

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



PHOTO #1



PHOTO #2

BOUNDARY RETRACEMENT SURVEY
FOR
CITY OF DUNWOODY
(4809-4819 VERMACK ROAD)
LOCATED IN
LAND LOT 361, 18 DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA



PHOTO #3



PHOTO #4

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND PARCEL ONE IS ACCURATE WITHIN ONE FOOT IN 511,241 FEET. PARCEL TWO IS ACCURATE WITHIN ONE FOOT IN 1,036,604 FEET. THE OVERALL PARCEL IS ACCURATE WITHIN ONE FOOT IN 1,039,656 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 27,155 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MAY 10, 2021.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

SITE INFORMATION

CURRENT OWNER: RE POSS REVOCABLE TRUST
DB: 28265 PG. 732
DB: 28269 PG. 531

TAX PARCEL ID # 18 361 02 004 & 18 361 02 074

ADDRESS: 4809 & 4819 VERMACK ROAD

ZONING: R-100 (SINGLE-DWELLING RESIDENTIAL-100)

JURISDICTION: CITY OF DUNWOODY

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

REFERENCE MATERIAL

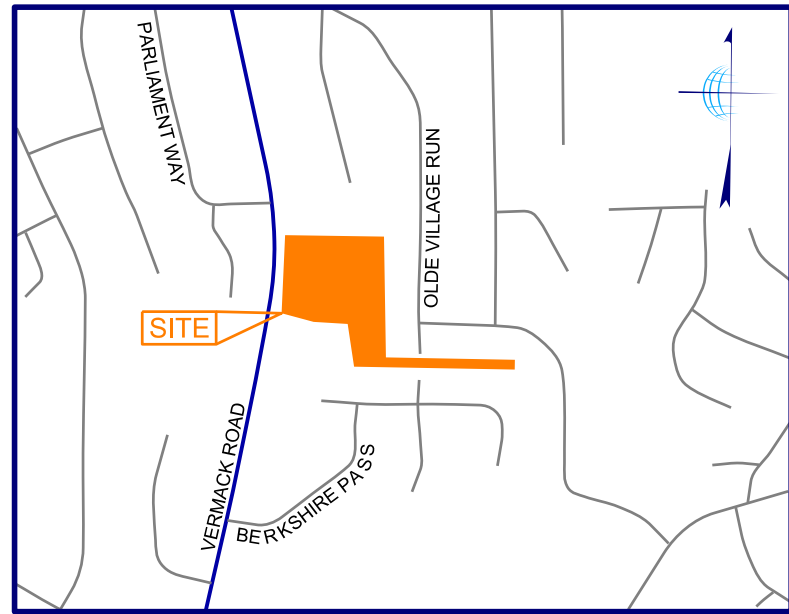
- FINAL PLAT OF VILLAGE MILL UNIT TWO DATED MAY 13, 1960 RECORDED IN PG. 54 PG. 69 AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA
- FINAL PLAT OF HERITAGE AT DUNWOODY DATED JANUARY 2, 2014 AND LAST REVISED JUNE 28, 2018 RECORDED IN PG. 266 PG. 1 AMONG AFORESAID RECORDS
- SURVEY BY GUNNIN LAND SURVEYING FOR ESTATE OF ROY E. POSS, DATED NOV. 6, 2020
- DEED BOOK AND PAGES SHOWN HEREON

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH.
IMAGERY DATED DECEMBER 5, 2018

PICTURE LOCATION AND DIRECTION



LOCATION MAP

NOT TO SCALE
LAT - 33° 56' 17.65" N
LONG - 84° 18' 51.37" W

PROPERTY DESCRIPTION (OVERALL)

Being all that tract or parcel of land lying and being in Land Lot 361, 18th District, DeKalb County, Georgia and being more particularly described as follows:

- 70.06 feet along the arc of a curve deflecting to the left, having a radius of 1,343.55 feet and a chord bearing and distance of North 02° 14' 24" West, 70.05 feet; thence,
- North 03° 41' 48" West, 194.92 feet to a 1/2 inch rebar found; thence, leaving the aforesaid line of Vermack Road and running adjacent to the property now or formerly owned by Paul Y. Shane and Sandra Shane, as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 7165, Page 327, and the lines of a subdivision entitled, "Village Mill, Unit Two", as shown on a plat recorded among the aforesaid Land Records in Plat Book 54, Page 69,
- North 89° 32' 56" East, 569.60 feet to a 1/2 inch rebar found; thence,
- South 00° 05' 20" East, 243.12 feet to a 1/2 inch rebar found; thence,
- South 00° 01' 40" East, 532.52 feet to a 1/2 inch open top pipe found; thence,
- South 88° 52' 51" East, 838.71 feet to a 1 inch open top pipe found; thence,
- South 00° 22' 40" West, 49.18 feet to a 1 inch open top pipe found; thence, running adjacent to the lines of a subdivision entitled, "Heritage at Dunwoody", as shown on a Final Plat recorded among the aforesaid Land Records in Plat Book 266, Page 1,
- North 88° 47' 51" West, 1,060.20 feet; thence, running adjacent to the property now or formerly owned by Deborah Ann & Scott R. Arant, as described in a deed recorded among the aforesaid Land Records in Deed Book 26563, Page 630,
- North 03° 14' 04" East, 248.82 feet to a 1/2 inch rebar found; thence,
- North 86° 52' 50" West, 199.82 feet; thence,
- North 65° 32' 05" West, 178.36 feet to a 1/2 inch rebar found on the aforesaid line of Vermack Road; thence, running with the said line of Vermack Road,
- 216.53 feet along the arc of a curve deflecting to the left, having a radius of 1,343.55 feet and a chord bearing and distance of North 03° 52' 14" East, 216.29 feet to the Point of Beginning, containing 404,616 square feet or 9.2887 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

TITLE NOTES

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBERS 13089C0012K), EACH DATED AUGUST 15, 2019; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

II. SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF VERMACK ROAD.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO LIE VESTED IN R.E. POSS REVOCABLE TRUST, PER DEEDS RECORDED AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA IN DEED BOOK 28269, PAGE 531 AND DEED BOOK 28265 PAGE 732.

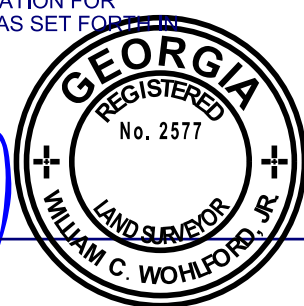
IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT (COMMITMENT NO. 21-006461ATL; COMMITMENT DATE OF APRIL 28, 2021). PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND RECEIVED ON MAY 7, 2021. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

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 O.C.G.A. SECTION 15-6-67.

W.C. WOLFORD, JR., RLS
REGISTERED NUMBER: 2577



BOUNDARY RETRACEMENT SURVEY
FOR
CITY OF DUNWOODY
(4809-4819 VERMACK ROAD)
LOCATED IN LAND LOT 361, 18 DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA

SHEET NO.

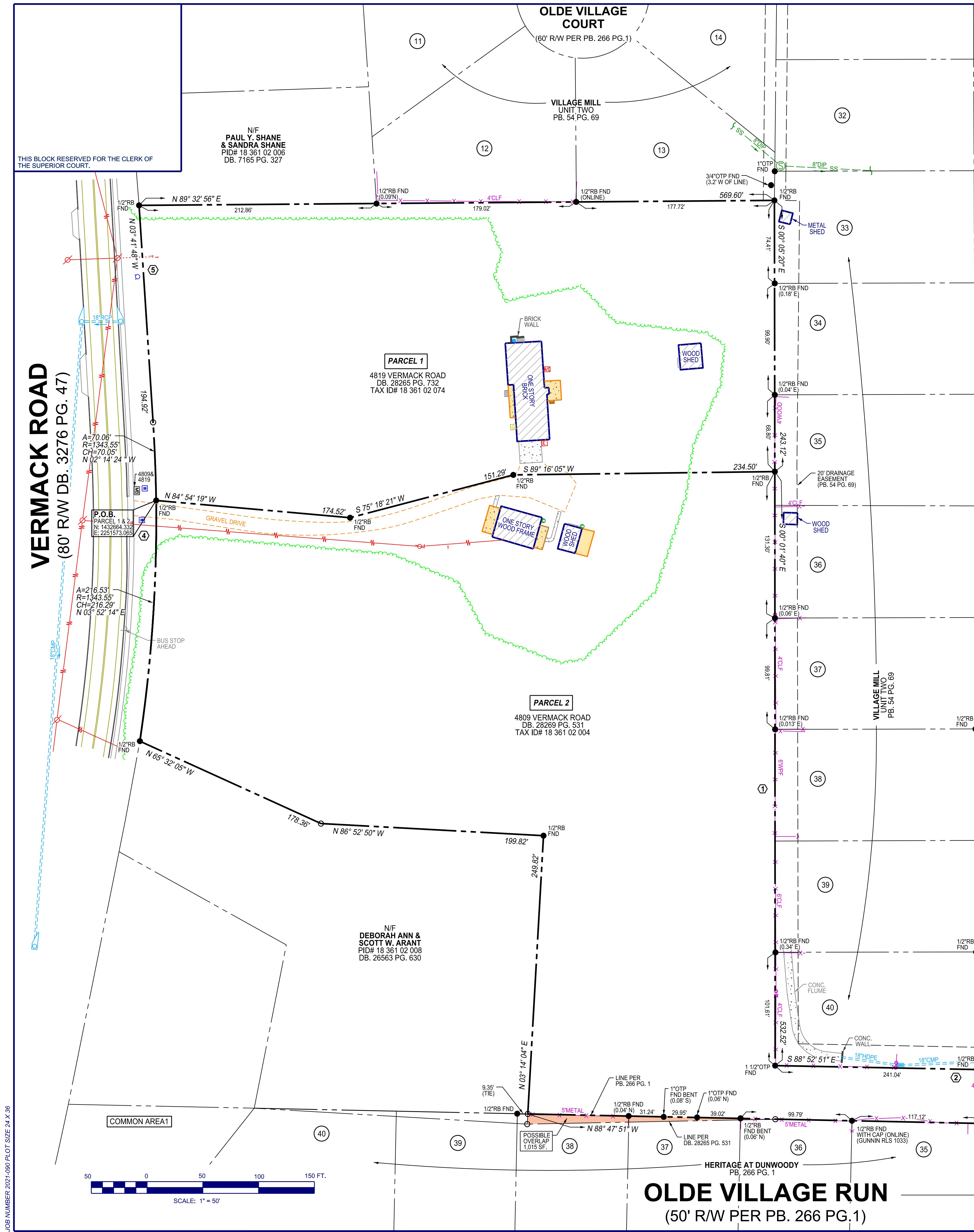
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DRAWING# TM 21-090

TerraMark Land Surveying, Inc.
1000 Peachtree Street, NE
Atlanta, Georgia 30306
Phone No. (770) 421-1927
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C. O. A.#LSF00810



VERMACK ROAD
(80' R/W DB. 3276 PG. 47)



ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARBWIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RS	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SO, FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

AREA TABLE

PARCEL 1	144,865 SQ.FT. OR 3.3256 AC.
PARCEL 2	259,751 SQ.FT. OR 5.9631 AC.
TOTAL AREA	404,616 SQ.FT. OR 9.2887 AC.

AREA OF INTEREST TABLE

AREA OF INTEREST

1. FENCE MEANDERS ALONG PROPERTY LINE
2. GUY WIRE CROSSES PROPERTY LINE
3. FENCE MEANDERS ALONG PROPERTY LINE
4. ELECTRIC LINE & GRAVEL DRIVE CROSS PROPERTY LINE
5. GUY WIRE CROSSES PROPERTY LINE

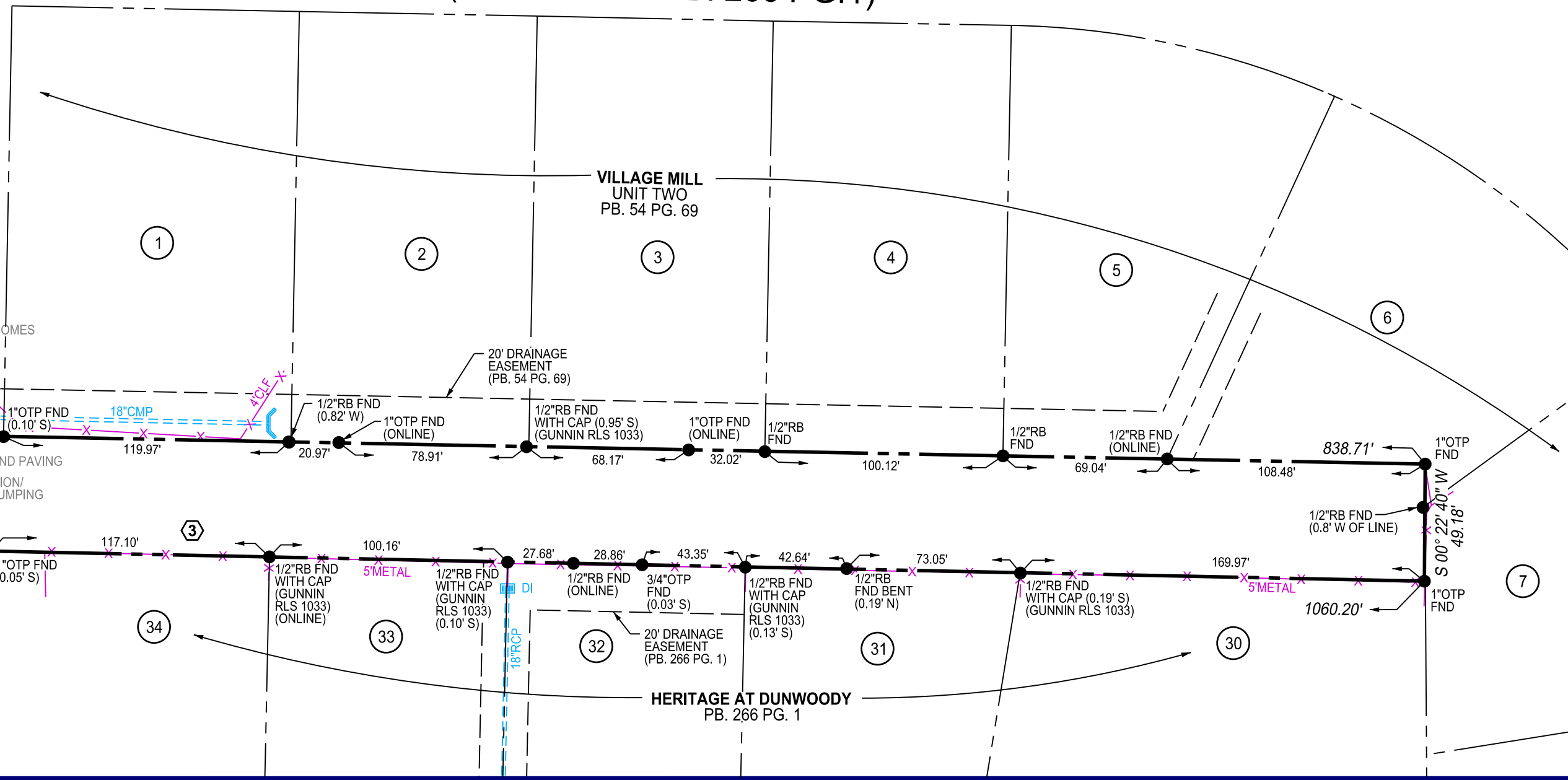
LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE

OLDE VILLAGE LANE

(60' R/W PER PB. 266 PG.1)

OLDE VILLAGE RUN
(60' R/W PER PB. 54 PG.69)



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Project No.	No.	Date
2021-090	#1	
Survey Crew:	AT	
Drawn By:	AT	
Approved By:	WCV	
Date:	05/12/2021	
Scale:	1"=50'	

BOUNDARY (RETRACEMENT) SURVEY
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LOCATED IN LAND LOT 361, 18 DISTRICT
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SHEET NO.
2/2
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