



# 3302 Atlanta Road

## *Tree Assessment*

For:  
Edgeline LLC  
PO Box 190313  
Atlanta, Georgia 31119

Site Location:  
3302 Atlanta Road SE  
Smyrna, Georgia 30080

Tree Assessment By:  
Ben Kent  
ISA Certified Arborist #SO-7070A  
Arbormaster Tree Specialists, Inc.  
PO Box 477 / 111 North Clarendon Avenue  
Avondale Estates, GA 30002

March 2, 2019

## Assignment

Survey, tag and record the following data for City of Smyrna trees meeting the size criteria for overstory trees  $\geq 24"$  in Diameter at Breast Height (DBH) of the oak and beech genus, overstory trees  $\geq 30"$  DBH of the ash, blackgum, cedar, fir, hickory, maple, persimmon, and spruce genus, overstory trees  $\geq 36"$  DBH of the pine, poplar, and sweetgum genus, and flowering understory trees  $\geq 10"$  DBH (including black cherry) site-wide. Tag numbering begin with 1988.

## Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Term	Description
Tree No.	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees, at about 5 feet.
DBH	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
Species	Listed as the North American common name.
Condition	<p>Good ..... Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species.</p> <p>Fair ..... Tree is in moderate health, but may have a minor pathogenic problem. Some insects and disease could be present. Tree may have minor structural defects, but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress.</p> <p>Poor ..... Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death.</p> <p>Dead ..... Tree is dead.</p> <p>Invasive.... Trees that are non-indigenous to the Atlanta area, Piedmont region.</p> <p>Hazardous. Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by a City Arborist or City Forester.</p>
Comments	Additional information regarding health and condition of the trees.

## Tree Assessment Data

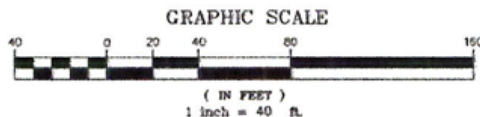
Tag #	DBH	Species	Condition	Comments
1988	41	Water Oak	Fair	Severe vine coverage, few large dead limbs
1989	27	Water Oak	Fair	Severe vine coverage, adjacent tree has failed and is resting in canopy
1990	34	Water Oak	Fair	Few large dead limbs, mistletoe
1991	41	Southern Red Oak	Poor	Heavy vine coverage, heavy lean, fungal fruiting body at base, improperly pruned, mistletoe
1992	24	Water Oak	Poor	Severe vine coverage, severe mistletoe, poor vigor
1993	25	Water Oak	Poor	Severe vine coverage, severe mistletoe, poor vigor

## Summary

6 trees were tagged on this site that met the City of Smyrna specimen tree size criteria.

00 trees are in <b>GOOD</b> condition	00.0%
03 trees are in <b>FAIR</b> condition	50.0%
03 trees are in <b>POOR</b> condition	50.0%
00 trees are <b>DEAD</b>	00.0%

Plot Book 278 Page 653  
 Filed and Recorded 10/08/2019 05:20:00 AM  
 2019-0117-376  
 Rebecca Keaton  
 Clerk of Superior Court  
 Cobb County, GA  
 Participant ID: 6232071308



**GENERAL NOTES:**

- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13067C02265, EFFECTIVE DATE DECEMBER 16, 2008.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) DATE OF FIELD WORK: JULY 10, 2019.
- 5.) CURRENT OWNER & VESTING DEED: JAMES B. THOMPSON & MARY C. THOMPSON - DEED BOOK 5028 PAGE 472.

RESERVED FOR THE CLERK OF SUPERIOR COURT

P.O.C.  
 CMF At The Southerly Mitered  
 Corner Of The Intersection Of The  
 Southwest R/W Of Atlanta Road  
 (Variable R/W) And The Southeast  
 R/W Of Crestwood Trail (70' R/W)



Now or Formerly  
 North Vinings Enterprises, LLC  
 Deed Book 13263 Page 4688

**AREA SHOWN:  
 1.08 ACRES**

Now or Formerly  
 TI Village, LLC  
 Deed Book 14757 Page 2204  
 Plot Book 272 Page 603  
 Plot Book 273 Page 152

Now or Formerly  
 TI Village, LLC  
 Deed Book 14757 Page 2204  
 Plot Book 272 Page 603  
 Plot Book 273 Page 152

Gore Between Subject Deed  
 (Deed Book 5028 Page 472)  
 And Adjoining Deed (Deed  
 Book 14757 Page 2204). Also  
 Plot Book 272 Page 603, And  
 Plot Book 273 Page 152  
 Area Of Gore: 122.54 Feet

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	140.43	5201.45	S 34°22'42" E	140.42

To A CMF At The Intersection  
 Of The Southwest R/W Of  
 Atlanta Road (Variable R/W)  
 And The Approx. East Line  
 Of Land Lot 669

**LEGEND**

- ⊙ IPF - Iron Pin Found  
 (1/2" Rebar Unless Shown Otherwise)
- ⊙ IPF1 - 1/2" Rebar w/ Cap #2935
- ⊙ IPS - Iron Pin Set  
 (1/2" Rebar w/ Cap #2935)
- ⊠ CMF - Concrete Monument Found
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- LLC - Land Lot Corner
- LL - Land Lot Line
- R/W - Right of Way
- C/L - Centerline
- OSP - Overhead Power Line
- SSM - Sanitary Sewer Manhole
- UD - Utility Pole
- Wire Fence
- - - Chain Link Fence
- Wood Fence

**PROPERTY ADDRESS:**  
 3302 ATLANTA ROAD  
 SMYRNA, GEORGIA 30080



PREPARED BY:  
**PIONEER LAND SURVEYING**  
 963 WHOOPING CREEK ROAD  
 CARROLLTON, GEORGIA 30116  
 PHONE: 770-835-1919  
 FAX: 688-836-7789  
 Pioneer Land Surveying is  
 a DBA for PLSD, INC.  
 www.plsd.net



**CLOSURE STATEMENT**

The field data upon which this plat is based has a closure precision of one foot in 42,757 feet, and an angular error of 2 sec. per angle point, and was adjusted using the Least Square Method.

This plat has been calculated for closure, and is found to be accurate within one foot in 123,597 feet.

This survey was made using a GEOMAX ZOOM30 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

SURVEY FOR:

**MARY C. THOMPSON**

BEING IN THE CITY OF SMYRNA  
 LAND LOT 669 - 17th DISTRICT - 2ND SECTION  
 COBB COUNTY - GEORGIA

DATE: JULY 22, 2019

FIELD DRAFTER PROJECT NO.  
 JLR TFC 219107

REVISIONS

**SURVEYOR CERTIFICATION:**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make 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 in G.C.G.A. Section 15-6-67.

Surveyor: Lester E. Bell, L5002835

*Lester E. Bell*

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL BE AT THEIR OWN RISK.