

SETTLEMENT & DISBURSEMENT STATEMENT

PROJECT: 0024-11

DEKALB COUNTY, GEORGIA

OWNER: DEKALB COUNTY BOARD OF EDUCATION

TRACT NO.: 2

<u>Credit to Purchaser</u>		<u>Due to Seller</u>
1. Purchase Price		\$4,500.00
2. Earnest Money Paid	N/A	
3. Pro-rated Items:	N/A	
(a) City taxes for year	N/A	
(b) County & State taxes	N/A	
4. Miscellaneous Items		
TOTALS:		\$4,500.00

READ AND APPROVED THIS ____ DAY OF _____, 2026.

DEKALB COUNTY BOARD OF EDUCATION

By: _____

Print Name: _____

Title: _____

SELLER(S)

ALL DOCUMENTS OF CLOSING, INCLUDING OPTION TO BUY, SHALL SURVIVE
SAME AND REMAIN ENFORCEABLE.

PROJECT NO.: 0024-11

P.I. NO.: N/A

TRACT NO.: 2

**DeKalb County, Georgia
Watershed Management
180 Sams St. Suite B 3200
Decatur, GA 30030**

IRS REPORTING INFORMATION

1. Address and/or legal description of conveyed property:

Tax Parcel ID: 15 136 01 002

Parcel: 2

2. Residential Property (1 to 4 units): Yes _____ No x _____

3. Contract Sales Price (Gross Proceeds): \$4,500.00

4. TAXPAYER IDENTIFICATION NUMBER and Division of Interest:

Seller(s) Name

SSN/Tax ID Number

Division of Interest

**Dekalb County Board of
Education**

100%

5. Correct Mailing Address of Seller(s):

**1701 Mountain Industrial Blvd.
Stone Mountain, GA 30083**

6. ALLOCATION OF THE GROSS PROCEEDS: 100%

See Attached Review Appraiser Report

The undersigned acknowledge(s) that the Internal Revenue Service requires the above transaction to be reported and requires an accurate disclosure of the above information. The undersigned warrant(s) that the above information is true and correct and acknowledge(s) that the above information will be submitted to the Internal Revenue Service with other information required by the Internal Revenue Service concerning the sale of the above property this date. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Dekalb County Board of Education

_____, 2026
Date of Closing

By: _____

Print Name: _____

Title: _____

PROJECT NO. 0024-11
TRACT NO. 2

PROPERTY OWNER'S AFFIDAVIT

GEORGIA, DEKALB COUNTY

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, **DEKALB COUNTY BOARD OF EDUCATION**, who after being duly sworn, deposes and says upon oath to the best of the undersigned's knowledge and belief:

That affiants are the owners, in *fee simple* of the land and improvements shown on Exhibit "A" hereto.

Further, that the improvements situated on said real estate are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said lands nor has any interest in same been sold or conveyed or any change made in the improvements thereon since said lands were inspected as aforesaid.

Further, that the owner or owners named above is in indisputable possession of said described lands and knows of no one claiming under any unrecorded bond for title of any nature of claiming any interest in said lands whatsoever; except as may be set out below:

Further, that there are no leases, either recorded of record, unrecorded, or otherwise, currently in effect or terminated in contemplation of the acquisition or purchase by the **DeKalb County Department of Watershed Management Department** (hereinafter "Department") of the real estate shown on Attachment "A" hereto.

Further, that there are no suits, judgments, bankruptcies or executions pending against the owner or owners named above in any court relating to the subject property or which could in any way affect the title to said lands or constitute a lien thereon, and that the owner or owners named above is not surety on the bond of any county or county official or any other bond that through default of the principal therein a lien would be created superior to the deed mentioned above, nor are there any loan deeds, trust deeds, mortgages, or liens of any nature whatsoever unsatisfied against said lands except as set out below: **N/A**

Further, that there are no unpaid bills of any nature either for labor or materials or for architects', surveyors', or other services rendered or used on the improvement of said real estate, except as set out below, which constitute or might constitute any lien upon said real estate.

The owner or owners named above for (his/its) part acknowledges that this Affidavit is made and given to the Department in connection with and for purposes of inducing the Department in its acquisition or purchase of the real estate shown on Exhibit "A" thereto and, further, agrees to indemnify and hold harmless the Department from any and all claims for compensation or benefits made by any party or individual claiming through or under any interest in the property or business now or formerly situated or operating on said property, against the Department other than as may be set forth herein below.

This _____ day of _____, 2026

Dekalb County Board of Education

By: _____

Print Name: _____

Title: _____

Notary Public

Exceptions: N/A

Parcel ID 15 136 01 002

Prepared by and Return to:
Atlas Technical Consultants LLC
2540 Commerce Avenue, Suite 100
Duluth, GA 30096

PERMANENT SEWER EASEMENT

DEKALB COUNTY, GEORGIA

THIS INDENTURE, made this _____ day of _____, 2026, 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 **136** of the **15th** Land District, being described by the Tax Parcel No. **15 136 01 002** of DeKalb County, Georgia, and being shown as **Permanent Sewer Easement**, consisting of **0.387 acres (16,858.00 square feet)**, on the **Easement Plat for Project 0024-11 Shoal Creek 3A**, prepared by **Accura**, for the DeKalb County Department of Watershed Management, consisting of a drawing dated **September 22, 2025**, 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

By: _____ (Seal)

Print Name: _____

Title: _____

Unofficial Witness

Notary Public, State of Georgia

Parcel ID 15 136 01 002

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 _____, 2026, 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 **136** of the **15th** Land District, being described by the Tax Parcel No. **15 136 01 002** of DeKalb County, Georgia, and being shown as **Temporary Construction Easement**, consisting of **0.606 acres (26,424.00 square feet)**, on the **Easement Plat for Project 0024-11 Shoal Creek 3A** prepared by **Accura**, for the DeKalb County Department of Watershed Management, consisting of a drawing dated **September 22, 2025**, 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 0024-11.*

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

By: _____ (Seal)

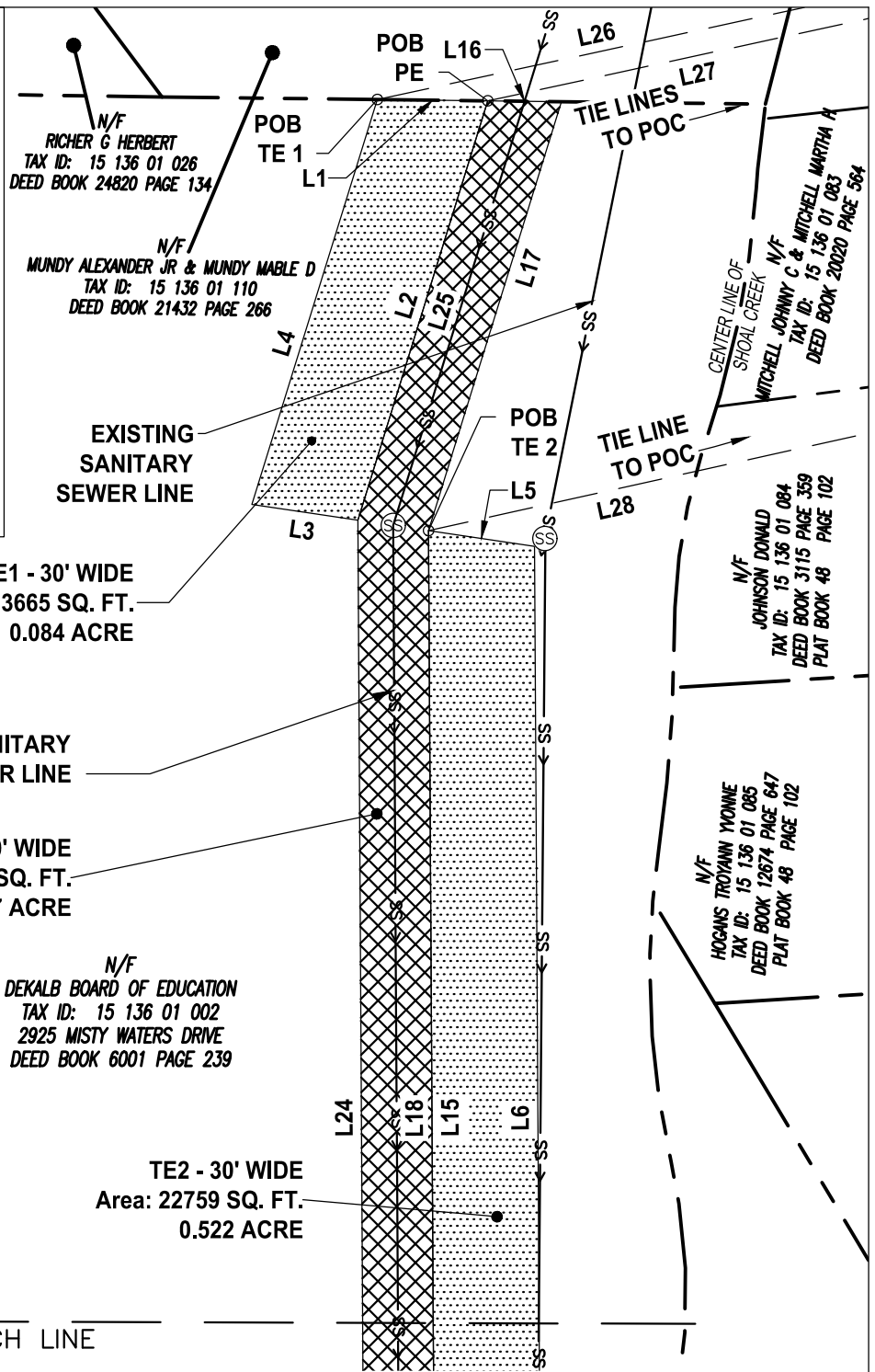
Print Name: _____

Title: _____

Unofficial Witness

Notary Public, State of Georgia

FOR RECORDING



N/F
RICHER G HERBERT
TAX ID: 15 136 01 026
DEED BOOK 24820 PAGE 134

N/F
MUNDY ALEXANDER JR & MUNDY MABLE D
TAX ID: 15 136 01 110
DEED BOOK 21432 PAGE 266

EXISTING
SANITARY
SEWER LINE

TIE LINE
TO POC

N/F
MITCHELL JOHNNY C & MITCHELL MARTHA A
TAX ID: 15 136 01 083
DEED BOOK 20020 PAGE 564

N/F
JOHNSON DONALD
TAX ID: 15 136 01 084
DEED BOOK 3115 PAGE 359
PLAT BOOK 48 PAGE 102

N/F
HOGANS TROYANN YVONNE
TAX ID: 15 136 01 085
DEED BOOK 12674 PAGE 647
PLAT BOOK 48 PAGE 102

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 15 136 01 002
2925 MISTY WATERS DRIVE
DEED BOOK 6001 PAGE 239



SS →	Sanitary Sewer Line
—	Property Line
	Right of Way Line
—	Easement Line
▨	New Sewer Permanent Easement (PE)
▤	Temporary Construction Easement (TE)
▧	Existing Sewer Permanent Easement (EE)
⊠	RWM Right-of-Way Monument Found
⊙	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 PLS 2823

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-136-01-002
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 136, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/02/2023 - SCALE 1" = 50'
JOB #: 20440
SHEET 1 OF 6
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

MATCH LINE



N/F
GREENE PHRISTAL R HER ESTATE PERS REP
TAX ID: 15 136 01 109
DEED BOOK 3531 PAGE 78
PLAT BOOK PAGE

EXISTING SANITARY
SEWER LINE

NEW SANITARY
SEWER LINE

TE2
Area : 22759 SQ. FT.
0.522 ACRE

N/F
BECHTOLD MELISSA ANDREWS
TAX ID: 15 136 01 101
DEED BOOK 27024 PAGE 164
PLAT BOOK: 42 PAGE: 88

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 15 136 01 002
2925 MISTY WATERS DRIVE
DEED BOOK 6001 PAGE 239

LEGEND

SS →	Sanitary Sewer Line
—	Property Line
—	Right of Way Line
—	Easement Line
	New Sewer Permanent Easement (PE)
	Temporary Construction Easement (TE)
	Existing Sewer Permanent Easement (EE)
	Right-of-Way Monument Found
	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

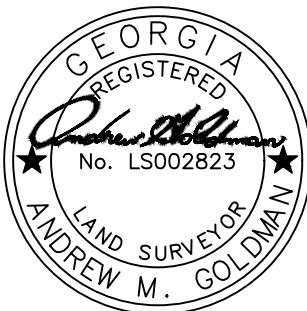
PE - 20' WIDE
Area : 16858 SQ. FT.
0.387 ACRE

MATCH LINE

REVISION 1:
R/W LINETYPE CHANGE - 08-25-2023
REVISION 2:
ADDED ADDRESS AND HOUSES - 06/28/2024
REVISION 3:
EASEMENTS REVISED - 09/22/2025



KING
HIS ESTATE
TAX ID: 1

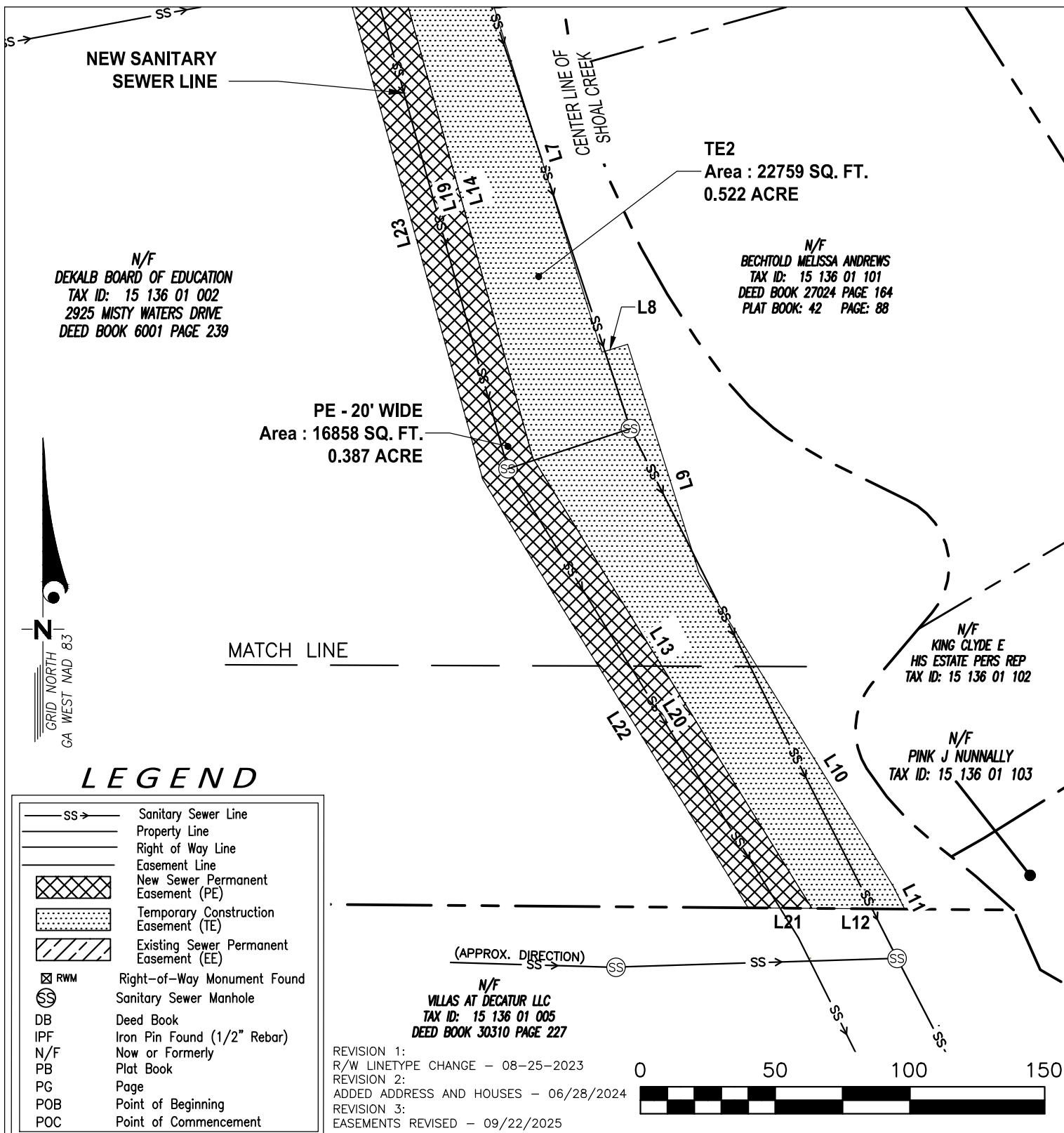


NOTES:

- 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 LSF001140. SAID AUTHORIZATION EXPIRES ON 6/30/2026.
 - 3) POC IS NGS MONUMENT #5148 (N:1357828.66, E:2288274.12)
 - 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 COMPASS RULE.
 - 6) THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE OF BOUNDARY AND FOUND TO HAVE A CLOSURE PRECISION RATIO OF ONE PART IN 34,774 FEET.
- CONTINUES ON PAGE 3

PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 15-136-01-002
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 136, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/02/2023 - SCALE 1" = 50'
JOB #: 20440
SHEET 2 OF 6
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
 12) CONCERNING BUILDINGS SHOWN HEREON, PORTIONS OR ALL OF THE BUILDING HAVE BEEN TAKING FROM DEKALB COUNTY GIS.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-136-01-002
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 136, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/02/2023 - SCALE 1" = 50'
 JOB #: 20440
 SHEET 3 OF 6
 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
L1	31.30	S89° 19' 27"E
L2	124.31	S17° 13' 23"W
L3	30.36	N81° 33' 35"W
L4	120.04	N17° 13' 23"E
L5	30.36	S81° 33' 35"E
L6	323.56	S00° 20' 32"E
L7	152.69	S17° 21' 58"E
L8	10.00	N72° 53' 44"E
L9	88.76	S17° 20' 26"E
L10	137.03	N31° 46' 34"W
L11	9.32	N26° 31' 51"W
L12	34.42	S89° 31' 58"E
L13	196.61	N31° 47' 20"W
L14	187.38	N15° 26' 33"W
L15	332.34	N00° 20' 32"W

NEW PERMANENT EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L16	20.86	S89° 19' 27"E
L17	127.17	S17° 13' 23"W
L18	332.34	S00° 20' 32"E
L19	187.38	S15° 26' 33"E
L20	196.61	S31° 47' 20"E
L21	23.62	N89° 31' 58"W
L22	186.86	N31° 47' 51"W
L23	192.81	N15° 27' 05"W
L24	338.20	N00° 20' 32"W
L25	124.31	N17° 13' 23"E

POC TO POB		
LINE #/CURVE #	DISTANCE	DIRECTION
L26	22404.71	S77° 49' 28"W
L27	22374.20	S77° 48' 24"W
L28	22416.61	S77° 30' 42"W

AREA SUMMARY:

NEW SEWER PERMANENT EASEMENT: 16,858 SQ. FT. OR 0.387 ACRES
 TEMPORARY CONSTRUCTION EASEMENT #1: 3665 SQ. FT. OR 0.084 ACRES
 TEMPORARY CONSTRUCTION EASEMENT #2: 22,759 SQ. FT. OR 0.522 ACRES

CLOSURE:

1 FOOT IN 339,247 FEET
 1 FOOT IN 34,774 FEET
 1 FOOT IN 187,809 FEET



NOTES:
 SEE NOTES ON SHEETS 2 AND 3.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-136-01-002
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 136, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 08/02/2023 - SCALE NTS
 JOB #: 20440
 SHEET 4 OF 6
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

LEGAL DESCRIPTION
TAX PARCEL No. 15 136 01 002
PERMANENT SANITARY SEWER EASEMENT
(PE)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 136 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 77°48'24" W FOR A DISTANCE OF 22374.20 FEET TO THE **POINT OF BEGINNING** (POB PE).

THENCE S 89° 19' 27" E FOR A DISTANCE OF 20.86 FEET TO A POINT; THENCE S 17° 13' 23" W FOR A DISTANCE OF 127.17 FEET TO A POINT; THENCE S 00° 20' 32" E FOR A DISTANCE OF 332.34 FEET TO A POINT; THENCE S 15° 26' 33" E FOR A DISTANCE OF 187.38 FEET TO A POINT; THENCE S 31° 47' 20" E FOR A DISTANCE OF 196.61 FEET TO A POINT; THENCE N 89° 31' 58" W FOR A DISTANCE OF 23.62 FEET TO A POINT; THENCE N 31° 47' 51" W FOR A DISTANCE OF 186.86 FEET TO A POINT; THENCE N 15° 27' 05" W FOR A DISTANCE OF 192.81 FEET TO A POINT; THENCE N 00° 20' 32" W FOR A DISTANCE OF 338.20 FEET TO A POINT; THENCE N 17° 13' 23" E A DISTANCE OF 124.31 FEET, TO THE TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 16858 SQUARE FEET OR 0.387 ACRES.



NOTES:
SEE NOTES ON SHEETS 2 AND 3.

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-136-01-002
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 136, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/02/2023 - SCALE NTS
JOB #: 20440
SHEET 5 OF 6
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

SANITARY SEWER EASEMENTS (15 136 01 002)
PARCEL OWNER: DEKALB BOARD OF EDUCATION

LEGAL DESCRIPTION
TAX PARCEL NO. 15 136 01 002
TEMPORARY CONSTRUCTION EASEMENT
(TE 1)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 136 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 77°49'28" W FOR A DISTANCE OF 22404.71 FEET TO THE **POINT OF BEGINNING** (POB TE1).

THENCE S 89° 19' 27" E FOR A DISTANCE OF 31.30 FEET TO A POINT; THENCE S 17° 13' 23" W FOR A DISTANCE OF 124.31 FEET TO A POINT; THENCE N 81° 33' 35" W FOR A DISTANCE OF 30.36 FEET TO A POINT; THENCE N 17° 13' 23" E A DISTANCE OF 120.04 FEET, TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 3665 SQUARE FEET OR 0.084 ACRES.

LEGAL DESCRIPTION
TAX PARCEL NO. 15 136 01 002
TEMPORARY CONSTRUCTION EASEMENT
(TE 2)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 136 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 77°30'42" W FOR A DISTANCE OF 22416.61' TO THE **POINT OF BEGINNING** (POB TE2).

THENCE S 81° 33' 35" E FOR A DISTANCE OF 30.36 FEET TO A POINT; THENCE S 00° 20' 32" E FOR A DISTANCE OF 323.56 FEET TO A POINT; THENCE S 17° 21' 58" E FOR A DISTANCE OF 152.69 FEET TO A POINT; THENCE N 72° 53' 44" E FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE S 17° 20' 26" E FOR A DISTANCE OF 88.76 FEET TO A POINT; THENCE S 31° 46' 34" E FOR A DISTANCE OF 137.03 FEET TO A POINT; THENCE S 26° 31' 51" E FOR A DISTANCE OF 9.32 FEET TO A POINT; THENCE N 89° 31' 58" W FOR A DISTANCE OF 34.42 FEET TO A POINT; THENCE N 31° 47' 20" W FOR A DISTANCE OF 196.61 FEET TO A POINT; THENCE N 15° 26' 33" W FOR A DISTANCE OF 187.38 FEET TO A POINT; THENCE N 00° 20' 32" W A DISTANCE OF 332.34 FEET TO THE, TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 22759 SQUARE FEET OR 0.522 ACRES.



NOTES:
SEE NOTES ON SHEETS 2 AND 3.

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-136-01-002
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 136, 15th DISTRICT DEKALB COUNTY, GA
DATE: 08/02/2023 - SCALE NTS
JOB #: 20440
SHEET 6 OF 6
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722