

jsw

Josh Walton R.L.S.

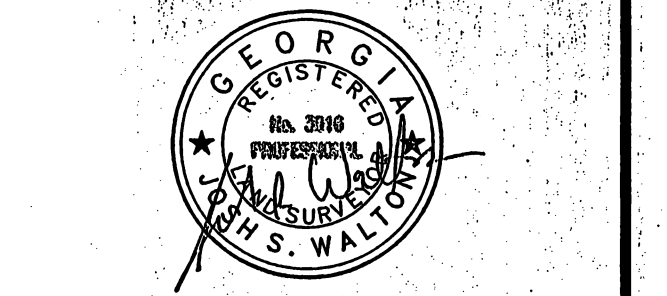
LAND SURVEYOR: GEORGIA & TENNESSEE

4802 QUINCE COURT
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Client

KIRKWOOD NEIGHBORHOOD ORGANIZATION
P.O. BOX 370136
ATLANTA, GA 30317
Contact: EARL WILLIAMSON

NO.	BY	APPROVED	DATE



DATE: 6/14/08

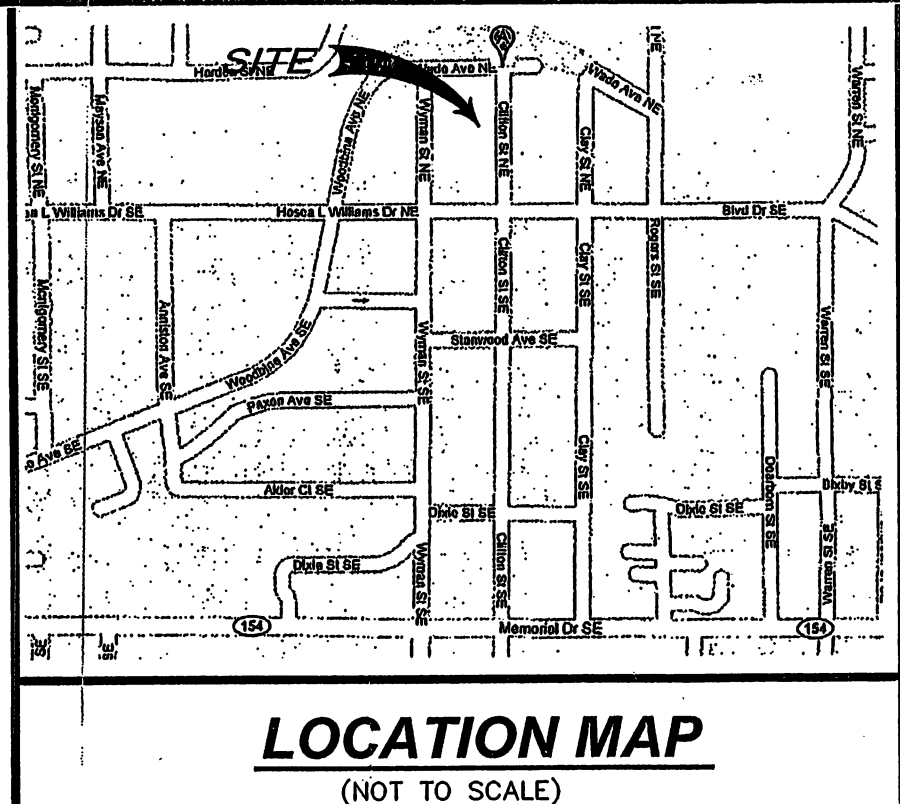
Project Title
**BOUNDARY SURVEY
CLAY CEMETARY
ATLANTA, GEORGIA**

Project Location
CITY OF ATLANTA
LAND LOT 207, 15TH DISTRICT
DEKALB COUNTY
GEORGIA

Project No. 08-KIRKWOOD
Drawn By: JSW
Checked By: JSW
Date: 5-09-08

Sheet Title

Sheet Number



LEGAL DESCRIPTION

LEGAL DESCRIPTION: TRACT

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOT 207 OF THE 15th DISTRICT FULTON COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR KIRKWOOD NEIGHBORHOOD ORGANIZATION, DATED 5/07/08 PREPARED BY JOSH WALTON, HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF WADE AVENUE (RIGHT-OF-WAY OF 50') AND THE WESTERN RIGHT OF WAY OF CLIFTON AVENUE (RIGHT-OF-WAY OF 50'); THENCE ALONG THE WESTERN RIGHT OF WAY OF CLIFTON AVENUE IN A SOUTHERLY DIRECTION A DISTANCE OF 195' TO AN 1/2" OPEN TOP PIPE; THENCE TURNING AND CONTINUING ALONG THE WESTERN RIGHT OF WAY OF CLIFTON AVENUE SOUTH 0 DEGREES 26 MINUTES 17 SECONDS EAST A DISTANCE OF 49.05' TO A SQUARE NAIL THE POINT OF BEGINNING (P.O.B.);

THENCE TURNING AND CONTINUING ALONG THE WESTERN RIGHT OF WAY OF CLIFTON AVENUE SOUTH 0 08' 49" EAST A DISTANCE OF 112.01' TO A 1" OPEN TOP PIPE; THENCE TURNING AND CONTINUING ALONG THE LINE OF BOORSTEIN & RYTHER NORTH 88° 12' 08" WEST A DISTANCE OF 181.87' TO A #4 REBAR; THENCE TURNING AND CONTINUING ALONG THE LINE OF WALKER NORTH 36° 08' WEST A DISTANCE OF 15.53' TO A 1/2" OPEN TOP PIPE; THENCE TURNING AND CONTINUING ALONG THE LINE OF CARTER NORTH 0° 16' 35" EAST A DISTANCE OF 50.00' TO A 1/2" OPEN TOP PIPE; THENCE TURNING AND CONTINUING ALONG THE LINE OF HRISCKO NORTH 0° 50' 14" EAST A DISTANCE OF 37.74' TO A 1/2" OPEN TOP PIPE; THENCE TURNING AND CONTINUING ALONG THE LINE OF MARTIN NORTH 0° 23' 17" WEST A DISTANCE OF 9.42' TO A CHAIN LINK FENCE POST; THENCE TURNING AND CONTINUING ALONG THE LINE OF FLAT SHOALS BAPTIST CHURCH SOUTH 88° 01' 48" EAST A DISTANCE OF 182.66' TO A SQUARE NAIL THE POINT OF BEGINNING (P.O.B.) CONTAINING 0.472 ACRES (20,548 SQ. FT.).

REFERENCES

1. A PLAT BY C. THOMAS FOSTER FOR CHRISTOPHER BOLT. DATED SEPTEMBER 9, 1999
2. A MAP OF THE SOUTH KIRKWOOD PROPERTY BELONGING TO THE ATLANTA SUBURBAN LAND COMPANY, SUBDIVIDED MARCH 1891, REVISED FEBRUARY 1893, PLAT BY HALL BROTHERS ENGINEERS, RECORDED IN DEKALB COUNTY RECORDS DEED BOOK "FF" PAGE 236
3. A MAP OF LAND LOT 207 15TH DISTRICT, DATED APPROXIMATELY 195. ALSO KNOWN AS THE 1915 CITY OF KIRKWOOD MAP.
4. THE FOLLOWING DEED RECORDED IN FULTON COUNTY RECORDS:
DEED BOOK 6687 PAGE 148
DEED BOOK 12512 PAGE 669
DEED BOOK 19497 PAGE 405

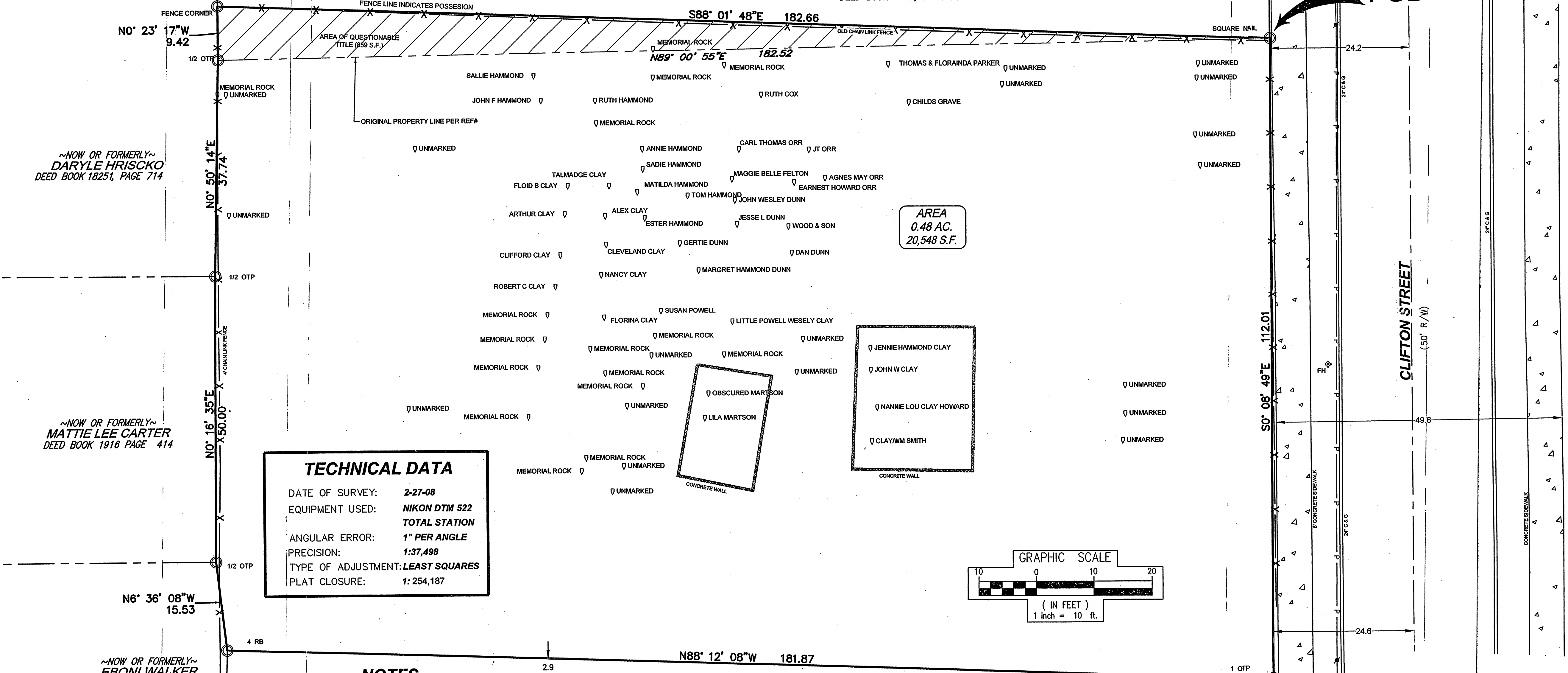
~NOW OR FORMERLY~
**CHRISTOPHER &
STACEY MARTIN**
DEED BOOK 18156, PAGE 711

~NOW OR FORMERLY~
**FLAT SHOALS
BAPTIST CHURCH**
DEED BOOK 6687, PAGE 148

~NOW OR FORMERLY~
DARYLE HRISCKO
DEED BOOK 18251, PAGE 714

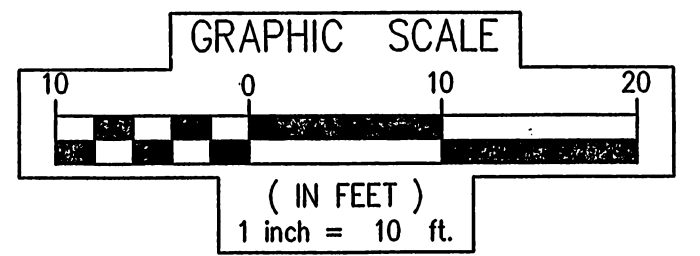
~NOW OR FORMERLY~
MATTIE LEE CARTER
DEED BOOK 1916 PAGE 414

~NOW OR FORMERLY~
EBONI WALKER
DEED BOOK 19497, PAGE 405



TECHNICAL DATA

DATE OF SURVEY: 2-27-08
EQUIPMENT USED: NIKON DTM 522
TOTAL STATION
ANGULAR ERROR: 1" PER ANGLE
PRECISION: 1:37,498
TYPE OF ADJUSTMENT: LEAST SQUARES
PLAT CLOSURE: 1: 254,187



NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THIS TRACT OF LAND DOES NOT LIE WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13153 C 0151 E. DATED SEPTEMBER 28, 2007.

~NOW OR FORMERLY~
**DANIEL B. BOORSTEIN
& KJERSTIN I. RYTHER**
DEED BOOK 12512, PAGE 669

PROPERTY CORNER

#4 R.S.	●	#4 REBAR SET
#4 RBF	○	#4 REBAR FOUND
O.T.F.	○	OPEN TOP FOUND
C.T.F.	○	CRIMPED TOP FOUND
C.N.S.	△	CORNER NOT SET
C.M.F.	□	CONC. MONUMENT FOUND

LEGEND

LINE TYPES

- RIGHT-OF-WAY LINE
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- X- FENCE LINE
- BUILDING SETBACK LINE
- SANITARY SEWER LATERAL
- OVERHEAD POWER LINE

SYMBOLS

- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- FIRE HYDRANT (FH)
- HEADSTONE
- CURB AND GUTTER (C&G)
- SAN. SEWER MANHOLE (SSMH)
- WATER VALVE (WV)

ABBREVIATIONS

- B/L BUILDING SETBACK LINE
- CMP CORRUGATED METAL PIPE
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- DI DROP INLET
- DIP DUCTILE IRON PIPE
- E EASEMENT
- PB PLAT BOOK
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT
- R/W RIGHT OF WAY

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND THE PLAT COMPLES WITH ALL REQUIREMENTS OF THE GEORGIA MINIMUM TECHNICAL STANDARDS.

J.S. Walton
JOSH S. WALTON
GEORGIA REGISTERED LAND SURVEYOR NO. 3016
1009 NORTH TENNESSEE STREET
CARTERSVILLE, GA. 30221