONCRETE
	GRAVEL
	RIP RAP
	UTILITY POLE
	GUY ANCHOR WITH WIRE
	ELECTRIC OVERHEAD
	TELEPHONE PEDESTAL
	UNDERGROUND TELECOM
	ELECTRIC METER
	UNDERGROUND ELECTRIC
	GAS METER
	GAS VALVE
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	WATER METER
	WATER VALVE
	FIRE HYDRANT
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	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
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	DOUBLE WING CATCH BASIN
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	EXISTING CUVLET
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Lawrenceville, GA 30043
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LOCATED IN
LAND LOTS 245 AND 246
18TH DISTRICT
DEKALB COUNTY, GEORGIA

CLIENT: ST. PIUS X CATHOLIC HIGH SCHOOL
BOUNDARY & TOPOGRAPHIC SURVEY
OF 35.826 ACRES
TAX PARCELS: 18 245 02 085, 18 245 05 032, 18 245 05 035 & 18 245 04 006
CITY OF CHAMBLEE
DEKALB COUNTY, GEORGIA

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ADD UNDERGROUND UTILITIES

REVISIONS

DWG.	SDC	GH.	CGL
P.M.	T.	STONE	
CODE	BD		
JOB	21004257		
SHEET NO.	4 OF 9		

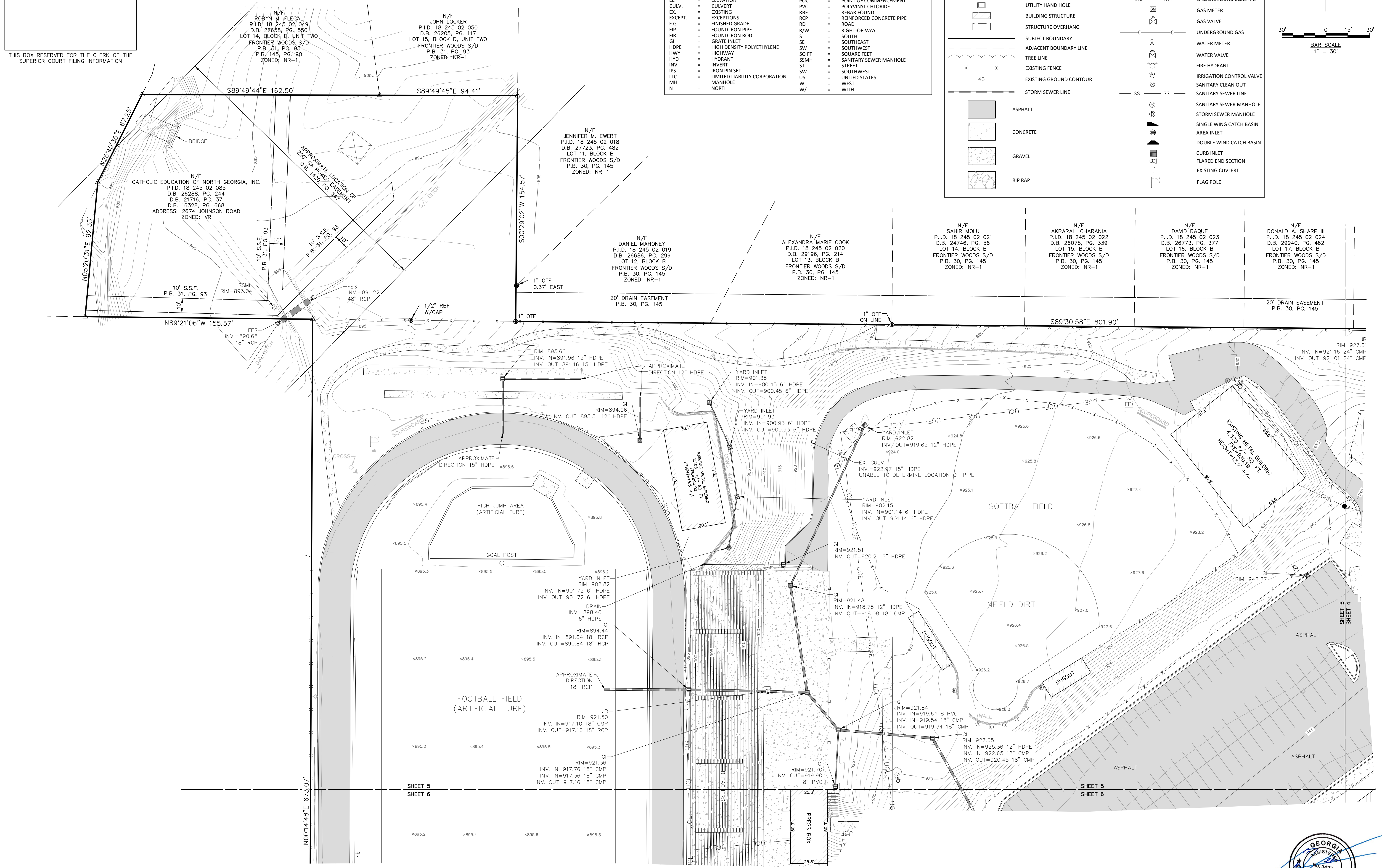
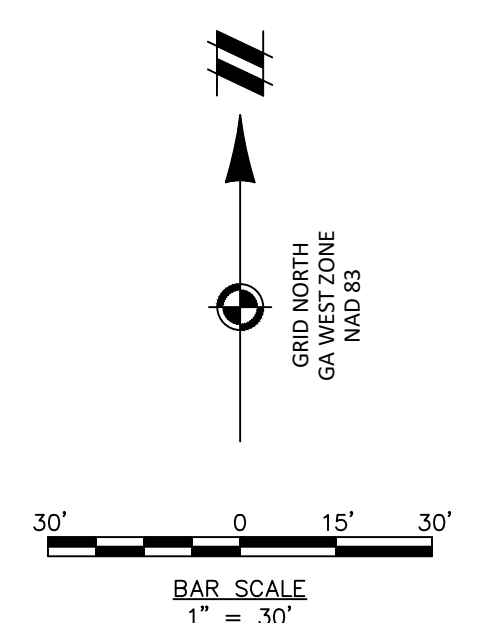
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	EXISTING FENCE		IRRIGATION CONTROL VALVE
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	STORM SEWER LINE		SANITARY SEWER LINE
	ASPHALT		SANITARY SEWER MANHOLE
	CONCRETE		STORM SEWER MANHOLE
	GRAVEL		SINGLE WING CATCH BASIN
	RIP RAP		AREA INLET
			CURB INLET
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SHEET NO.	5 OF 9



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CLIENT: ST. PIUS X CATHOLIC HIGH SCHOOL
BOUNDARY & TOPOGRAPHIC SURVEY
OF 35.826 ACRES
TAX PARCELS: 18 245 02 085, 18 245 05 032, 18 245 05 035 & 18 245 04 006
CITY OF CHAMBLEE
DEKALB COUNTY, GEORGIA

LOCATED IN
LAND LOTS 245 AND 246
18TH DISTRICT
DEKALB COUNTY, GEORGIA

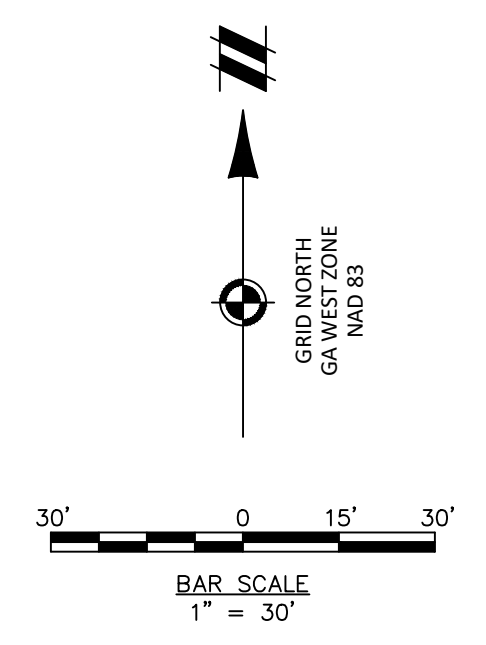
DATE: 03/31/2022

05/10/2022
ADD UNDERGROUND UTILITIES

Table with 2 columns: REVISIONS, DWG. SDC, CH. CGL. Includes entries for P.M. T. STONE, CODE BD, JOB 21004257, SHEET NO. 6 OF 9.

REVISIONS
DWG. SDC CH. CGL
P.M. T. STONE
CODE BD
JOB 21004257
SHEET NO. 6 OF 9

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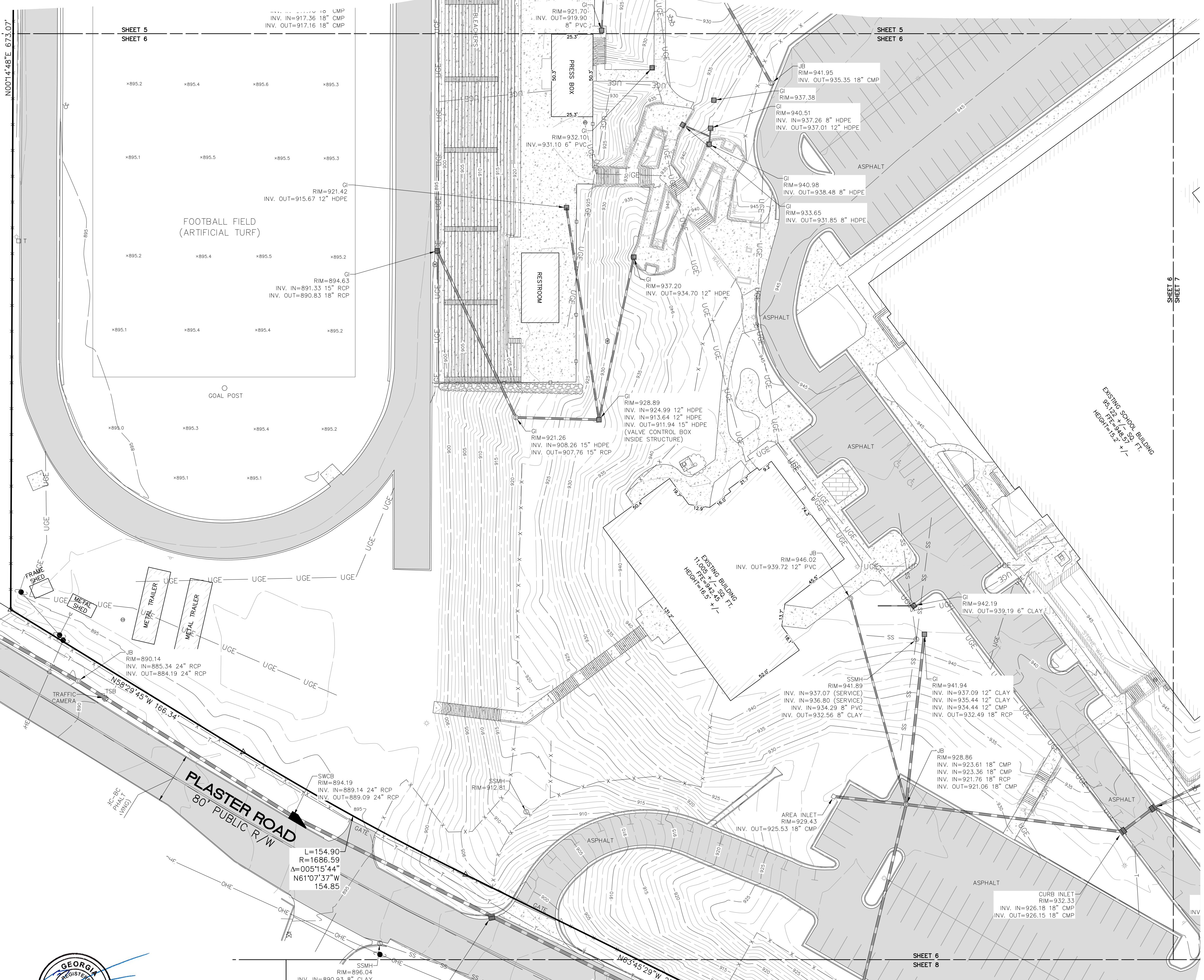
N/F HUNTINGTON CREEK, LLC
P.I.D. 18 245 02 004
D.B. 23233, PG. 739
ZONED: VR

ABBREVIATIONS

Table of abbreviations for surveying and utility symbols, including BC (Back of Curb), BLVD (Boulevard), CLF (Chain Link Fence), etc.

LEGEND

Legend table defining symbols for iron pin found, utility poles, asphalt, concrete, gravel, rip rap, and various utility lines like electric, gas, and sewer.



SHEET 5
SHEET 6

SHEET 5
SHEET 6

SHEET 6
SHEET 8

SHEET 9



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LOCATED IN
LAND LOTS 245 AND 246
18TH DISTRICT
DEKALB COUNTY, GEORGIA

CLIENT
ST. PIUS X CATHOLIC HIGH SCHOOL
BOUNDARY & TOPOGRAPHIC SURVEY
OF 35.826 ACRES, 18.245.05
TAX PARCELS: 18 245 02 085, 18 245 05
032, 18 245 05 035 & 18 245 04 006
CITY OF CHAMBLEE
DEKALB COUNTY, GEORGIA

DATE
03/31/2022

05/10/2022
ADD UNDERGROUND UTILITIES

Table with 2 columns: DWG. SDC, CH. CGL. Includes entries for P.M. T. STONE, CODE BD, JOB 21004257, SHEET NO. 7 OF 9.

REVISIONS

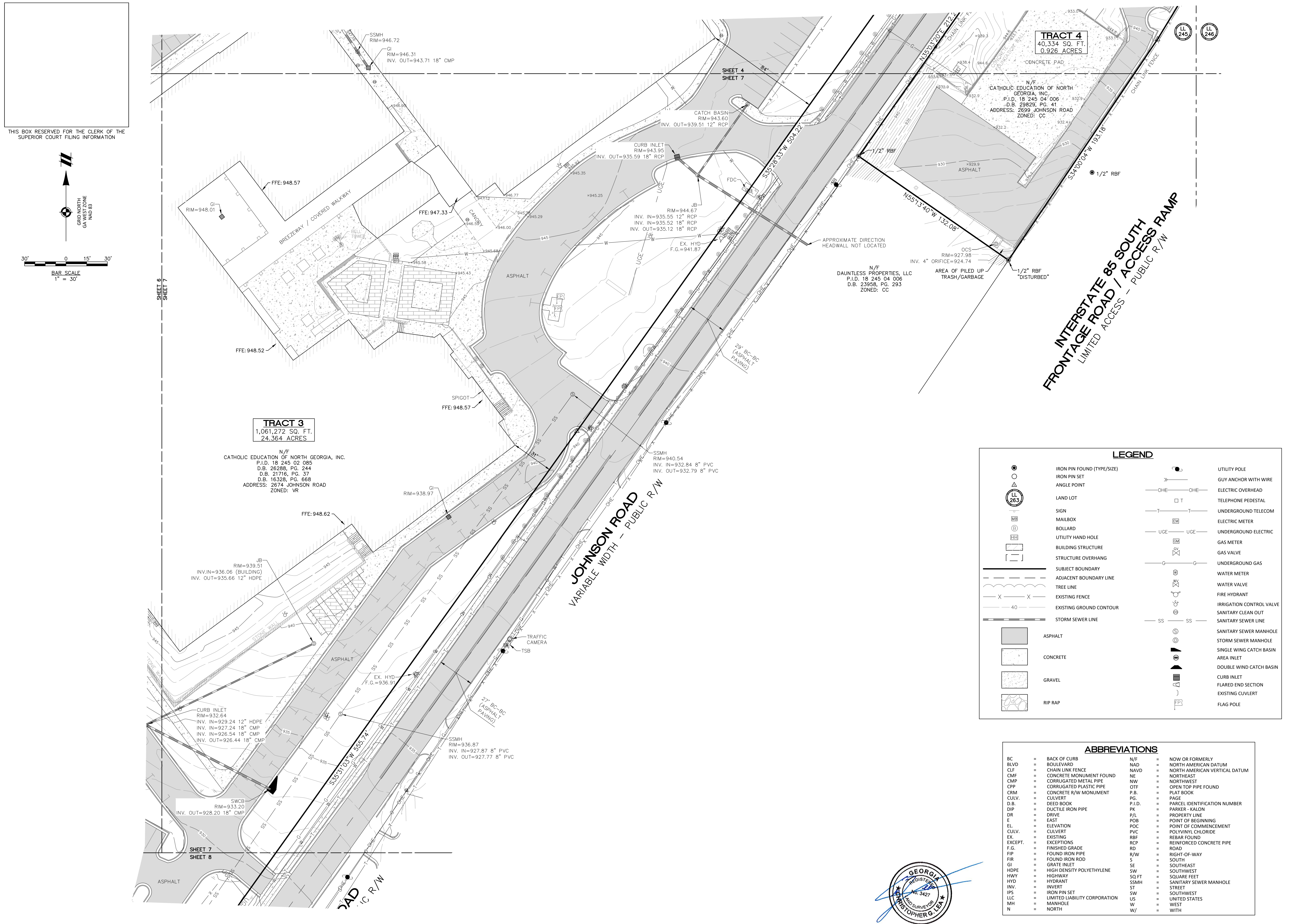
DWG. SDC | CH. CGL

P.M. T. STONE

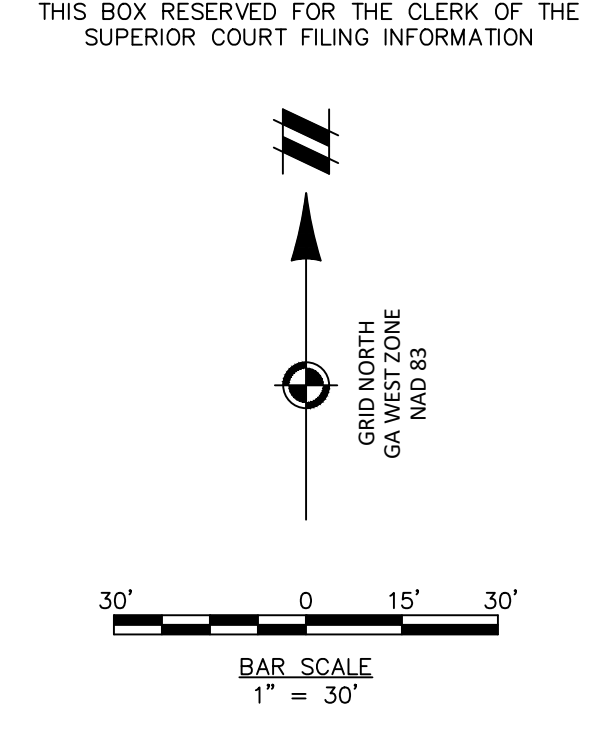
CODE BD

JOB 21004257

SHEET NO. 7 OF 9



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TRACT 3
1,061,272 SQ. FT.
24.364 ACRES

N/F
CATHOLIC EDUCATION OF NORTH GEORGIA, INC.
P.I.D. 18 245 02 085
D.B. 26288, PG. 244
D.B. 21716, PG. 37
D.B. 16328, PG. 668
ADDRESS: 2674 JOHNSON ROAD
ZONED: VR

TRACT 4
40,334 SQ. FT.
0.926 ACRES

N/F
CATHOLIC EDUCATION OF NORTH GEORGIA, INC.
P.I.D. 18 245 04 006
D.B. 29829, PG. 41
ADDRESS: 2699 JOHNSON ROAD
ZONED: CC

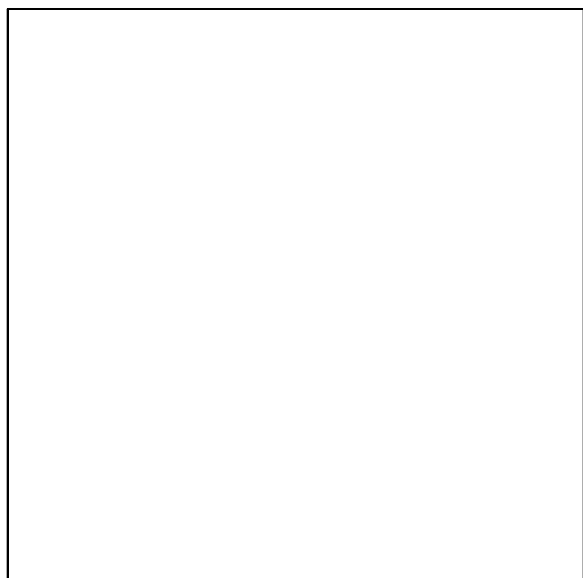
INTERSTATE 85 SOUTH FRONTAGE ROAD / ACCESS RAMP
LIMITED ACCESS - PUBLIC R/W

JOHNSON ROAD
VARIABLE WIDTH - PUBLIC R/W

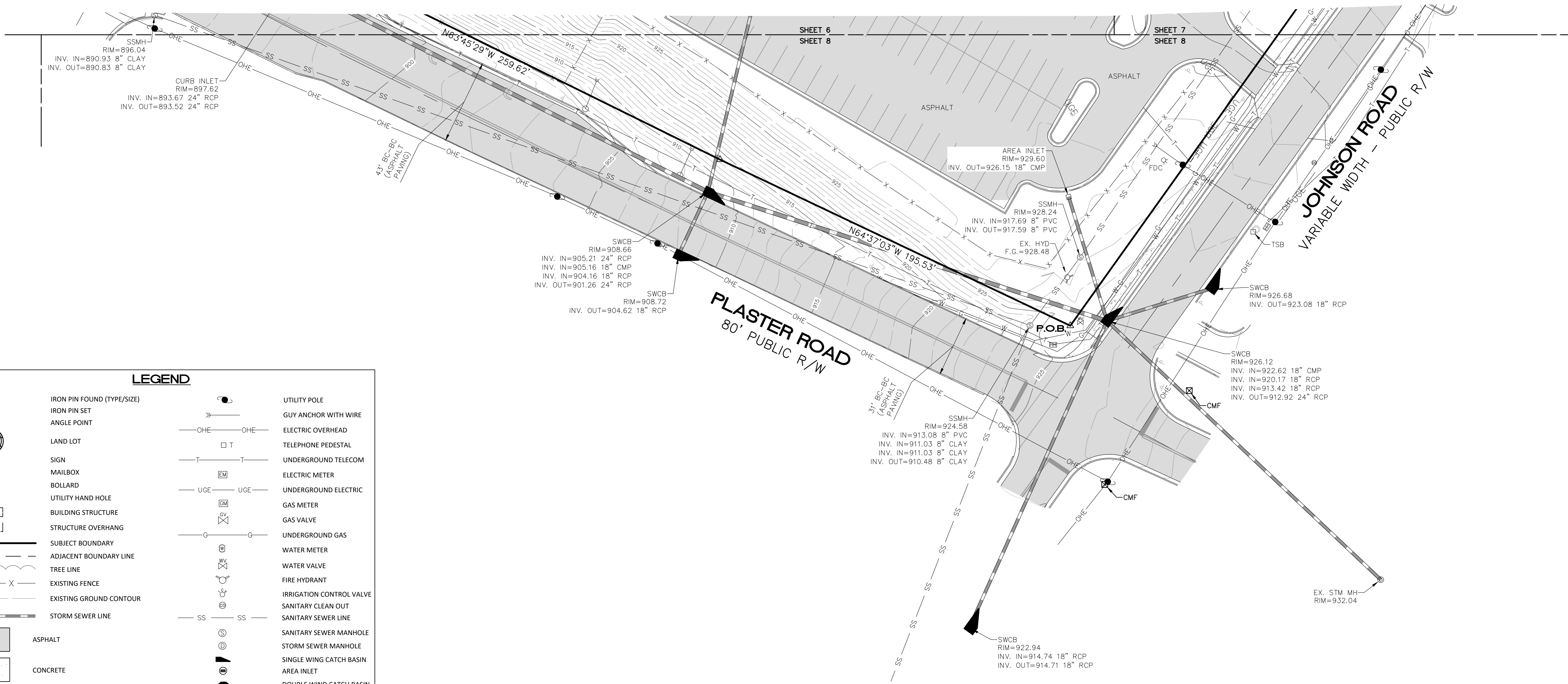
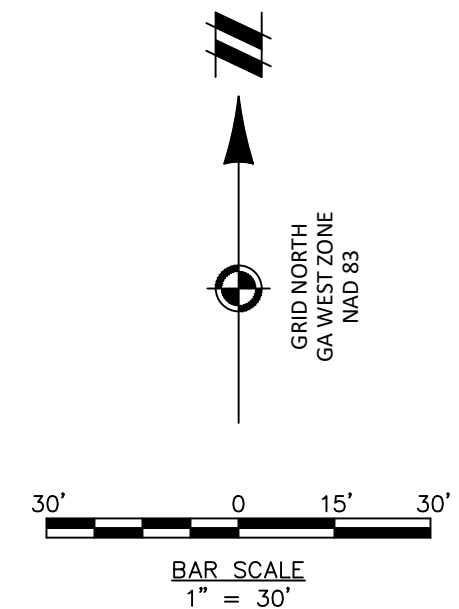
LEGEND
Table listing symbols for various features: IRON PIN FOUND, UTILITY POLE, ASPHALT, CONCRETE, etc.

ABBREVIATIONS
Table listing abbreviations and their meanings: BC = BACK OF CURB, NAD = NORTH AMERICAN DATUM, etc.





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LEGEND

	IRON PIN FOUND (TYPE/SIZE)		UTILITY POLE
	IRON PIN SET		GUY ANCHOR WITH WIRE
	ANGLE POINT		ELECTRIC OVERHEAD
	LAND LOT		TELEPHONE PEDESTAL
	SIGN		UNDERGROUND TELECOM
	MAILBOX		ELECTRIC METER
	BOLLARD		UNDERGROUND ELECTRIC
	UTILITY HAND HOLE		GAS METER
	BUILDING STRUCTURE		GAS VALVE
	STRUCTURE OVERHANG		UNDERGROUND GAS
	SUBJECT BOUNDARY		WATER METER
	ADJACENT BOUNDARY LINE		WATER VALVE
	TREE LINE		FIRE HYDRANT
	EXISTING FENCE		IRRIGATION CONTROL VALVE
	EXISTING GROUND CONTOUR		SANITARY CLEAN OUT
	STORM SEWER LINE		SANITARY SEWER LINE
	ASPHALT		SANITARY SEWER MANHOLE
	CONCRETE		STORM SEWER MANHOLE
	GRAVEL		SINGLE WING CATCH BASIN
	RIP RAP		AREA INLET
			DOUBLE WING CATCH BASIN
			CURB INLET
			FLARED END SECTION
			EXISTING CUVLERT
			FLAG POLE

ABBREVIATIONS

BC	=	BACK OF CURB	N/F	=	NOW OR FORMERLY
BLVD	=	BOULEVARD	NAD	=	NORTH AMERICAN DATUM
CLF	=	CHAIN LINK FENCE	NAV D	=	NORTH AMERICAN VERTICAL DATUM
CMF	=	CONCRETE MONUMENT FOUND	NE	=	NORTHEAST
CMP	=	CORRUGATED METAL PIPE	NW	=	NORTHWEST
CPP	=	CORRUGATED PLASTIC PIPE	OTF	=	OPEN TOP PIPE FOUND
CRM	=	CONCRETE R/W MONUMENT	P.B.	=	PLAT BOOK
CULV.	=	CULVERT	PG.	=	PAGE
D.B.	=	DEED BOOK	P.I.D.	=	PARCEL IDENTIFICATION NUMBER
DIP	=	DUCTILE IRON PIPE	PK	=	PARKER - KALON
DR	=	DRIVE	P/L	=	PROPERTY LINE
E	=	EAST	POB	=	POINT OF BEGINNING
EL.	=	ELEVATION	POC	=	POINT OF COMMENCEMENT
CULV.	=	CULVERT	PVC	=	POLYVINYL CHLORIDE
EX.	=	EXISTING	RF	=	REBAR FOUND
EXCEPT.	=	EXCEPTIONS	RCP	=	REINFORCED CONCRETE PIPE
F.G.	=	FINISHED GRADE	RD	=	ROAD
FIP	=	FOUND IRON PIPE	R/W	=	RIGHT-OF-WAY
FIR	=	FOUND IRON ROD	S	=	SOUTH
GI	=	GRATE INLET	SE	=	SOUTHEAST
HDPE	=	HIGH DENSITY POLYETHYLENE	SW	=	SOUTHWEST
HWY	=	HIGHWAY	SQ FT	=	SQUARE FEET
HYD	=	HYDRANT	SSMH	=	SANITARY SEWER MANHOLE
INV.	=	INVERT	ST	=	STREET
IPS	=	IRON PIN SET	SW	=	SOUTHWEST
LLC	=	LIMITED LIABILITY CORPORATION	US	=	UNITED STATES
MH	=	MANHOLE	W	=	WEST
N	=	NORTH	W/	=	WITH

811
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LOCATED IN	LAND LOTS 245 AND 246
	18TH DISTRICT
	DEKALB COUNTY, GEORGIA

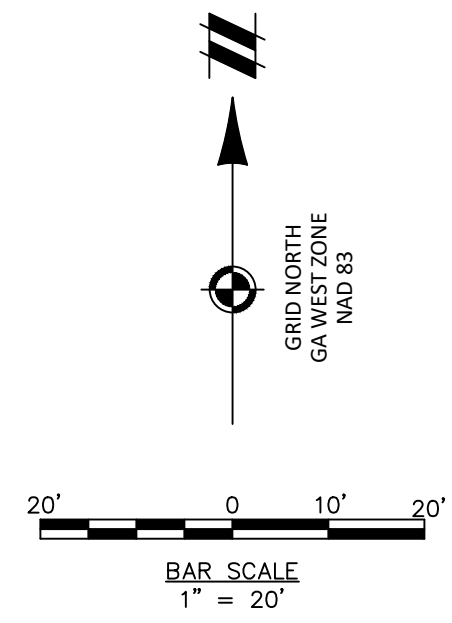
CLIENT	ST. PIUS X CATHOLIC HIGH SCHOOL
BOUNDARY & TOPOGRAPHIC SURVEY	OF 35.826 ACRES
TAX PARCELS:	18 245 02 085, 18 245 05 032, 18 245 05 035 & 18 245 04 006
CITY OF CHAMBLEE	DEKALB COUNTY, GEORGIA

DATE	03/31/2022
05/10/2022	ADD UNDERGROUND UTILITIES
REVISIONS	
DWG. SDC	GH. CGL
P.M. T. STONE	
CODE	BD
JOB	21004257
SHEET NO.	8 OF 9



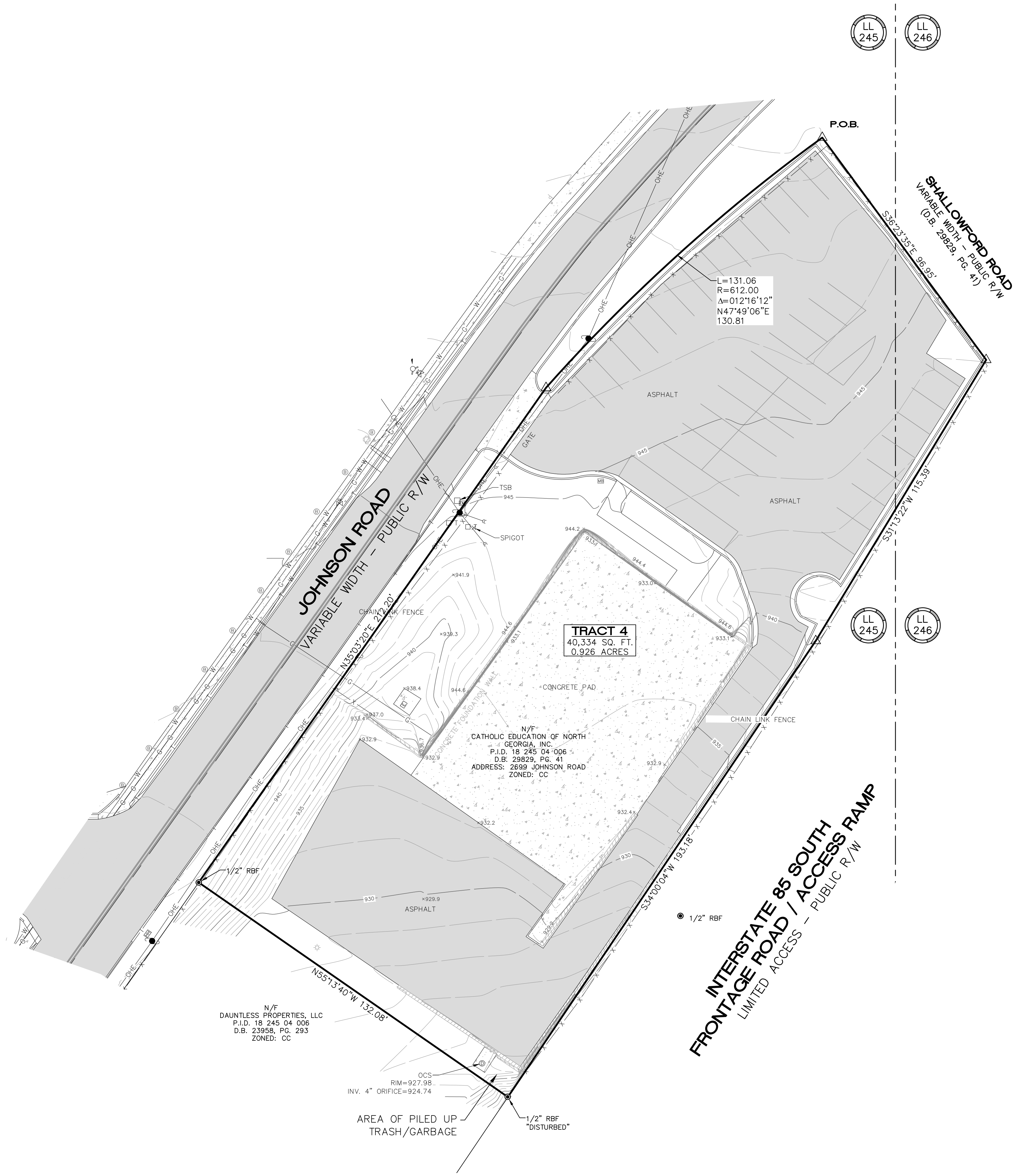
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LEGEND	
	IRON PIN FOUND (TYPE/SIZE)
	IRON PIN SET
	ANGLE POINT
	LAND LOT
	SIGN
	MAILBOX
	BOLLARD
	UTILITY HAND HOLE
	BUILDING STRUCTURE
	STRUCTURE OVERHANG
	SUBJECT BOUNDARY
	ADJACENT BOUNDARY LINE
	TREE LINE
	EXISTING FENCE
	EXISTING GROUND CONTOUR
	STORM SEWER LINE
	ASPHALT
	CONCRETE
	GRAVEL
	RIP RAP
	UTILITY POLE
	GUY ANCHOR WITH WIRE
	ELECTRIC OVERHEAD
	TELEPHONE PEDESTAL
	ELECTRIC METER
	UNDERGROUND ELECTRIC
	GAS METER
	GAS VALVE
	UNDERGROUND GAS
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	SANITARY CLEAN OUT
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	AREA INLET
	DOUBLE WIND CATCH BASIN
	CURB INLET
	FLARED END SECTION
	EXISTING CULVERT
	FLAG POLE

ABBREVIATIONS		
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R/W	=	RIGHT-OF-WAY
S	=	SOUTH
SE	=	SOUTHEAST
SW	=	SOUTHWEST
SQ.FT	=	SQUARE FEET
SSMH	=	SANITARY SEWER MANHOLE
ST	=	STREET
SW	=	SOUTHWEST
US	=	UNITED STATES
W	=	WEST
W/	=	WITH



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P.M.	T.	STONE	
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JOB	21004257		
SHEET NO.	9 OF 9		