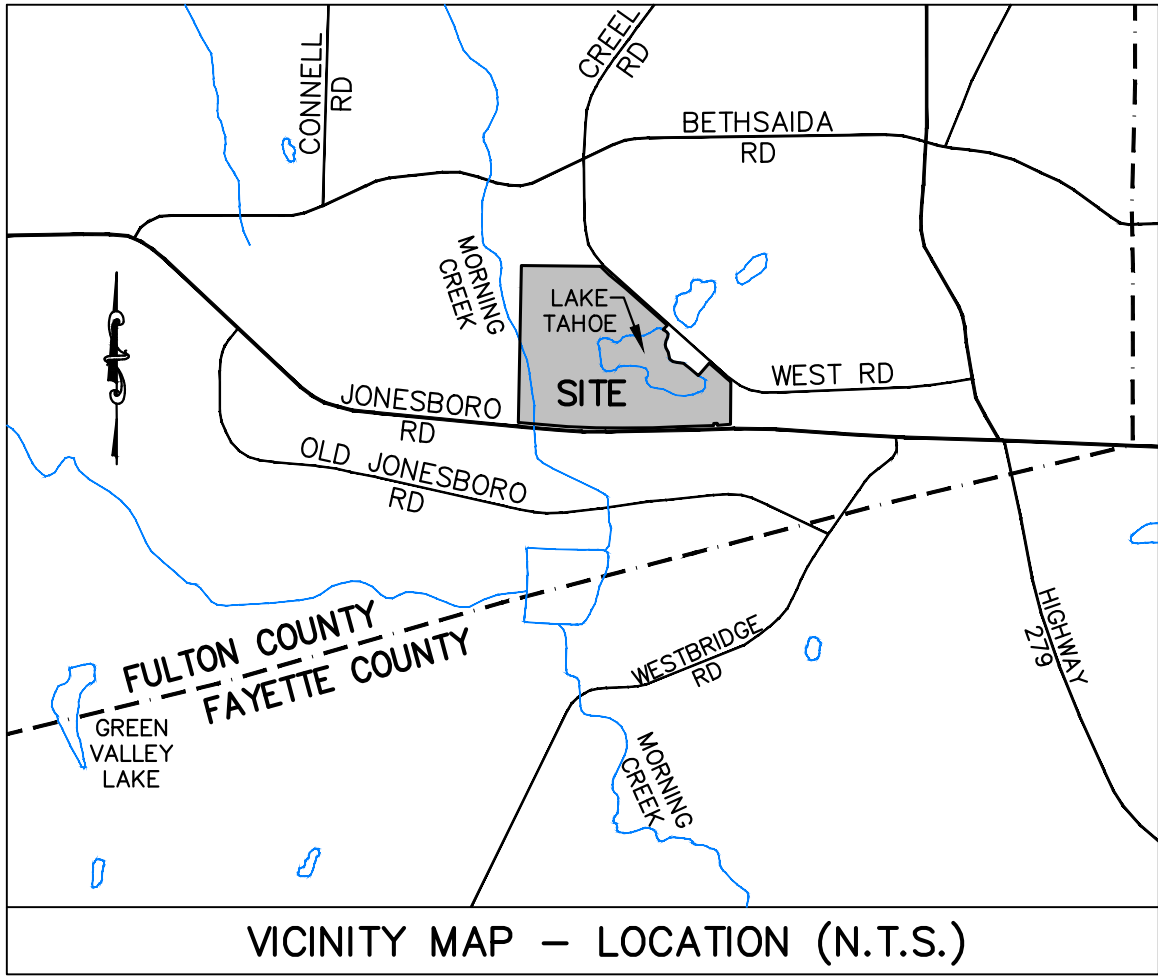


RESERVED FOR PLAT FILING



Thuy Thu Doan and Joseph Ford Hoke
Area to be Condemned – Legal Description
(Parcel ID: 13 0190 LL0236)

All that tract or parcel of land lying and being in Land Lot 190 of the 13th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the Land Lot Line common to Land Lots 190 and 191 with the northeasterly right-of-way line of Jonesboro Road/SR 138 (having a variable width right-of-way); thence leave said intersection and run southeasterly along said northeasterly right-of-way line S84°23'45"E a distance of 244.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leave said northeasterly right-of-way line and run N02°13'21"E a distance of 48.52 feet to a point; thence run N71°59'06"W a distance of 20.78 feet to a point; thence run N02°13'21"E a distance of 25.32 feet to a point; thence run N72°07'06"W a distance of 234.21 feet to a point; thence run N60°38'24"W a distance of 2.47 feet to a point; thence run N00°47'04"E a distance of 97.49 feet to a point; thence run S66°34'00"E a distance of 248.36 feet to a point; thence run N09°37'01"W a distance of 115.31 feet to a point; thence run N02°49'30"E a distance of 207.72 feet to a point; thence run N11°42'07"W a distance of 288.65 feet to a point; thence run N23°16'17"W a distance of 254.17 feet to a point; thence run N26°14'15"W a distance of 109.54 feet to a point; thence run N00°47'04"E a distance of 142.98 feet to a point; thence run S26°16'16"E a distance of 65.79 feet to a point; thence run S26°14'15"E a distance of 172.80 feet to a point; thence run S23°16'17"E a distance of 262.44 feet to a point; thence run S11°42'07"E a distance of 300.96 feet to a point; thence run S02°59'53"E a distance of 449.86 feet to a point; thence run S23°47'58"E a distance of 26.17 feet to a point; thence run S06°28'25"W a distance of 15.11 feet to a point located on the northeasterly right-of-way line of Jonesboro Road/SR 138; thence run northwesterly along said northeasterly right-of-way line N84°23'45"W a distance of 75.79 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Together with and subject to all legal easements and rights of way both public and private, said tract or parcel of land containing 2.376 acres, more or less (103,492 square feet, more or less).

CLOSURE STATEMENT

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 186,670 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER AND LEICA GS18 GNSS RTK ROVER.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY LEICA SMARTNET. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE, US SURVEY FOOT. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FIELD WORK COMPLETED ON 16 DECEMBER 2022.

BY GRAPHIC PLOTTING ONLY, THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA "AE", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.), FULTON COUNTY UNINCORPORATED AREAS, GEORGIA, MAP NUMBER 13121C0490F, WITH AN EFFECTIVE DATE OF 9/18/2013.

ZONE AE: WITH BFE (BASE FLOOD ELEVATION) OR DEPTH

A BOUNDARY SURVEY WAS NOT PERFORMED FOR THIS EXHIBIT. PROPERTY LINES SHOWN ARE PER EVIDENCE FOUND AND THE RECORD DESCRIPTION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR ENCUMBRANCES NOT SHOWN.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

LEGEND - ABBREVIATIONS

IPS IRON PIN SET
IPF IRON PIN FOUND (1/2" REBAR)
RWM RIGHT-OF-WAY MONUMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
R/W RIGHT OF WAY
LL LAND LOT
DB/PG. DEED BOOK/PAGE
PB/PG. PLAT BOOK/PAGE
C.L. CENTERLINE
P.L. PROPERTY LINE
SQ. FT. SQUARE FEET
SSMH SANITARY SEWER MANHOLE
MH MANHOLE
DIP DUCTILE IRON PIPE
INV INVERT
ELEV. ELEVATION
PP POWER POLE
CONC. CONCRETE
FIRM FLOOD INSURANCE RATE MAP
N.T.S. NOT TO SCALE

LEGEND - LINE TYPE

— — — — — PROPERTY LINE
- - - - - CREEK CENTERLINE
- - - - - RIGHT-OF-WAY LINE
— — — — — METAL FENCE
— — — — — GUARDRAIL
- - - - - OVERHEAD ELECTRIC LINE
— — — — — SAN — — — — — UNDERGROUND SANITARY SEWER LINE
~~~~~843~~~~~ BASE FLOOD ELEVATION

#### LEGEND - SYMBOLS

○ IRON PIN FOUND/SET  
□ RIGHT-OF-WAY MONUMENT  
⊙ SANITARY SEWER MANHOLE (EXISTING)  
⚡ POWER POLE



| REVISIONS |            |                           |
|-----------|------------|---------------------------|
| NO.       | DATE       |                           |
| 1         | 08.23.2022 | PER CLIENT COMMENTS       |
| 2         | 12.17.2022 | CONDEMNATION AREA REVISED |
| 3         |            |                           |
| 4         |            |                           |
| 5         |            |                           |
| 6         |            |                           |
| 7         |            |                           |

CONDEMNATION EXHIBIT PREPARED FOR:  
**MORNING CREEK SANITARY SEWER IMPROVEMENTS**  
PARCEL ID: 13 0190 LL0286  
THUY THU DOAN & JOSEPH FORD HOKE  
LOCATED IN LAND LOT 190, 13th DISTRICT  
FULTON COUNTY, GEORGIA

DATE: 08.03.2022

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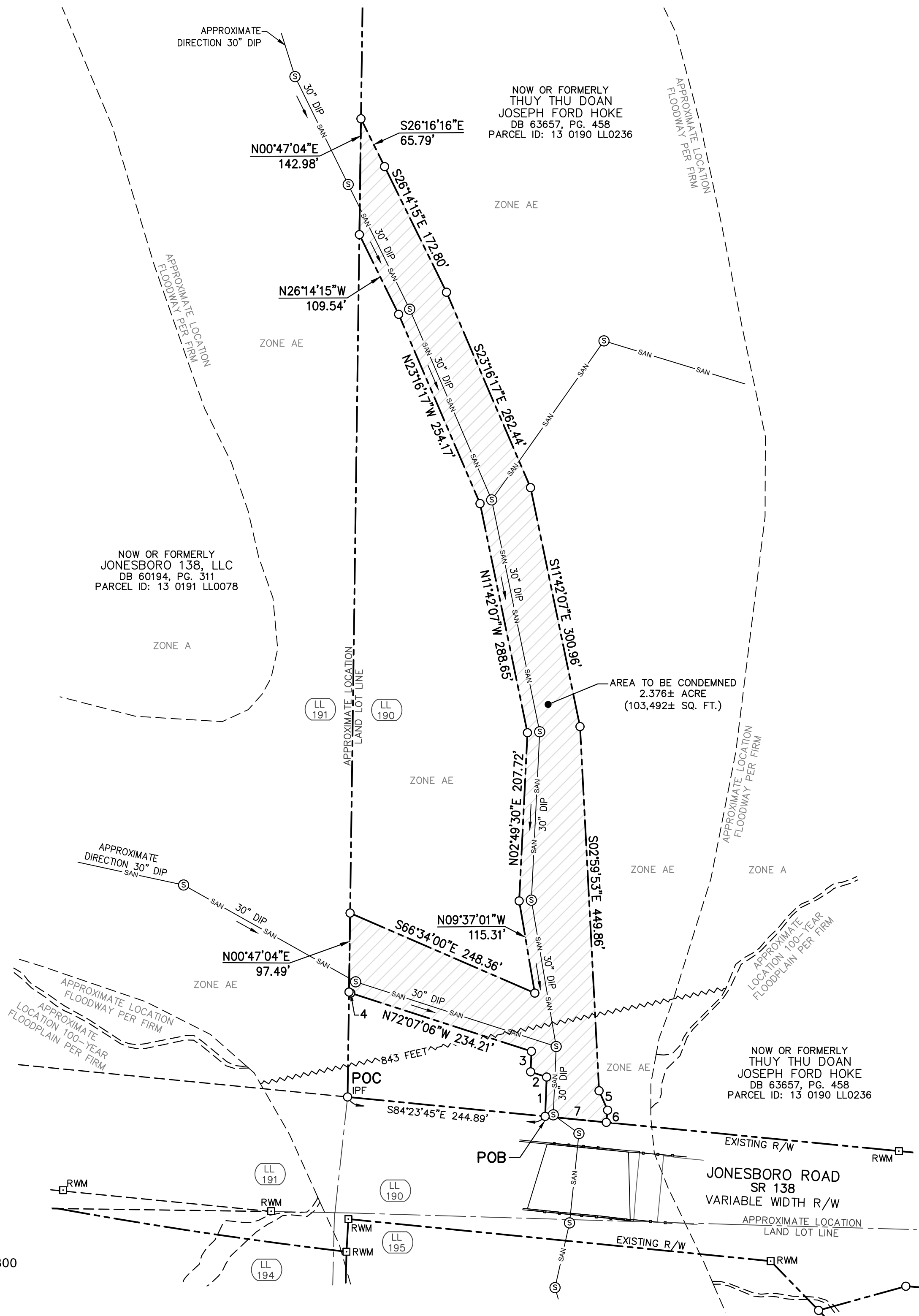
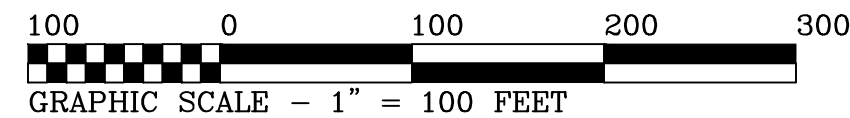
PROJECT NO.: 22-100030 (20-0200)  
DRAWN BY: CAM  
CHECKED BY: CCL

990 HAMMOND DRIVE, SUITE 900  
ATLANTA, GEORGIA 30328  
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FAX: 770-857-8401  
www.loweengineers.com  
Land Surveyor Firm License No. LSF000656

**LOWE ENGINEERS**

SHEET  
1 OF 2

NOT ISSUED FOR CONSTRUCTION



LEGEND - ABBREVIATIONS

IPS IRON PIN SET  
IPF IRON PIN FOUND (1/2" REBAR)  
RWM RIGHT-OF-WAY MONUMENT  
POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
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SSMH SANITARY SEWER MANHOLE  
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LEGEND - SYMBOLS

○ IRON PIN FOUND/SET  
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⊙ SANITARY SEWER MANHOLE (EXISTING)  
⊕ POWER POLE

CALL TABLE

| COURSE | BEARING     | DISTANCE |
|--------|-------------|----------|
| 1      | N02°13'21"E | 48.52'   |
| 2      | N71°59'06"W | 20.78'   |
| 3      | N02°13'21"E | 25.32'   |
| 4      | N60°38'24"W | 2.47'    |
| 5      | S23°47'58"E | 26.17'   |
| 6      | S06°28'25"W | 15.11'   |
| 7      | N84°23'45"W | 75.79'   |



W. J. Daniel III

REVISIONS

| NO. | DATE       | PER CLIENT COMMENTS       |
|-----|------------|---------------------------|
| 1   | 08.23.2022 |                           |
| 2   | 12.17.2022 | CONDEMNATION AREA REVISED |
| 3   |            |                           |
| 4   |            |                           |
| 5   |            |                           |
| 6   |            |                           |
| 7   |            |                           |

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ENGINEERS

SHEET  
2 OF 2

NOT ISSUED FOR CONSTRUCTION

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