EXHIBIT "B"

* L E G E N D *

POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR FOUND
CB	CATCH BASIN	RBS	REINFORCING BAR SET
JB	JUNCTION BOX	MAG	MAGNETIC READING IP
DI	DRAINAGE INLET	AI	ANGLE IRON FOUND
YI	YARD INLET	CP	CALCULATED POINT
HW	HEAD WALL	-X-X	FENCE
PP	POWER POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	WW	WET WEATHER
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	PC	PROPERTY CORNER
APP	AS PER PLAT	CL	CENTER LINE
APD	AS PER DEED	CPT	CARPORT
APR	AS PER RECORD	BR	BRICK
APF	AS PER FIELD	FR	FRAME
BC	BACK OF CURB	WD	WOOD
EP	EDGE OF PAVEMENT	SN	SIGN
EB	ELECTRIC POWER BOX	P	PLAT
EM	ELECTRIC METER	D	DEED
GM	GAS METER	R	RECORD
GV	GAS VALVE	F	FIELD
WM	WATER METER	N	N'BORS.
WV	WATER VALVE		
OH	OVERHANG		
OU	OWNERSHIP UNCLEAR		

MAGNETIC

REFERENCES:

1. PLAT SURVEY FOR JAMES ALEC GELIN
   BY GEORGIA LAND SURVEYING CO., INC.
   DATED 09-26-1994

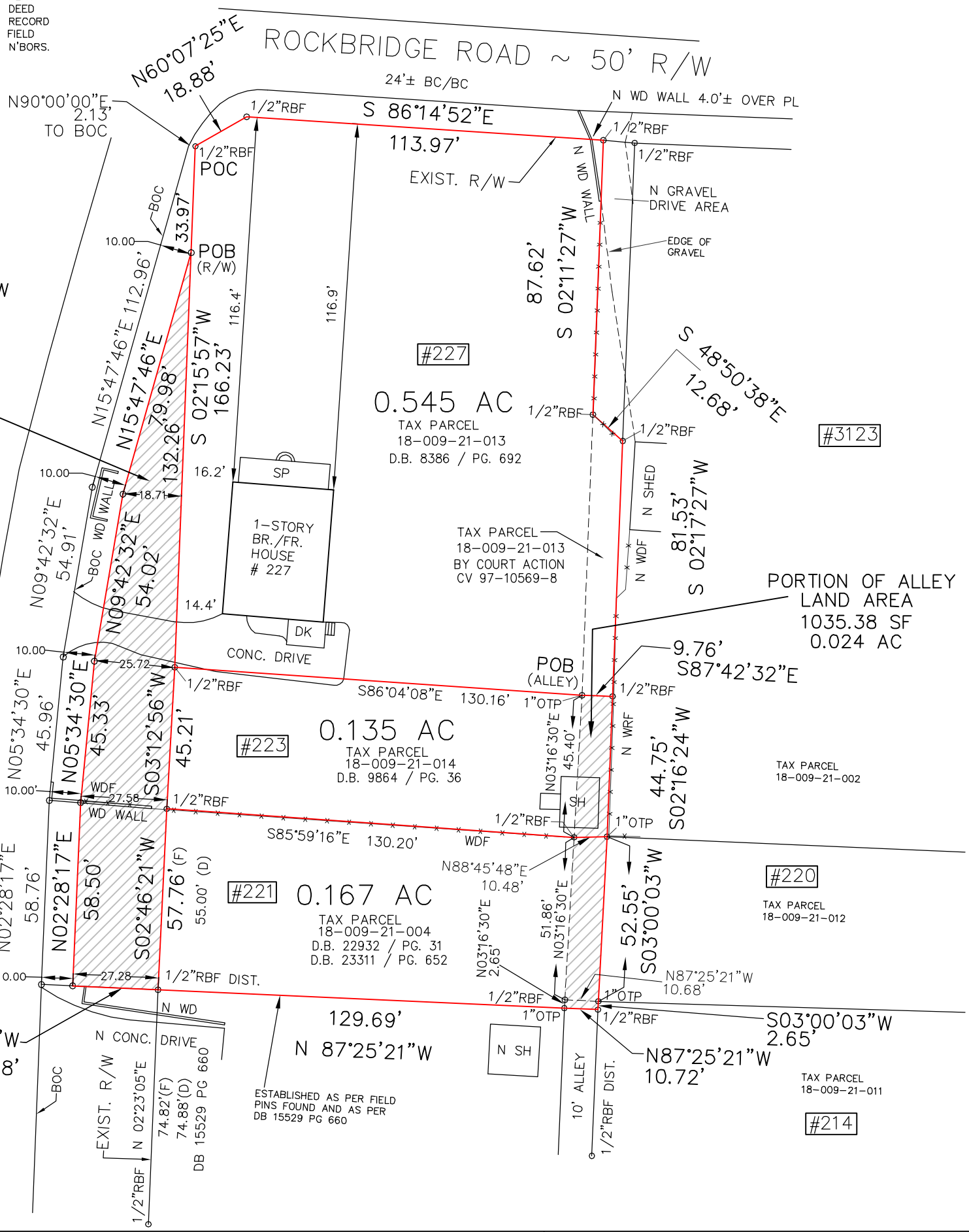
2. QUIT CLAIM DEEDS:
   DEED BOOK 12889, PAGE 72
   DEED BOOK 24477, PAGE 135
   DEED BOOK 24477, PAGE 139

NOTE:

All interest in the abandoned alley adjoining Tax Parcels 18-009-21-014 and 18-009-21-004 has been quitclaimed to Mr. Gelin by the current and/or prior owners of the three tax parcels adjoining said portions of the abandoned alley to the east. See Deed Book 12889 Pg.72 (18-009-21-002), Deed Book 24477 Pg 135 (18-009-21-012), and Deed Book 24477 Pg 139 (18-009-21-011).

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



PROPERTY ADDRESS:
221, 223 AND 227
FIRST AVENUE
AVONDALE ESTATES,
GA 30002

LAND AREA:
0.109 AC
RIGHT-OF-WAY

0 40
SCALE 1" = 40'

PLAT PREPARED FOR:

JAMES ALEC GELIN

LOT	BLOCK	
SUBDIVISION	UNIT	
LAND LOT 9	18TH DISTRICT	SECTION
DEKALB COUNTY, GEORGIA		
FIELD WORK DATE MAR 01, 2013	PRINTED/SIGNED JULY 03, 2018	
PLAT BOOK ,PAGE DEED BOOK ,PAGE		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GEORGIA REGISTERED No 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SM
COORD # 20120120
DWG # 20120120

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