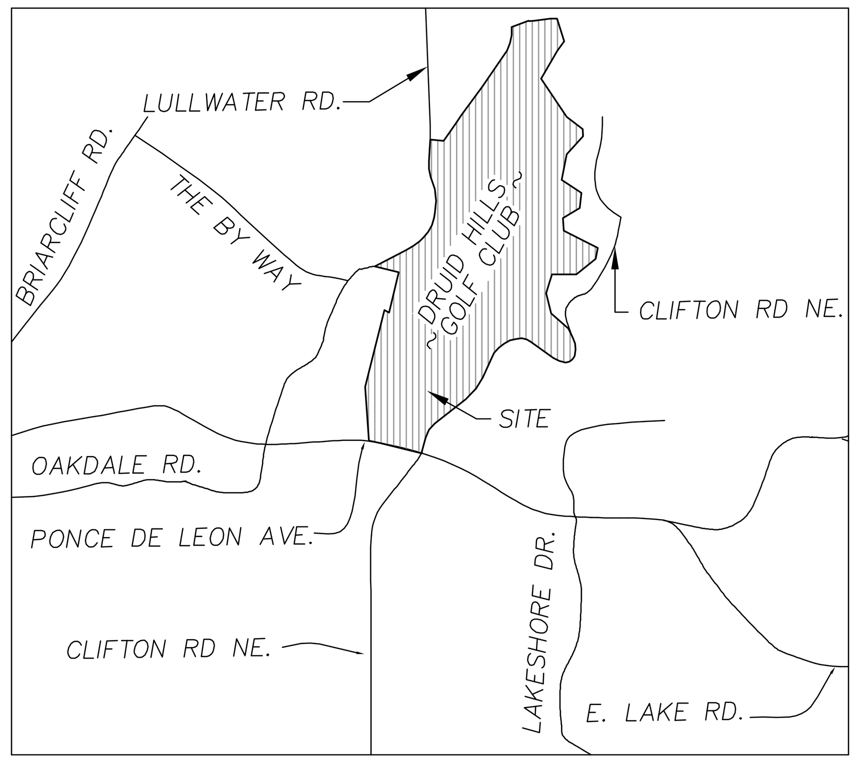


LOCATION MAP
N.T.S.

FLOOD NOTE:

THIS SITE DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. FLOOD MAP COMMUNITY PANEL NUMBER 13089 C 0064 H IN DEKALB COUNTY, GEORGIA (UNINCORPORATED AREAS).

PANEL BEARS AN EFFECTIVE DATE OF MAY 7, 2001. THIS SITE LIES WITHIN ZONE "X" AND "AE".

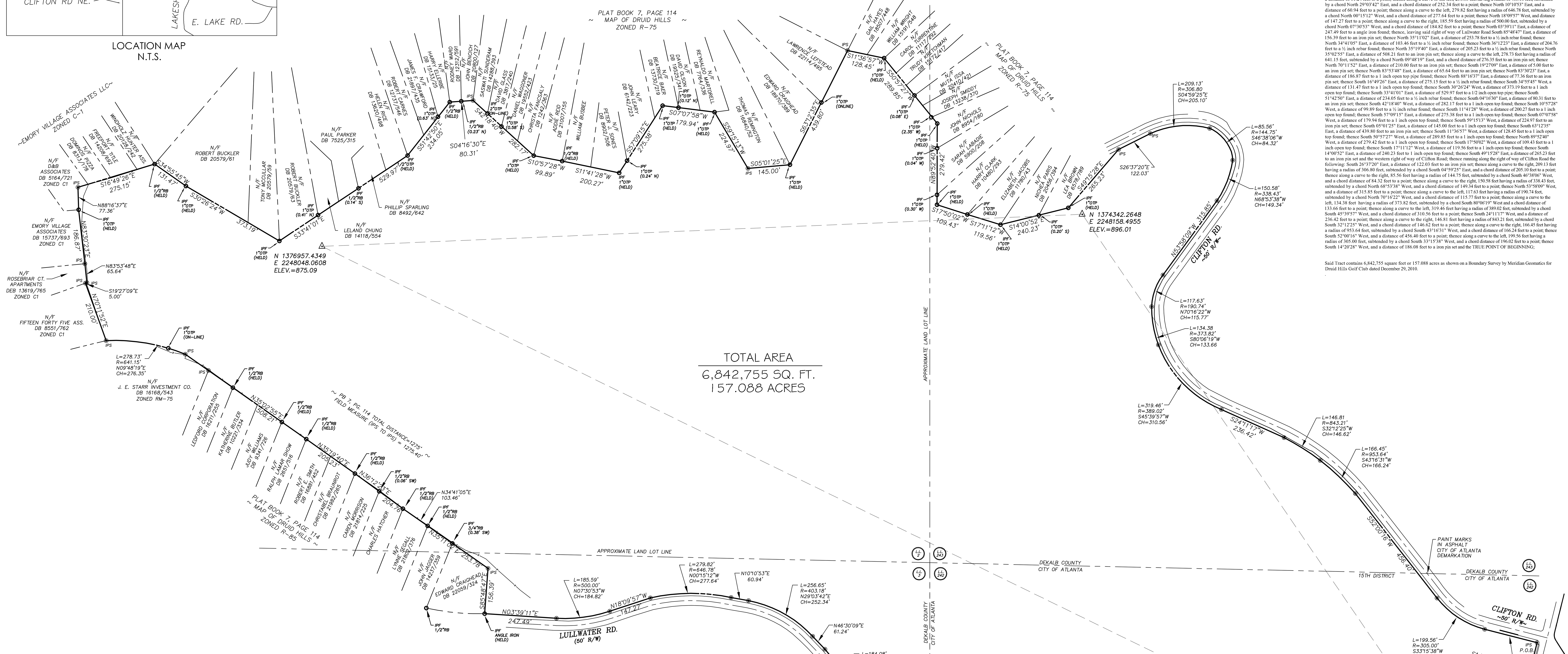
BENCHMARK REFERENCE:

1. RM 62-12: CONC NAIL IN RIGHT, DOWNSTREAM END OF HEADWALL @ PEAVINE CREEK.
ELEVATION = 879.80

BOUNDARY REFERENCES

1. PLAT BOOK 7, PAGE 114: MAP OF A PART OF DRUID HILLS; JANUARY 1924, DEKALB COUNTY RECORDS
2. SUBJECT DEED 19673, PAGE 549-55, DEKALB COUNTY RECORDS
3. VARIOUS ADJACENT PROPERTY OWNER PARCELS. SEE MAP FOR DEED INFORMATION.

ALL BEARINGS ARE BASED ON STATE PLANE COORDINATES SET BY OTHERS.



SITE ADDRESS

740 CLIFTON RD. NE
DEKALB COUNTY, GEORGIA
15TH DISTRICT ~ LAND LOT 242 & 243
18TH DISTRICT ~ LAND LOT 2 & 3
AND
PORTIONS WHICH ARE IN THE
CITY OF ATLANTA

LEGEND

IPF	IRON PIN FOUND	——	PROPERTY LINE
IPS	1/2" REBAR SET	—x—	FENCE
CMP	CORRUGATED METAL PIPE	—T—	TELEPHONE LINE
R/W	RIGHT OF WAY	—G—	GAS LINE
℄	CENTER LINE	—W—	WATER LINE
PL	PROPERTY LINE	—SS—	SANITARY SEWER LINE
FES	FLARED END SECTION		POWER LINE
L.L.L.	LAND LOT LINE	—UT—	UNDERGOUND COMM.
T.B.M.	TEMPORARY BENCHMARK	—UP—	UNDERGOUND POWER
INV.	INVERT ELEVATION	—UG—	UNDERGOUND GAS
	SANITARY SEWER MANHOLE	OTP	OPEN TOP PIPE
	POWER POLE	CTP	CRIMP TOP PIPE
	FIRE HYDRANT	RB	REBAR
	LIGHT POLE	Y.I.	YARD INLET
ICV	IRRIGATION CONTROL VALVE	D.I.	DRAIN INLET
	TRAVERSE POINT (60D NAIL)	SMH	SAN. SEWER MANHOLE
	DRAINAGE MANHOLE	CO	CLEANOUT
GV	GAS VALVE		WATER METER
	BENCHMARK		WATER VALVE
	IRON PIN FOUND	GW	GUY WIRE
	BELLSOUTH MANHOLE	AC	AIR CONDITIONER
T.D.	TYTON DUCTILE WATER LINE	N/F	NOW OR FORMERLY
	STOP LIGHT	PT	PERC. TEST (BOREHOLE)
			4x4 TRANSFORMER

LEGAL DESCRIPTION

All that tract or parcel of land lying situate and being in Land Lot 242 & 243 of the 15th District, and Land Lot 2 & 3 of the 18th District, DeKalb County, Georgia, and thus being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the right of way intersection of the Northerly right of way of Ponce De Leon Avenue and the Easterly right of way of Clifton Road;
Thence leaving said P.O.B. and continuing along the right of way of Ponce De Leon Ave, North 75°55'39" West a distance of 486.16 feet to a point; thence along a curve to the left, 136.92 feet having a radius of 1155.27 feet, subtended by a chord North 79°20'23" West, and a chord distance of 136.84 feet to a ½ inch rebar found; thence leaving said right of way of Ponce De Leon Avenue North 03°55'27" West a distance of 625.23 feet to a 1 inch open top pipe found; thence North 13°57'12" East, a distance of 913.28 feet to an iron pin set; thence South 61°09'29" East, a distance of 60.99 feet to a ¾ inch rebar found; thence North 13°42'05" East, a distance of 478.50 feet to an iron pin set; thence North 76°11'58" West, a distance of 286.20 feet to a 1 inch open top pipe found on the Southerly right of way of Lullwater Road; thence along a curve to the left, 411.65 feet having a radius of 23,062.20 feet, subtended by a chord North 62°48'31" East, and a chord distance of 411.64 feet to a point; thence along a curve to the left, 184.08 feet having a radius of 833.15 feet, subtended by a chord North 55°18'37" East, and a chord distance of 183.70 feet to a point; thence North 46°30'09" East, a distance of 61.24 feet to a point; thence along a curve to the left, 256.65 feet having a radius of 403.18 feet, subtended by a chord North 29°03'42" East, and a chord distance of 252.34 feet to a point; thence North 10°10'53" East, and a distance of 60.94 feet to a point; thence along a curve to the left, 279.82 feet having a radius of 646.78 feet, subtended by a chord North 00°15'12" West, and a chord distance of 277.64 feet to a point; thence North 18°09'57" West, and distance of 147.27 feet to a point; thence along a curve to the right, 185.59 feet having a radius of 500.00 feet, subtended by a chord North 07°30'53" West, and a chord distance of 184.82 feet to a point; thence North 03°39'11" East, a distance of 247.49 feet to a angle iron found; thence, leaving said right of way of Lullwater Road South 85°48'47" East, a distance of 156.39 feet to an iron pin set; thence North 35°11'02" East, a distance of 253.78 feet to a ½ inch rebar found; thence North 34°41'05" East, a distance of 103.46 feet to a ½ inch rebar found; thence North 36°12'23" East, a distance of 204.76 feet to a ½ inch rebar found; thence North 35°19'40" East, a distance of 205.23 feet to a ½ inch rebar found; thence North 35°02'55" East, a distance of 508.21 feet to an iron pin set; thence along a curve to the left, 278.73 feet having a radius of 641.15 feet, subtended by a chord North 09°48'19" East, and a chord distance of 276.35 feet to an iron pin set; thence North 70°11'52" East, a distance of 210.00 feet to an iron pin set; thence South 19°27'09" East, a distance of 5.00 feet to an iron pin set; thence North 83°53'48" East, a distance of 65.64 feet to an iron pin set; thence North 83°30'23" East, a distance of 186.87 feet to a 1 inch open top pipe found; thence North 88°16'37" East, a distance of 77.36 feet to an iron pin set; thence South 16°49'26" East, a distance of 275.15 feet to a ½ inch rebar found; thence South 34°55'45" West, a distance of 131.47 feet to a 1 inch open top found; thence South 30°26'24" West, a distance of 373.19 feet to a 1 inch open top found; thence South 33°41'01" East, a distance of 529.97 feet to a 1/2 inch open top pipe; thence South 51°42'50" East, a distance of 234.05 feet to a ½ inch rebar found; thence South 04°16'30" East, a distance of 80.31 feet to an iron pin set; thence South 42°18'40" West, a distance of 282.17 feet to a 1 inch open top found; thence South 10°57'28" West, a distance of 99.89 feet to a ½ inch rebar found; thence South 11°41'28" West, a distance of 200.27 feet to a 1 inch open top found; thence South 57°09'15" East, a distance of 275.38 feet to a 1 inch open top found; thence South 07°07'58" West, a distance of 179.94 feet to a 1 inch open top found; thence South 59°15'13" West, a distance of 224.97 feet to an iron pin set; thence South 05°01'25" East, a distance of 145.00 feet to a 1 inch open top found; thence South 63°12'35" East, a distance of 439.80 feet to an iron pin set; thence South 11°36'57" West, a distance of 128.45 feet to a 1 inch open top found; thence South 50°57'27" West, a distance of 289.85 feet to a 1 inch open top found; thence North 89°52'40" West, a distance of 279.42 feet to a 1 inch open top found; thence South 17°50'02" West, a distance of 109.43 feet to a 1 inch open top found; thence South 17°11'12" West, a distance of 119.56 feet to a 1 inch open top found; thence South 14°00'52" East, a distance of 240.23 feet to 1 inch open top found; thence South 49°15'28" East, a distance of 265.23 feet to an iron pin set and the western right of way of Clifton Road; thence running along the right of way of Clifton Road the following: South 26°37'20" East, a distance of 122.03 feet to an iron pin set; thence along a curve to the right, 209.13 feet having a radius of 306.80 feet, subtended by a chord South 04°59'25" East, and a chord distance of 205.10 feet to a point; thence along a curve to the right, 85.56 feet having a radius of 144.75 feet, subtended by a chord South 46°38'06" West, and a chord distance of 84.32 feet to a point; thence along a curve to the right, 150.58 feet having a radius of 338.43 feet, subtended by a chord North 68°53'38" West, and a chord distance of 149.34 feet to a point; thence North 53°58'09" West, and a distance of 315.85 feet to a point; thence along a curve to the left, 117.63 feet having a radius of 190.74 feet, subtended by a chord North 70°16'22" West, and a chord distance of 115.77 feet to a point; thence along a curve to the left, 134.38 feet having a radius of 373.82 feet, subtended by a chord South 80°06'19" West and a chord distance of 133.66 feet to a point; thence along a curve to the left, 319.46 feet having a radius of 389.02 feet, subtended by a chord South 45°39'57" West, and a chord distance of 310.56 feet to a point; thence South 24°11'17" West, and a distance of 236.42 feet to a point; thence along a curve to the right, 146.81 feet having a radius of 843.21 feet, subtended by a chord South 32°12'25" West, and a chord distance of 146.62 feet to a point; thence along a curve to the right, 166.45 feet having a radius of 953.64 feet, subtended by a chord South 43°16'31" West, and a chord distance of 166.24 feet to a point; thence South 52°00'16" West, and a distance of 456.40 feet to a point; thence along a curve to the left, 199.56 feet having a radius of 305.00 feet, subtended by a chord South 33°15'38" West, and a chord distance of 196.02 feet to a point; thence South 14°20'28" West, and a distance of 186.08 feet to a iron pin set and the TRUE POINT OF BEGINNING;

Said Tract contains 6,842,755 square feet or 157.088 acres as shown on a Boundary Survey by Meridian Geomatics for Druid Hills Golf Club dated December 29, 2010.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,912 FEET AND AN ANGULAR ERROR OF 0.87" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

INSTRUMENT USED: TOPCON 2003 SERIES PULSE LASER

WORK PERFORMED ON DECEMBER 6th THRU THE 28th, 2010

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

BOUNDARY SURVEY FOR
DRUID HILLS GOLF CLUB
15TH DISTRICT ~ LAND LOT 242 & 243 ~ DEKALB COUNTY // 18TH DISTRICT ~ LAND LOT 2 & 3 ~ DEKALB COUNTY

GRAPHIC SCALE 0 70 140 280 420 560

DATE: DECEMBER 28, 2010
SCALE: 1"= 140'

REVISIONS:
REVISE LEGAL DESC. 01/03/11

MERIDIAN GEOMATICS, LLC
land surveying ~ residential & commercial
P.O. BOX 49163
Atlanta, Georgia 30359
phone: (404) 316-9929 ~ www.surveyingatlanta.com

DRWN BY	S.C.D.
JOB NO.	2008-048

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