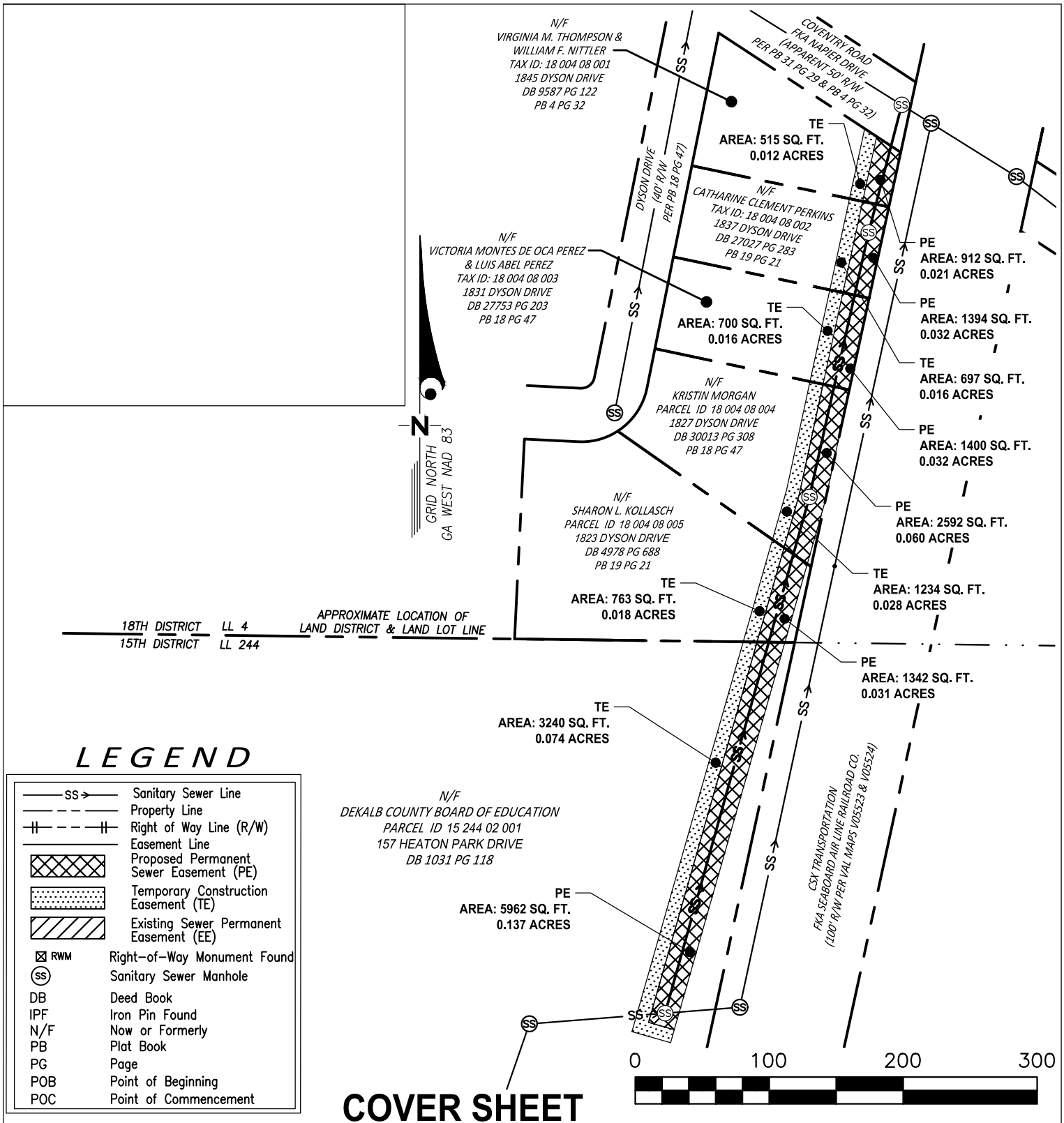




THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION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

DAVID R. MAY PLS 3085

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15 244 02 001
 DEKALB COUNTY BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 244 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 10/29/2025 — SCALE 1"=100'
 JOB #: 20579
 SHEET 1 OF 5
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722



POC
N: 1374743.92
E: 2250910.62

DISC ON
CONCRETE
MONUMENT

HEATON PARK DRIVE
(50' R/W PER PB 18 PG 47)

18TH DISTRICT LL 4
15TH DISTRICT LL 244

S89°16'51"E 759.12'

APPROXIMATE LOCATION OF
LAND DISTRICT & LAND LOT LINE

POB
PE / TE

N/F
SHARON L. KOLLASCH
PARCEL ID 18 004 08 005
1823 DYSON DRIVE
DB 4978 PG 688
PB 19 PG 21

N/F
DEKALB COUNTY BOARD OF EDUCATION
PARCEL ID 15 244 02 001
157 HEATON PARK DRIVE
DB 1031 PG 118

EASEMENT AREA
(SEE DETAIL ON SHEET 3)
CSX TRANSPORTATION
FKA SEABOARD AIR LINE RAILROAD CO.
(100' R/W PER VAL MAPS V05523 & V05524)

LEGEND

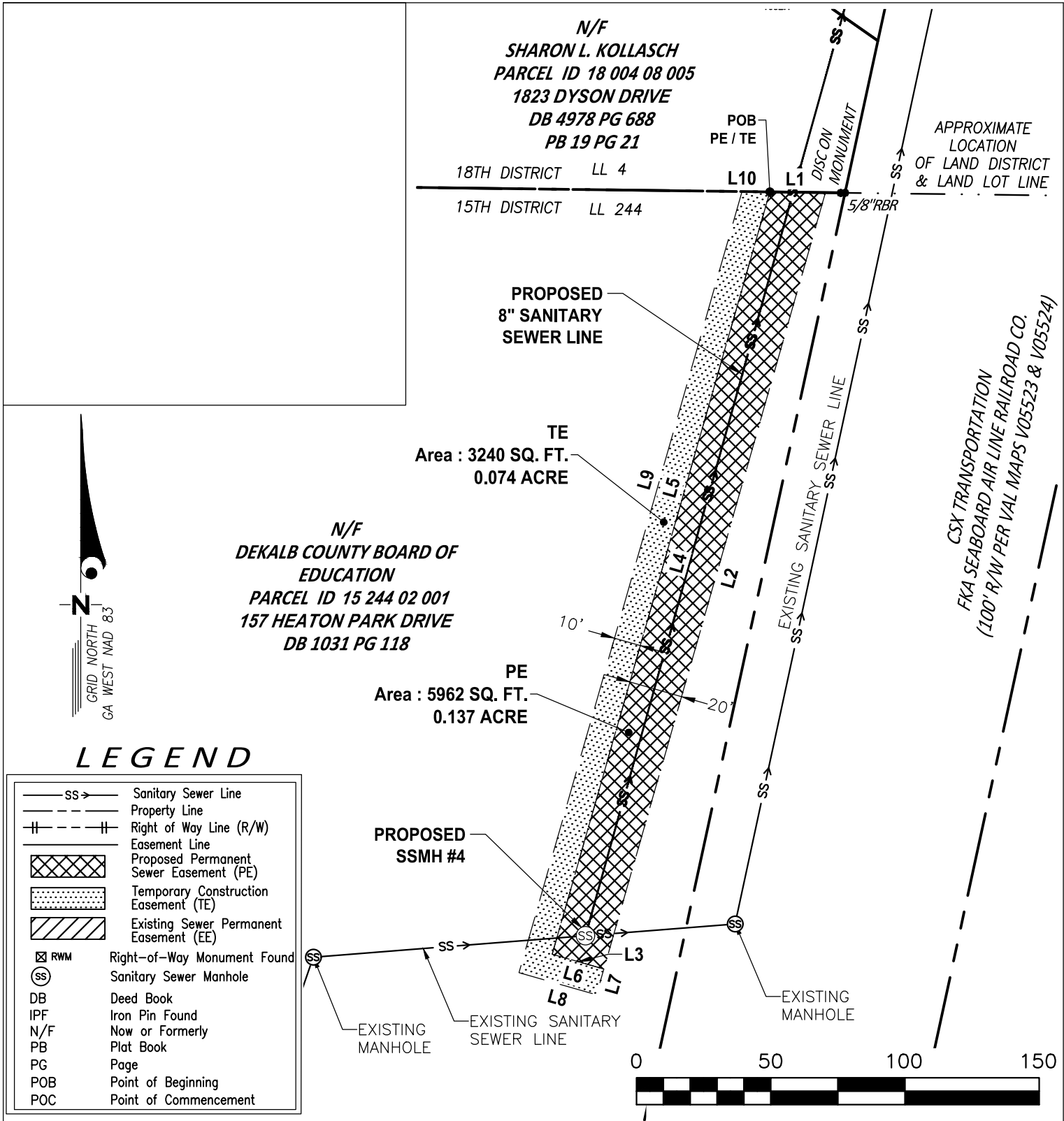
—SS—	Sanitary Sewer Line
---	Property Line
---	Right of Way Line (R/W)
---	Easement Line
	Proposed Permanent Sewer Easement (PE)
	Temporary Construction Easement (TE)
	Existing Sewer Permanent Easement (EE)
	Right-of-Way Monument Found
	Sanitary Sewer Manhole
DB	Deed Book
IPF	Iron Pin Found
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement



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) THE POINT OF COMMENCEMENT (POC) SHOWN HEREON IS A DISC ON A CONCRETE MONUMENT FOUND WITH GEORGIA STATE PLANE COORDINATES (WEST ZONE) OF NORTH 1374743.92 AND EAST OF 2250910.62.
- 4) THE LATEST SURVEY FIELD DATE IS JULY 18, 2025.

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15 244 02 001
DEKALB COUNTY BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 244 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 10/29/2025 - SCALE 1"=60'
JOB #: 20579
SHEET 2 OF 5
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722



NOTES:
5) THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R12i MULTI FREQUENCY GNSS RECEIVERS UTILIZING REAL TIME KINEMATIC (RTK) METHODOLOGY AND NETWORK ADJUSTED RTK DATA SUPPLEMENTED WITH CONVENTIONAL SURVEY METHODS USING A TRIMBLE S-SERIES ROBOTIC TOTAL STATION. THE RELATIVE ACCURACY OF THE GNSS AND CONVENTIONAL SURVEY WORK COMPLETED IS 0.051 FOOT OR BETTER AT THE 95% CONFIDENCE INTERVAL BASED UPON THE RESULTS OF A PROPERLY WEIGHTED LEAST SQUARES ADJUSTMENT AND ANALYSIS OF THE MEASURED SURVEY DATA.
6) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,464 FEET.
7) THE HORIZONTAL DATUM SHOWN HEREON IS BASED UPON US NAD 83 (2011) GEORGIA WEST ZONE 1001 STATE PLANE COORDINATE SYSTEM.
8) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15 244 02 001
DEKALB COUNTY BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 244 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 10/29/2025 - SCALE 1"=50'
JOB #: 20579
SHEET 3 OF 5
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

PROPOSED SANITARY SEWER EASEMENT

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L1	20.73'	S89° 16' 51"E
L2	300.82'	S15° 55' 41"W
L3	20.00'	N74° 04' 19"W
L4	295.38'	N15° 55' 41"E

TEMPORARY CONSTRUCTION EASEMENT

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L5	295.38'	S15° 55' 41"W
L6	20.00'	S74° 04' 19"E
L7	10.00'	S15° 55' 41"W
L8	30.00'	N74° 04' 19"W
L9	302.66'	N15° 55' 41"E
L10	10.36'	S89° 16' 51"E

AREA SUMMARY:

PROPOSED SANITARY SEWER EASEMENT: 5962 SQ. FT. OR 0.137 ACRE
 TEMPORARY CONSTRUCTION EASEMENT: 3240 SQ. FT. OR 0.074 ACRE

CLOSURE:

1 FOOT IN 147,464 FEET
 1 FOOT IN 186,373 FEET



NOTES:
 9) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE WHICH COULD REVEAL ENCUMBRANCES AND MATTERS OF TITLE AFFECTING THE PROPERTY NOT OTHERWISE DISCLOSED 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.
 10) FOR PURPOSES OF CLARITY, NOT ALL IMPROVEMENTS ARE SHOWN.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15 244 02 001
 DEKALB COUNTY BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 244 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 10/29/2025 - SCALE NTS
 JOB #: 20579
 SHEET 4 OF 5
 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. 15 244 02 001
PROPOSED SANITARY SEWER EASEMENT
(PE)

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 244 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT FOUND LOCATED AT THE INTERSECTION FORMED BY THE EASTERLY RIGHT-OF-WAY LINE OF HEATON PARK DRIVE (50' R/W PER PB 18 PAGE 47) AND THE NORTHERLY LINE OF LAND LOT 244 (SAID LINE BEING COMMON TO LAND LOT 4 OF THE 18TH DISTRICT) AND PROCEED S 89° 16' 51" E ALONG SAID COMMON LAND LOT LINE AND COMMON DISTRICT LINE FOR A DISTANCE OF 759.12 FEET TO THE **POINT OF BEGINNING (POB PE)**.

THENCE S 89° 16' 51" E FOR A DISTANCE OF 20.73 FEET TO A POINT; THENCE S 15° 55' 41" W FOR A DISTANCE OF 300.82 FEET TO A POINT; THENCE N 74° 04' 19" W FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE N 15° 55' 41" E FOR A DISTANCE OF 295.38 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 5962 SQUARE FEET OR 0.137 ACRE.

LEGAL DESCRIPTION
TAX PARCEL NO. 15 244 02 001
TEMPORARY CONSTRUCTION EASEMENT
(TE)

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 244 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT FOUND LOCATED AT THE INTERSECTION FORMED BY THE EASTERLY RIGHT-OF-WAY LINE OF HEATON PARK DRIVE (50' R/W PER PB 18 PAGE 47) AND THE NORTHERLY LINE OF LAND LOT 244 (SAID LINE BEING COMMON TO LAND LOT 4 OF THE 18TH DISTRICT) AND PROCEED S 89° 16' 51" E ALONG SAID COMMON LAND LOT LINE AND COMMON DISTRICT LINE FOR A DISTANCE OF 759.12 FEET TO THE **POINT OF BEGINNING (POB TE)**.

THENCE S 15° 55' 41" W FOR A DISTANCE OF 295.38 FEET TO A POINT; THENCE S 74° 04' 19" E FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE S 15° 55' 41" W FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 74° 04' 19" W FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE N 15° 55' 41" E FOR A DISTANCE OF 302.66 FEET TO A POINT; THENCE S 89° 16' 51" E FOR A DISTANCE OF 10.36 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 3240 SQUARE FEET OR 0.074 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15 244 02 001
DEKALB COUNTY BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 244 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 10/29/2025 - SCALE NTS
JOB #: 20579
SHEET 5 OF 5
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722