

After Recording Return to:

Georgia Environmental Protection Division
Response and Remediation Program
2 Martin Luther King, Jr. Drive, SE
Suite 1462 East
Atlanta, Georgia 30334

2016091383

DEED BOOK

25618 Pg 662



Filed and Recorded

6/17/2016 9:38:13 AM

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Environmental Covenant

This instrument is an Environmental Covenant executed pursuant to the Georgia Uniform Environmental Covenants Act, OCGA § 44-16-1, *et seq.* This Environmental Covenant subjects the Property identified below to the activity and/or use limitations specified in this document. The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded in accordance with OCGA § 44-16-8(a).

Fee Owner of Property/Grantor:

Emory University
c/o Mr. Michael J. Mandl,
Executive Vice President for Business and Administration
408 Administration Building
201 Dowman Drive
Atlanta, GA 30322

Grantee/Holder:

Emory University
c/o Mr. Michael J. Mandl,
Executive Vice President for Business and Administration
408 Administration Building
201 Dowman Drive
Atlanta, GA 30322

**Grantee/Entity with
express power to enforce:**

State of Georgia
Department of Natural Resources
Environmental Protection Division
2 Martin Luther King Jr. Drive, SE
Suite 1456 East Tower
Atlanta, GA 30334

Parties with interest in the Property: None

Property:

The property subject to this Environmental Covenant is the Emory North Decatur Road Site, Georgia Hazardous Site Response Act (HSRA) Hazardous Site Inventory (HSI) Site Number 10121 (hereinafter "Property"), located at 1784 North Decatur Road in Atlanta, DeKalb County, Georgia. This tract of land was conveyed on February 10, 1988 from H. B. Hutchinson, Jr. (deceased) to Emory University recorded in Deed Book 6058, Page 449, DeKalb County Records. The Property is located in Land Lot 52 and 53 of the 18th District of DeKalb County, Georgia and was divided in the DeKalb County records by permit number 18883 (LDP No. 18784) as Lot #3.

The Property is an irregularly shaped, 4.425-acre tract labeled "Lot #3" (property tax parcel ID 18-053-03). The Property (Lot #3) is bound to the south by North Decatur Road, and partially bound to the north by Gambrell Drive. A complete legal description of the property is attached as Exhibit A and a map of the Lot Division Plat illustrating Lot #3 is attached as Exhibit B.

Tax Parcel Number(s):

18 053 03-010 of DeKalb County, Georgia

Name and Location of Administrative Records:

The corrective action at the Property that is the subject of this Environmental Covenant is described in the following document[s]:

- Corrective Action Plan (CAP) for Perchloroethylene (PCE) Impacts, Former Dry Cleaner Site Adjacent to Automotive Repair and Servicing Facility, Emory University dated September 1993;
- Revised Corrective Action Plan dated 2000;
- 2012 Corrective Action Effectiveness Report dated March 14, 2013; and,
- Voluntary Remediation Program Application and Remediation Plan dated January 2014, VRP CSR.
- These documents are available at the following locations:

Georgia Environmental Protection Division
Response and Remediation Program
2 Martin Luther King (MLK) Jr. Drive, SE, Suite 1054 East Tower
Atlanta, GA 30334
M-F 8:00 AM to 4:30 PM excluding state holidays

Description of Contamination and Corrective Action:

This Property has been listed on the state's hazardous site inventory and has been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. The Emory North Decatur Road site is currently listed on the Georgia HSI No. 10121 pursuant to the HSRA program administered by the Georgia Environmental Protection Division (hereinafter "EPD"), due to a release of tetrachloroethylene (PCE) along with its associated degradation products to soil and groundwater. In 1995, the soil and groundwater remedial systems were installed in accordance with the original Corrective Action Plan (CAP). The remedial systems consisted of fourteen soil vapor recovery wells and four groundwater recovery wells. In July 1996, Emory University requested approval from EPD to discontinue the operation of the soil vapor extraction (SVE) system for soil remediation because the soils at the site met the Type I Risk Reduction Standards (RRS). Emory has continued to operate a pump and treat groundwater remediation system at the site since 1995 to remediate the PCE impacted groundwater. In 2014, Emory applied to the VRP and submitted a remediation plan. The VRP remediation plan proposes to discontinue the pump and treat remediation and utilize groundwater use controls/limitations and natural attenuation processes to protect human health and the environment. Contact the property owner or the EPD for further information concerning this Property. This notice is provided in compliance with the Georgia Hazardous Site Response Act.

This Declaration of Covenant is made pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 *et seq.* by Emory University, its successors and assigns, Emory University and the State of Georgia, Department of Natural Resources, Environmental Protection Division (hereinafter "EPD"), its successors and assigns. This Environmental Covenant is required because a release of PCE occurred on the Property. PCE is a "regulated substance" as defined under the Georgia Hazardous Site Response Act, O.C.G.A. § 12-8-90 *et seq.*, and the rules promulgated thereunder (hereinafter "HSRA" and "Rules", respectively). The Corrective Action consists of the installation and maintenance of institutional controls (limitation on use of groundwater at site) to protect human health and the environment.

Grantor, Emory University (hereinafter "Emory"), hereby binds Grantor, its successors and assigns to the activity and use restriction(s) for the Property identified herein and grants such other rights under this Environmental Covenant in favor of Emory and EPD. EPD shall have full right of enforcement of the rights conveyed under this Environmental Covenant pursuant to HSRA, O.C.G.A. § 12-8-90 *et seq.*, and the rules promulgated thereunder. Failure to timely enforce compliance with this Environmental Covenant or the use or activity limitations contained herein by any person shall not bar subsequent enforcement by such person and shall not be deemed a waiver of the person's right to take action to enforce any non-compliance. Nothing in this Environmental Covenant shall restrict EPD from excising any authority under applicable law.

Emory makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, pursuant to O.C.G.A. § 44-16-5(a); is perpetual, unless modified or terminated pursuant to the terms of this Environmental Covenant pursuant to O.C.G.A. § 44-16-9 and 10; and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereinafter "Owner"). Should a transfer or sale of the Property occur before such time as this Environmental Covenant has been amended or revoked then said Environmental Covenant shall be binding on the transferee(s) or purchaser(s).

The Environmental Covenant shall inure to the benefit of Emory, EPD and their respective successors and assigns and shall be enforceable by the Director or his agents or assigns, its successors and assigns, Emory or its successors and assigns, and other party(ies) as provided for in O.C.G.A. § 44-16-11 in a court of competent jurisdiction.

Activity and/or Use Limitation(s)

1. **Registry.** Pursuant to O.C.G.A. § 44-16-12, this Environmental Covenant and any amendment or termination thereof, may be contained in EPD's registry for environmental covenants.
2. **Notice.** The Owner of the Property must give thirty (30) day written notice to EPD subsequent to conveyance of any title in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Corrective Action.
3. **Activity and Use Limitation(s).** The Property shall be used only for non-residential uses, as defined in Section 391-3-19-.02 of the Rules and defined in and allowed under the DeKalb County's zoning regulations as of the date of this Environmental Covenant. Any residential use on the Property shall be prohibited. Any activity on the Property that may result in the release or exposure to the regulated substances that were contained as part of the Corrective Action, or create a new exposure pathway, is prohibited.
4. **Groundwater Limitation.** The use or extraction of groundwater beneath the Property for drinking water or for any other use shall be prohibited until HSRA regulated substances are treated to below the applicable RRS for groundwater. Any extracted groundwater from construction or utility work dewatering activities should be managed and disposed of in accordance with applicable rules and regulations. Should any dewatering of groundwater construction or utility work purposes be necessary, a sanitary sewer system discharge permit should be acquired from DeKalb County. The extracted water should be pretreated to DeKalb County requirements prior to discharge into the sanitary sewer system. Extracted groundwater should not be discharged into the storm water system or surface waters. All management of impacted groundwater should be done in accordance with all applicable local, state and federal rules and regulations governing the management of such material. Prior to conducting construction or subsurface utility work that may result in exposure to groundwater, a worker must have appropriate HAZWOPER training per OSHA's Hazardous Waste Operations and Emergency Response Standard 29 CFR 1910.120, and perform the work in accordance with a Health and Safety Plan prepared by a qualified safety professional.
5. **Groundwater Monitoring.** The Owner shall sample and analyze select wells annually for two (2) years or a lesser period if approved by EPD unless the Director determines that further monitoring is necessary to protect human health and the environment. Test results shall be submitted to EPD on December 31 of each year.
6. **Right of Access.** In addition to any rights already possessed by EPD and/or Emory, the Owner shall allow authorized representatives of EPD the right to enter the Property at reasonable times for the purpose of evaluating the Corrective Action; to take samples, to inspect the Corrective Action conducted at the Property, to determine compliance with this Environmental Covenant, and to inspect records that are related to the Corrective Action.
7. **Recording of Environmental Covenant and Proof of Notification.** Within thirty (30) days after the date of the Director's signature, the Owner shall file this Environmental Covenant with the Records of Deeds for each County in which the Property is located, and send a file stamped copy of this Environmental Covenant to EPD within thirty (30) days of recording. Within that time period, the Owner shall also send a file-stamped copy to each of the following: (1) each person holding a recorded interest in the Property subject to the covenant, (2) each person in possession of the real property subject to the covenant, (3) each municipality, county, consolidated government, or other unit of local government in which real property subject to the covenant is located, and (4) each owner in fee simple whose property abuts the property subject to the Environmental Covenant.
8. **Termination or Modification.** The Environmental Covenant shall remain in full force and effect in accordance with O.C.G.A. § 44-5-60, unless and until the Director determines that the Property is in

compliance with the Type 1, 2, 3, or 4 Risk Reduction Standards, as defined in Georgia Rules of Hazardous Site Response (Rules) Section 391-3-19-.07 and removes the Property from the Hazardous Site Inventory, whereupon the Environmental Covenant may be amended or revoked in accordance with Section 391-3-19-08(7) of the Rules and O.C.G.A. § 44-16-1 *et seq.*

9. Severability. If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.
10. No EPD Interest in Property Created. This Environmental Covenant does not in any way create any interest by EPD in the Property that is subject to the Environmental Covenant. Furthermore, the act of approving this Environmental Covenant does not in any way create any interest by EPD in the Property in accordance with O.C.G.A. § 44-16-3(b).

Representations and Warranties.

Grantor hereby represents and warrants to the other signatories hereto:

- a) That the Grantor has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided and to carry out all obligations hereunder;
- b) That the Grantor is the sole owner of the Property and holds fee simple title which is free, clear and unencumbered;
- c) That the Grantor has identified all other parties that hold any interest (e.g., encumbrance) in the Property and notified such parties of the Grantor's intention to enter into this Environmental Covenant;
- d) That this Environmental Covenant will not materially violate, contravene, or constitute a material default under any other agreement, document or instrument to which Grantor is a party, by which Grantor may be bound or affected;
- e) That the Grantor has served each of the people or entities referenced in Activity 8 above with an identical copy of this Environmental Covenant in accordance with O.C.G.A. § 44-16-4(d);
- f) That this Environmental Covenant will not materially violate or contravene any zoning law or other law regulating use of the Property; and
- g) That this Environmental Covenant does not authorize a use of the Property that is otherwise prohibited by a recorded instrument that has priority over the Environmental Covenant.

Notices.

Any document or communication required to be sent pursuant to the terms of this Environmental Covenant shall be sent to the following persons:

Georgia Environmental Protection Division
Branch Chief
Land Protection Branch
2 Martin Luther King Jr. Drive SE
Suite 1054 East Tower
Atlanta, GA 30334

Emory University
c/o Scott Thomaston
1762 Clifton Road
Suite 1200
Atlanta, GA 30322

With copies to:

Emory University
Office of the General Counsel
c/o Mr. Adrian L. Jackson, Esq.
201 Dowman Drive
103 Administration Building
Atlanta, GA 30322

Grantor has caused this Environmental Covenant to be executed pursuant to The Georgia Uniform Environmental Covenants Act, on the 26 day of May, 2016.

Signed, sealed, and delivered in the presence of:

Unofficial Witness (Signature)

Unofficial Witness Name (Print)

201 Dowman Drive

Atlanta, GA 30322

Unofficial Witness Address (Print)

Notary Public (Signature)

My Commission Expires: 09/15/2017

For the Grantor:

Emory University

Name of Grantor (Print)

Grantor's Authorized Representative (Signature)

Authorized Representative Name (Print)

Executive Vice President for Business Administration
Title of Authorized Representative

Dated: 12/2/2015

(NOTARY SEAL)



Signed, sealed, and delivered in the presence of:

Unofficial Witness (Signature)

Doralyn S Kirkland

Unofficial Witness Name (Print)

2 Martin Luther King Jr Dr
Atlanta Georgia 30334

Unofficial Witness Address (Print)

Notary Public (Signature)

My Commission Expires: 5/18/2019

For the State of Georgia
Environmental Protection Division:

(Signature)

Judson H. Turner
Director

Dated: 5/26/2016

(NOTARY SEAL)



<SIGNATURE BLOCK FOR HOLDER OR OTHER APPLICABLE PARTIES>

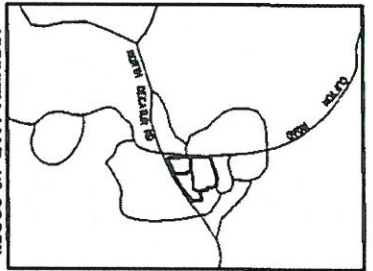
Exhibit A
Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 52 and 53 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

COMMENCING at a point on the mitered intersection of the Northwesterly right-of-way of North Decatur Road and the Easterly right-of-way of Clifton Road; THENCE proceeding NORTH 65 DEGREES 42 MINUTES 17 SECONDS EAST a distance of 322.87 feet to a point; THENCE proceeding SOUTH 28 DEGREES 18 MINUTES 45 SECONDS EAST a distance of 20.20 feet to a point; THENCE proceeding NORTH 61 DEGREES 30 MINUTES 02 SECONDS EAST a distance of 25.20 feet to a point and POINT OF BEGINNING; THENCE proceeding NORTH 00 DEGREES 41 MINUTES 24 SECONDS WEST a distance of 314.05 feet to a point; THENCE proceeding SOUTH 89 DEGREES 23 MINUTES 49 SECONDS WEST a distance of 38.95 feet to a point; THENCE proceeding NORTH 00 DEGREES 40 MINUTES 15 SECONDS WEST a distance of 110.00 feet to a point; THENCE proceeding NORTH 87 DEGREES 53 MINUTES 28 SECONDS EAST a distance of 364.22 feet to a point; THENCE along a curve to the left an arc length of 64.19 feet and having a radius of 50.00 feet and a chord bearing of NORTH 51 DEGREES 06 MINUTES 57 SECONDS EAST , and a chord distance of 59.87 feet; THENCE proceeding NORTH 14 DEGREES 20 MINUTES 26 SECONDS EAST a distance of 107.50 feet to a point; THENCE proceeding NORTH 71 DEGREES 41 MINUTES 12 SECONDS EAST a distance of 203.48 feet to a point; THENCE proceeding SOUTH 09 DEGREES 11 MINUTES 37 SECONDS EAST a distance of 211.45 feet to a point; THENCE along a curve to the right an arc length of 229.78 feet having a radius of 2352.84 feet and a chord bearing of SOUTH 50 DEGREES 38 MINUTES 06 SECONDS WEST and a chord distance of 229.69 feet; THENCE proceeding SOUTH 52 DEGREES 28 MINUTES 57 SECONDS WEST a distance of 12.66 feet to a point; THENCE proceeding SOUTH 52 DEGREES 54 MINUTES 25 SECONDS WEST a distance of 36.74 feet to a point; THENCE proceeding SOUTH 53 DEGREES 19 MINUTES 31 SECONDS WEST a distance of 10.17 feet to a point; THENCE proceeding SOUTH 57 DEGREES 12 MINUTES 27 SECONDS WEST a distance of 47.02 feet to a point; THENCE proceeding SOUTH 32 DEGREES 08 MINUTES 02 SECONDS EAST a distance of 20.10 feet to a point; THENCE proceeding SOUTH 58 DEGREES 38 MINUTES 18 SECONDS WEST a distance of 37.23 feet to a point; THENCE proceeding SOUTH 59 DEGREES 31 MINUTES 45 SECONDS WEST a distance of 78.24 feet to a point; THENCE proceeding SOUTH 60 DEGREES 30 MINUTES 47 SECONDS WEST a distance of 79.21 feet to a point; THENCE proceeding SOUTH 60 DEGREES 26 MINUTES 42 SECONDS WEST a distance of 206.57 feet to a point; THENCE proceeding SOUTH 61 DEGREES 39 MINUTES 44 SECONDS WEST a distance of 20.86 feet to a point; THENCE proceeding SOUTH 61 DEGREES 30 MINUTES 02 SECONDS WEST a distance of 25.20 feet to a point; THENCE proceeding NORTH 28 DEGREES 18 MINUTES 45 SECONDS WEST a distance of 20.20 feet to a point; THENCE proceeding SOUTH 65 DEGREES 42 MINUTES 17 SECONDS WEST a distance of 322.87 feet to a point and POINT OF BEGINNING.

Said parcel contains 192,734 Square Feet or 4.425 Acres and being Lot 3 on that certain lot consolidation plat for Emory University recorded in Plat Book 227, Page 96, DeKalb County, Georgia records.

Exhibit B
Lot Division Plat
With Property Labeled "Lot #3"

[illegible]

LOT DIVISION PLAT OF:
**PROPERTY OF
EMORY
UNIVERSITY**
LAND LOTS 52 & 53
OF THE 18TH DISTRICT,
DEKALB COUNTY, GEORGIA

DEKALB COUNTY
PLANNING/DEVELOPMENT DEPT.
REVIEWED

DATE: Jan 8, 2014

Credit for 10/6/10



DeKalb County Department of Planning & Development

SEI
SOUTHEASTERN ENGINEERING, INC.

2410 South Fifth Street
Suite A
Tulsa, OK 74106
Tel: 918-433-2222
Fax: 918-433-2222
Internet: info@sei.com
www.sei.com

APPROVED AND FORWARDED:
Date: 11/20/15

William E. Hubert, Chief of Energy Division
Energy Division

DO NOT SIGN BELOW THE FOLLOWING TO ACT AS MY AGENT IN EXERCISING THE FOLLOWING POWERS:

1. Authority to execute
2. Authority to execute
3. Authority to execute

William E. Hubert, Chief of Energy Division
Energy Division

11/20/15

[illegible]

SITE DATA

ORDER:
 SOUTHWESTERN
 DISHNET & SATELLITE
 FREIGHT HEADQUARTERS
 TAX MAP ID. NUMBERS:
 BOUNDARY REFERENCE:
 SITE ADDRESS:
 TOTAL # OF LOTS:
 WATER AND SEWER SERVICE:
 RECORDING NUMBER:
 DEED FOLLOWING DISHNETWORK SHALL APPLY TO ALL LOTS AND STRUCTURES
 TO BE 2-1 PARTIAL-CONVEYANCE. THE PARTIAL-CONVEYANCE SHALL BE
 (a) REVERTED TO DISHNETWORK IF THE PARTIAL-CONVEYANCE IS NOT
 TO INCLUDE LOTS 1-2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,
 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40,
 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60,
 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80,
 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100,
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115,
 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130,
 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145,
 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160,
 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175,
 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190,
 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205,
 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220,
 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235,
 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250,
 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265,
 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280,
 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295,
 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310,
 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325,
 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340,
 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355,
 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370,
 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385,
 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400,
 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415,
 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430,
 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445,
 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460,
 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475,
 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490,
 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505,
 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520,
 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535,
 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550,
 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565,
 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580,
 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595,
 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610,
 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625,
 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640,
 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655,
 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670,
 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685,
 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700,
 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715,
 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730,
 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745,
 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760,
 761, 762, 763, 764, 765, 766, 767,



CERTIFICATE OF CONFORMITY

1. James Aaron Abbott, for respondent's report for the
 Subordinate known as Robert Abbott,
 issued in Local No. 52457 of the 13th District, hereby certifies
 as true and correct that the information set forth therein is true and correct.

SIGNATURE Charles
 CARE: AGENCY ADDRESS
 NAME PLEASE PRINT
210 West Palmyr Ave
 ADDRESS
Palmyra, Pa 19066
City, State, Zip

FOR A COMPLETE LIST OF OPPORTUNITIES TO
PARTICIPATE IN ANY OF OUR
PROJECTS OR TO OBTAIN INFORMATION
CONTACT US AT 1-800-368-6868
OR VISIT OUR WEBSITE AT
WWW.PHOTOGRAPHYPROJECT.COM

**LOT DIVISION PLAT FOR:
URS
CORPORATION
LAND LOTS 52 & 53
OF THE 18TH DISTRICT,
DeKALB COUNTY, GEORGIA
DeKALB COUNTY PLANNING
AND SUSTAINABILITY FILE
18883.**


PLAT INFORMATION:

SCALE 1"=100' DATE 10/03/13

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 0.01 IN 0.5,567 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND POLYED TO BE ACCURATE TO ± 0.001 IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS PLAN DOES NOT EXTEND TO ANY OTHER PERSON, PERSONS OR ENTITY WHOSE COPIES OR REPRODUCTION BY THE SURVEYOR BEARING SAID PERSON, PERSONS OR ENTITY.

[illegible]

 **SEI**

SOUTHEASTERN ENGINEERING, INC.
2670 Sandy Plains Road, Marietta, Georgia 30066
tel: 770 521 5936 fax: 770 521 1915
www.seengineering.com

MEMBER OF THE INTERNATIONAL & AMERICAN SOCIETY OF GEOTECHNICAL ENGINEERS

ALL MATTERS OF TITLE ARE EXCEPTED. A DEED
Determination (18-14) Do not make your neighbor's
boundary plans and lay out by your professional.

DRAFTED BY: ☐ CHECKED CAA

Client Name	URS Corporation
Project Name	Land Lots 52 & 53 of the 18th District, DeKalb County, Georgia
Survey Date	10/03/13
Surveyor	Chris Adams
Scale	1" = 100'
Area	1.11 Acres
Perimeter	1,111.11 Feet
Volume	1.11 Cubic Feet
Weight	1.11 Pounds
Length	1.11 Meters
Width	1.11 Meters
Height	1.11 Meters
Temperature	1.11 Degrees Celsius
Pressure	1.11 PSI
Humidity	1.11 %
Wind Speed	1.11 MPH
Wind Direction	1.11 Degrees
Cloud Cover	1.11 %
Visibility	1.11 Miles
Barometric Pressure	1.11 PSI
Soil Moisture	1.11 %
Soil Temperature	1.11 Degrees Celsius
Soil pH	1.11
Soil Nitrogen	1.11 %
Soil Phosphorus	1.11 %
Soil Potassium	1.11 %
Soil Calcium	1.11 %
Soil Magnesium	1.11 %
Soil Sulfur	1.11 %
Soil Chlorine	1.11 %
Soil Fluorine	1.11 %
Soil Iodine	1.11 %
Soil Boron	1.11 %
Soil Zinc	1.11 %
Soil Copper	1.11 %
Soil Manganese	1.11 %
Soil Nickel	1.11 %
Soil Cobalt	1.11 %
Soil Selenium	1.11 %
Soil Molybdenum	1.11 %
Soil Vanadium	1.11 %
Soil Chromium	1.11 %
Soil Manganese	1.11 %
Soil Nickel	1.11 %
Soil Cobalt	1.11 %
Soil Selenium	1.11 %
Soil Molybdenum	1.11 %
Soil Vanadium	1.11 %
Soil Chromium	1.11 %
Soil Manganese	1.11 %
Soil Nickel	1.11 %
Soil Cobalt	1.11 %
Soil Selenium	1.11 %
Soil Molybdenum	1.11 %
Soil Vanadium	1.11 %
Soil Chromium	1.11 %

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION AS SET FORTH IN THE GEORGIA SURVEYING ACT OF 1997, AS AMENDED.

CRS

PLAT 227 Pg 97

Client Name	URS Corporation
Project Name	Land Lots 52 & 53 of the 18th District, DeKalb County, Georgia
Survey Date	10/03/13
Surveyor	Chris Adams
Scale	1" = 100'
Area	1.11 Acres
Perimeter	1,111.11 Feet
Volume	1.11 Cubic Feet
Weight	1.11 Pounds
Length	1.11 Meters
Width	1.11 Meters
Height	1.11 Meters
Temperature	1.11 Degrees Celsius
Pressure	1.11 PSI
Humidity	1.11 %
Wind Speed	1.11 MPH
Wind Direction	1.11 Degrees
Cloud Cover	1.11 %
Visibility	1.11 Miles
Barometric Pressure	1.11 PSI
Soil Moisture	1.11 %
Soil Temperature	1.11 Degrees Celsius
Soil pH	1.11
Soil Nitrogen	1.11 %
Soil Phosphorus	1.11 %
Soil Potassium	1.11 %
Soil Calcium	1.11 %
Soil Magnesium	1.11 %
Soil Sulfur	1.11 %
Soil Chlorine	1.11 %
Soil Fluorine	1.11 %
Soil Iodine	1.11 %
Soil Boron	1.11 %
Soil Zinc	1.11 %
Soil Copper	1.11 %
Soil Manganese	1.11 %
Soil Nickel	1.11 %
Soil Cobalt	1.11 %
Soil Selenium	1.11 %
Soil Molybdenum	1.11 %
Soil Vanadium	1.11 %
Soil Chromium	1.11 %

Client Name	URS Corporation
Project Name	Land Lots 52 & 53 of the 18th District, DeKalb County, Georgia
Survey Date	10/03/13
Surveyor	Chris Adams
Scale	1" = 100'
Area	1.11 Acres
Perimeter	1,111.11 Feet
Volume	1.11 Cubic Feet
Weight	1.11 Pounds
Length	1.11 Meters
Width	1.11 Meters
Height	1.11 Meters
Temperature	1.11 Degrees Celsius
Pressure	1.11 PSI
Humidity	1.11 %
Wind Speed	1.11 MPH
Wind Direction	1.11 Degrees
Cloud Cover	1.11 %
Visibility	1.11 Miles
Barometric Pressure	1.11 PSI
Soil Moisture	1.11 %
Soil Temperature	1.11 Degrees Celsius
Soil pH	1.11
Soil Nitrogen	1.11 %
Soil Phosphorus	1.11 %
Soil Potassium	1.11 %
Soil Calcium	1.11 %
Soil Magnesium	1.11 %
Soil Sulfur	1.11 %
Soil Chlorine	1.11 %
Soil Fluorine	1.11 %
Soil Iodine	1.11 %
Soil Boron	1.11 %
Soil Zinc	1.11 %
Soil Copper	1.11 %
Soil Manganese	1.11 %
Soil Nickel	1.11 %
Soil Cobalt	1.11 %
Soil Selenium	1.11 %
Soil Molybdenum	1.11 %
Soil Vanadium	1.11 %
Soil Chromium	1.11 %

Client Name	URS Corporation
Project Name	Land Lots 52 & 53 of the 18th District, DeKalb County, Georgia
Survey Date	10/03/13
Surveyor	Chris Adams
Scale	1" = 100'
Area	1.11 Acres
Perimeter	1,111.11 Feet
Volume	1.11 Cubic Feet
Weight	1.11 Pounds
Length	1.11 Meters
Width	1.11 Meters
Height	1.11 Meters
Temperature	1.11 Degrees Celsius
Pressure	1.11 PSI
Humidity	1.11 %
Wind Speed	1.11 MPH
Wind Direction	1.11 Degrees
Cloud Cover	1.11 %
Visibility	1.11 Miles
Barometric Pressure	1.11 PSI
Soil Moisture	1.11 %
Soil Temperature	1.11 Degrees Celsius
Soil pH	1.11
Soil Nitrogen	1.11 %
Soil Phosphorus	1.11 %
Soil Potassium	1.11 %
Soil Calcium	1.11 %
Soil Magnesium	1.11 %
Soil Sulfur	1.11 %
Soil Chlorine	1.11 %
Soil Fluorine	1.11 %
Soil Iodine	1.11 %
Soil Boron	1.11 %
Soil Zinc	1.11 %
Soil Copper	1.11 %
Soil Manganese	1.11 %
Soil Nickel	1.11 %
Soil Cobalt	1.11 %
Soil Selenium	1.11 %
Soil Molybdenum	1.11 %
Soil Vanadium	1.11 %
Soil Chromium	1.11 %

LOT DIVISION PLAT FOR:
URS CORPORATION
 LAND LOTS 52 & 53
 OF THE 18TH DISTRICT,
 DeKALB COUNTY, GEORGIA
 DeKALB COUNTY PLANNING
 AND SUSTAINABILITY FILE
 18883.

PLAT INFORMATION:
 SCALE 1"=100' DATE 10/03/13

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 83,557 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 198,857 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNPAID PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR HAVING SAID PERSON, PERSONS OR ENTITY.

No.	REVISION	DATE

SEI
 SOUTHEASTERN ENGINEERING, INC.
 2670 Sandy Plains Road, Marietta, Georgia 30066
 Tel: 770-331-1953 Fax: 770-331-1955
 www.seiengineering.com

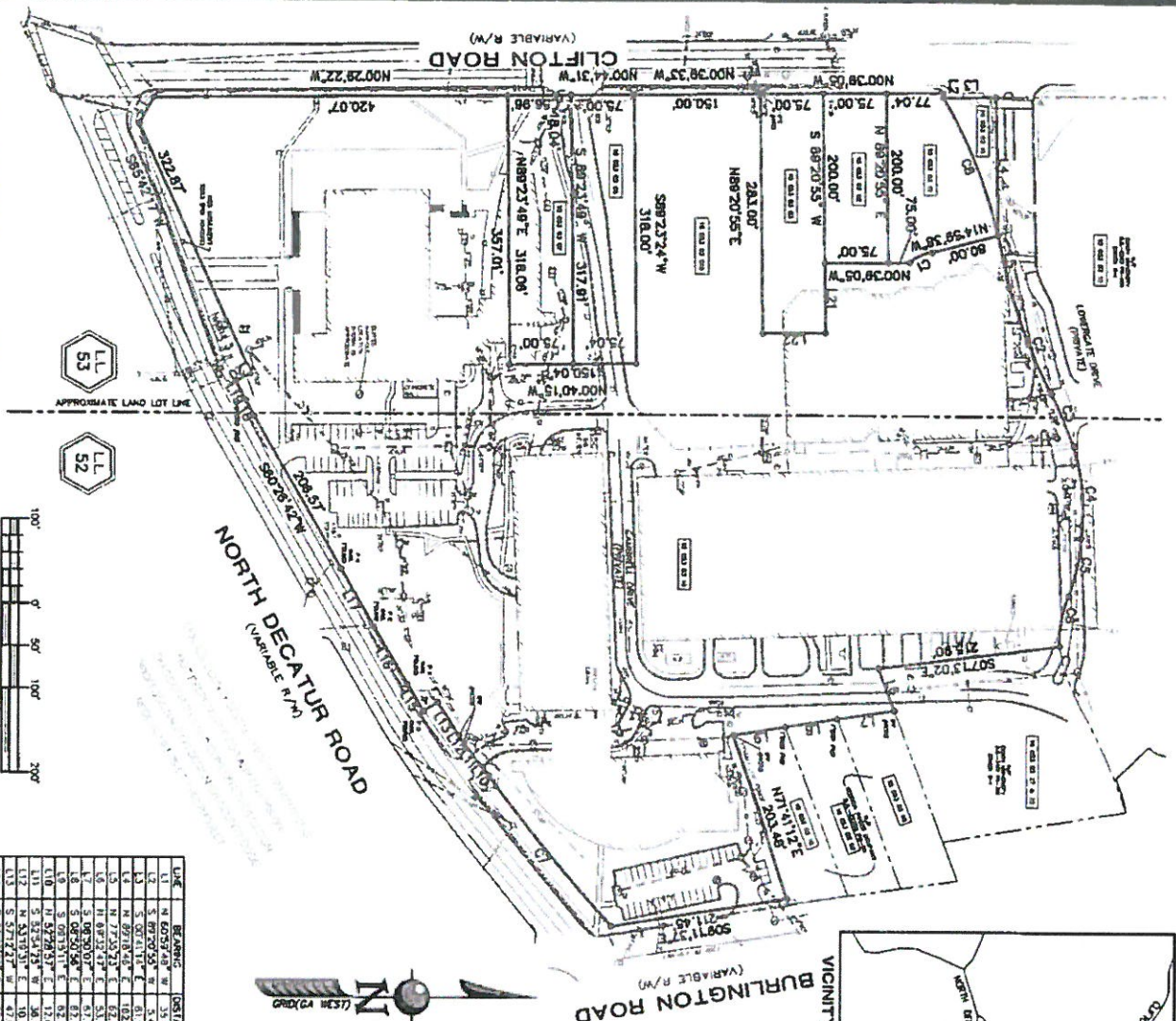
OWNER OF THE SURVEYED & MAPPED PROPERTY OF GEORGIA
 (PLANNED)
 ALL WATERS OF THE ARE EXCEPTED. © 2013
 Disputing: 18-14 Do not move your neighbor's
 boundary lines set up by your predecessors.

SURVEYED ML DRAFTED BC CHECKED CAM



REFERENCES:

- 1) SUBDIVISION OF RECORDING PLAT PREPARED BY GEORGE HUNTER DATED OCTOBER, 1984 AND PLAT IS UNRECORDED.
- 2) BOUNDARY SURVEY FOR LAND LOTS 52 & 53, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, DATED MAY 1, 2008, AND RECORDED IN DEED BOOK 25618, PLAT 674, IN THE COUNTY RECORDS.
- 3) BOUNDARY SURVEY FOR LAND LOTS 52 & 53, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, DATED MAY 1, 2008, AND RECORDED IN DEED BOOK 25618, PLAT 674, IN THE COUNTY RECORDS.
- 4) BOUNDARY SURVEY FOR LAND LOTS 52 & 53, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, DATED MAY 1, 2008, AND RECORDED IN DEED BOOK 25618, PLAT 674, IN THE COUNTY RECORDS.



GRAPHIC SCALE 1 inch = 100 feet



LINE	BEARING	DISTANCE
1	N 89° 20' 55" W	150.00'
2	S 89° 20' 55" W	200.00'
3	N 89° 20' 55" W	150.00'
4	S 89° 20' 55" W	200.00'
5	N 89° 20' 55" W	150.00'
6	S 89° 20' 55" W	200.00'
7	N 89° 20' 55" W	150.00'
8	S 89° 20' 55" W	200.00'
9	N 89° 20' 55" W	150.00'
10	S 89° 20' 55" W	200.00'
11	N 89° 20' 55" W	150.00'
12	S 89° 20' 55" W	200.00'
13	N 89° 20' 55" W	150.00'
14	S 89° 20' 55" W	200.00'
15	N 89° 20' 55" W	150.00'
16	S 89° 20' 55" W	200.00'
17	N 89° 20' 55" W	150.00'
18	S 89° 20' 55" W	200.00'
19	N 89° 20' 55" W	150.00'
20	S 89° 20' 55" W	200.00'
21	N 89° 20' 55" W	150.00'
22	S 89° 20' 55" W	200.00'
23	N 89° 20' 55" W	150.00'
24	S 89° 20' 55" W	200.00'
25	N 89° 20' 55" W	150.00'
26	S 89° 20' 55" W	200.00'
27	N 89° 20' 55" W	150.00'
28	S 89° 20' 55" W	200.00'
29	N 89° 20' 55" W	150.00'
30	S 89° 20' 55" W	200.00'
31	N 89° 20' 55" W	150.00'
32	S 89° 20' 55" W	200.00'
33	N 89° 20' 55" W	150.00'
34	S 89° 20' 55" W	200.00'
35	N 89° 20' 55" W	150.00'
36	S 89° 20' 55" W	200.00'
37	N 89° 20' 55" W	150.00'
38	S 89° 20' 55" W	200.00'
39	N 89° 20' 55" W	150.00'
40	S 89° 20' 55" W	200.00'
41	N 89° 20' 55" W	150.00'
42	S 89° 20' 55" W	200.00'
43	N 89° 20' 55" W	150.00'
44	S 89° 20' 55" W	200.00'
45	N 89° 20' 55" W	150.00'
46	S 89° 20' 55" W	200.00'
47	N 89° 20' 55" W	150.00'
48	S 89° 20' 55" W	200.00'
49	N 89° 20' 55" W	150.00'
50	S 89° 20' 55" W	200.00'
51	N 89° 20' 55" W	150.00'
52	S 89° 20' 55" W	200.00'
53	N 89° 20' 55" W	150.00'
54	S 89° 20' 55" W	200.00'
55	N 89° 20' 55" W	150.00'
56	S 89° 20' 55" W	200.00'
57	N 89° 20' 55" W	150.00'
58	S 89° 20' 55" W	200.00'
59	N 89° 20' 55" W	150.00'
60	S 89° 20' 55" W	200.00'
61	N 89° 20' 55" W	150.00'
62	S 89° 20' 55" W	200.00'
63	N 89° 20' 55" W	150.00'
64	S 89° 20' 55" W	200.00'
65	N 89° 20' 55" W	150.00'
66	S 89° 20' 55" W	200.00'
67	N 89° 20' 55" W	150.00'
68	S 89° 20' 55" W	200.00'
69	N 89° 20' 55" W	150.00'
70	S 89° 20' 55" W	200.00'
71	N 89° 20' 55" W	150.00'
72	S 89° 20' 55" W	200.00'
73	N 89° 20' 55" W	150.00'
74	S 89° 20' 55" W	200.00'
75	N 89° 20' 55" W	150.00'
76	S 89° 20' 55" W	200.00'
77	N 89° 20' 55" W	150.00'
78	S 89° 20' 55" W	200.00'
79	N 89° 20' 55" W	150.00'
80	S 89° 20' 55" W	200.00'
81	N 89° 20' 55" W	150.00'
82	S 89° 20' 55" W	200.00'
83	N 89° 20' 55" W	150.00'
84	S 89° 20' 55" W	200.00'
85	N 89° 20' 55" W	150.00'
86	S 89° 20' 55" W	200.00'
87	N 89° 20' 55" W	150.00'
88	S 89° 20' 55" W	200.00'
89	N 89° 20' 55" W	150.00'
90	S 89° 20' 55" W	200.00'
91	N 89° 20' 55" W	150.00'
92	S 89° 20' 55" W	200.00'
93	N 89° 20' 55" W	150.00'
94	S 89° 20' 55" W	200.00'
95	N 89° 20' 55" W	150.00'
96	S 89° 20' 55" W	200.00'
97	N 89° 20' 55" W	150.00'
98	S 89° 20' 55" W	200.00'
99	N 89° 20' 55" W	150.00'
100	S 89° 20' 55" W	200.00'

SITE DATA

OWNER: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

DATE: [Date]

BY: [Name]

FOR: [Name]

REASON: [Reason]

DEKALB COUNTY RECORDS

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE OF 1 FOOT IN 81,557 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS CALCULATED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 198,857 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS REIDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.



LEGEND:

1. BOUNDARY LINE

2. EASEMENT

3. RIGHT-OF-WAY

4. ADJACENT PROPERTY

5. EXISTING ROAD

6. PROPOSED ROAD

7. EXISTING LOT

8. PROPOSED LOT

9. EXISTING CURB

10. PROPOSED CURB

11. EXISTING SIDEWALK

12. PROPOSED SIDEWALK

13. EXISTING DRIVE

14. PROPOSED DRIVE

15. EXISTING FENCE

16. PROPOSED FENCE

17. EXISTING UTILITY

18. PROPOSED UTILITY

19. EXISTING TREE

20. PROPOSED TREE

21. EXISTING SHED

22. PROPOSED SHED

23. EXISTING GARAGE

24. PROPOSED GARAGE

25. EXISTING PORCH

26. PROPOSED PORCH

27. EXISTING PATIO

28. PROPOSED PATIO

29. EXISTING DECK

30. PROPOSED DECK

31. EXISTING STAIRS

32. PROPOSED STAIRS

33. EXISTING WALKWAY

34. PROPOSED WALKWAY

35. EXISTING DRIVEWAY

36. PROPOSED DRIVEWAY

37. EXISTING RAMP

38. PROPOSED RAMP

39. EXISTING BRIDGE

40. PROPOSED BRIDGE

41. EXISTING TOWER

42. PROPOSED TOWER

43. EXISTING SIGN

44. PROPOSED SIGN

45. EXISTING LIGHT

46. PROPOSED LIGHT

47. EXISTING FOUNTAIN

48. PROPOSED FOUNTAIN

49. EXISTING WELL

50. PROPOSED WELL

51. EXISTING POND

52. PROPOSED POND

53. EXISTING LAKE

54. PROPOSED LAKE

55. EXISTING RIVER

56. PROPOSED RIVER

57. EXISTING STREAM

58. PROPOSED STREAM

59. EXISTING CREEK

60. PROPOSED CREEK

61. EXISTING SWAMP

62. PROPOSED SWAMP

63. EXISTING MOUND

64. PROPOSED MOUND

65. EXISTING PIT

66. PROPOSED PIT

67. EXISTING HOLE

68. PROPOSED HOLE

69. EXISTING DITCH

70. PROPOSED DITCH

71. EXISTING CANAL

72. PROPOSED CANAL

73. EXISTING TUNNEL

74. PROPOSED TUNNEL

75. EXISTING PIPE

76. PROPOSED PIPE

77. EXISTING CULVERT

78. PROPOSED CULVERT

79. EXISTING DRAIN

80. PROPOSED DRAIN

81. EXISTING GUTTER

82. PROPOSED GUTTER

83. EXISTING CURB

84. PROPOSED CURB

85. EXISTING SIDEWALK

86. PROPOSED SIDEWALK

87. EXISTING DRIVE

88. PROPOSED DRIVE

89. EXISTING FENCE

90. PROPOSED FENCE

91. EXISTING UTILITY

92. PROPOSED UTILITY

93. EXISTING TREE

94. PROPOSED TREE

95. EXISTING SHED

96. PROPOSED SHED

97. EXISTING GARAGE

98. PROPOSED GARAGE

99. EXISTING PORCH

100. PROPOSED PORCH

DEKALB COUNTY RECORDS

2470 Sandy Plains Road Marietta, Georgia 30066

TEL: 770-321-3928 FAX: 770-321-3915

www.sei-engineering.com

PARCEL EXHIBIT FOR:

URS CORPORATION

LAND LOTS 52 & 53 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA

SEI

SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Road Marietta, Georgia 30066

TEL: 770-321-3928 FAX: 770-321-3915

www.sei-engineering.com

MEMBER OF THE SOUTHERN SURVEYING SOCIETY OF GEORGIA (SSSG)

ALL MATTERS OF THIS ARE CHECKED BY JESS

DETERMINATION OF THE BOUNDARY LINE BY THE SURVEYOR'S

BOUNDARY LINE SET BY THE SURVEYOR'S

SURVEYED BY: DRAFTED BY: CHECKED BY:

2008-11-13-117

SHEET NO. 3 OF 4

