

* LEGEND *

EXHIBIT "B"

SURVEY NOTES:

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CO SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PW POWER LINE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR

- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING IP
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- WW WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- BR BRICK
- FR FRAME
- WD WOOD
- SN SIGN
- P PLAT
- D DEED
- R RECORD
- F FIELD
- N N'BORS.

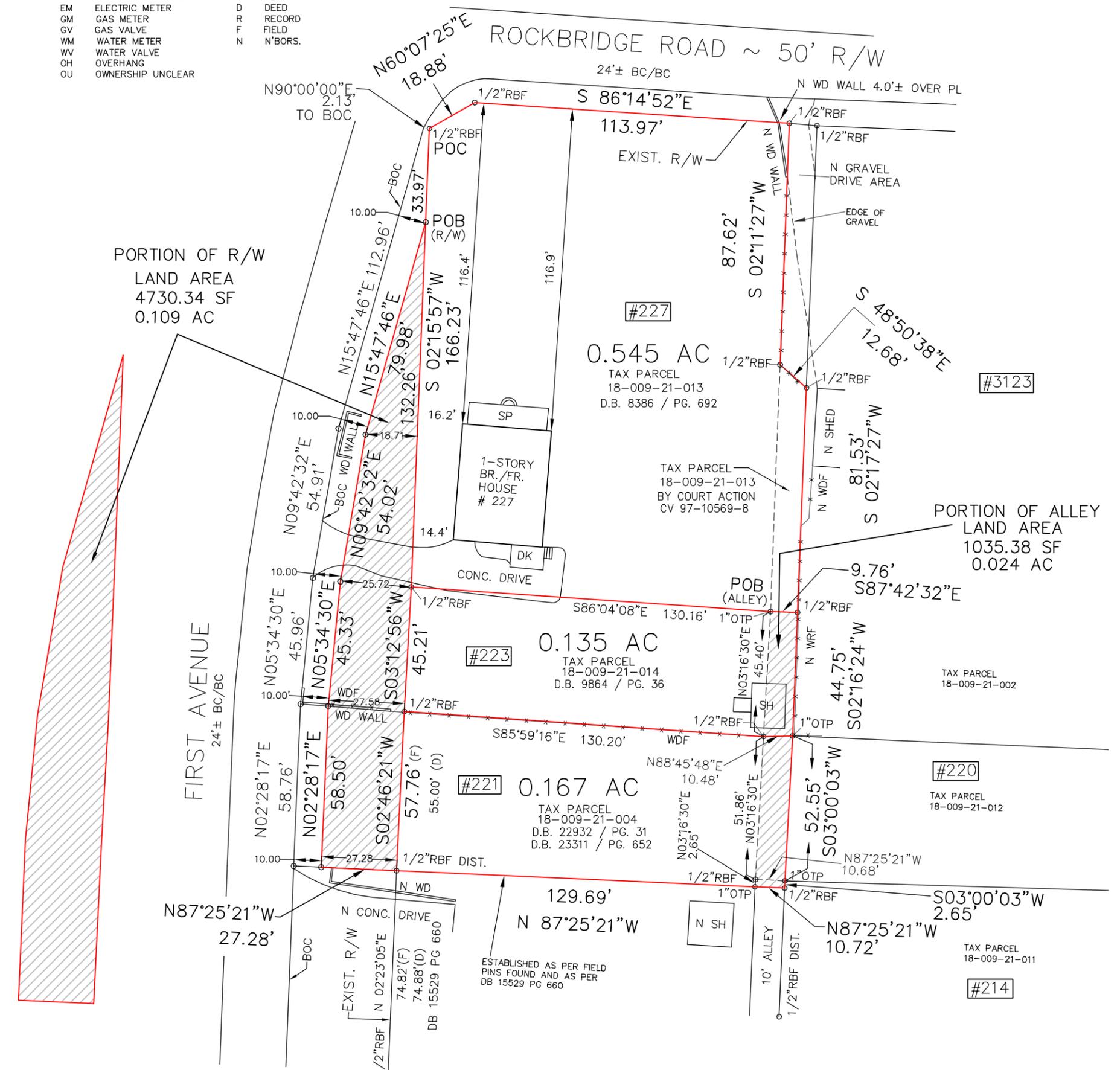
REFERENCES:

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).

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES 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, OR ENTITY.



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

LAND AREA:
0.109 AC
RIGHT-OF-WAY

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	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK ,PAGE	



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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