

Survey Notes

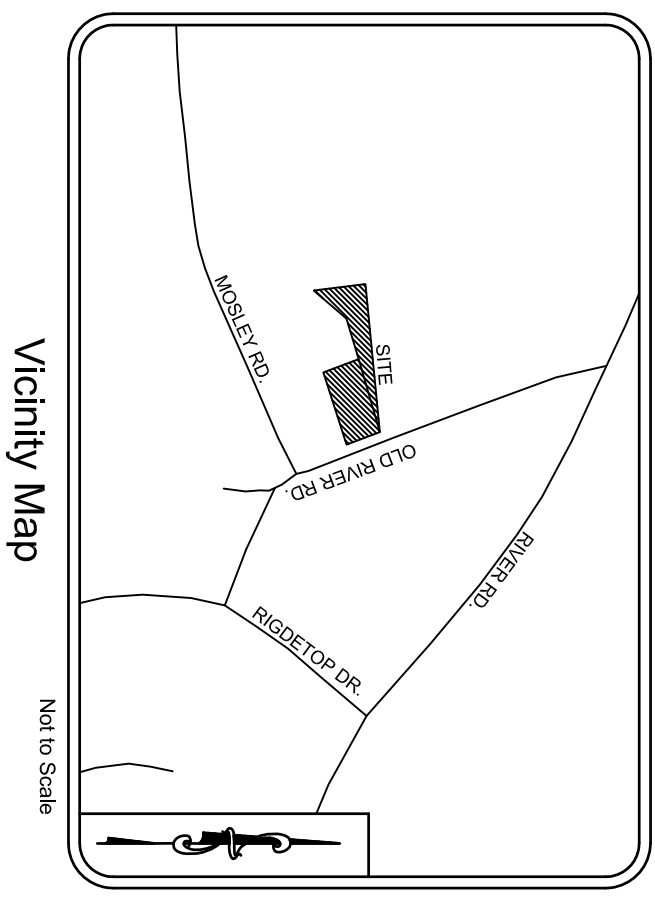
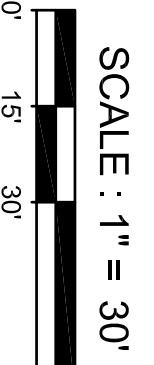
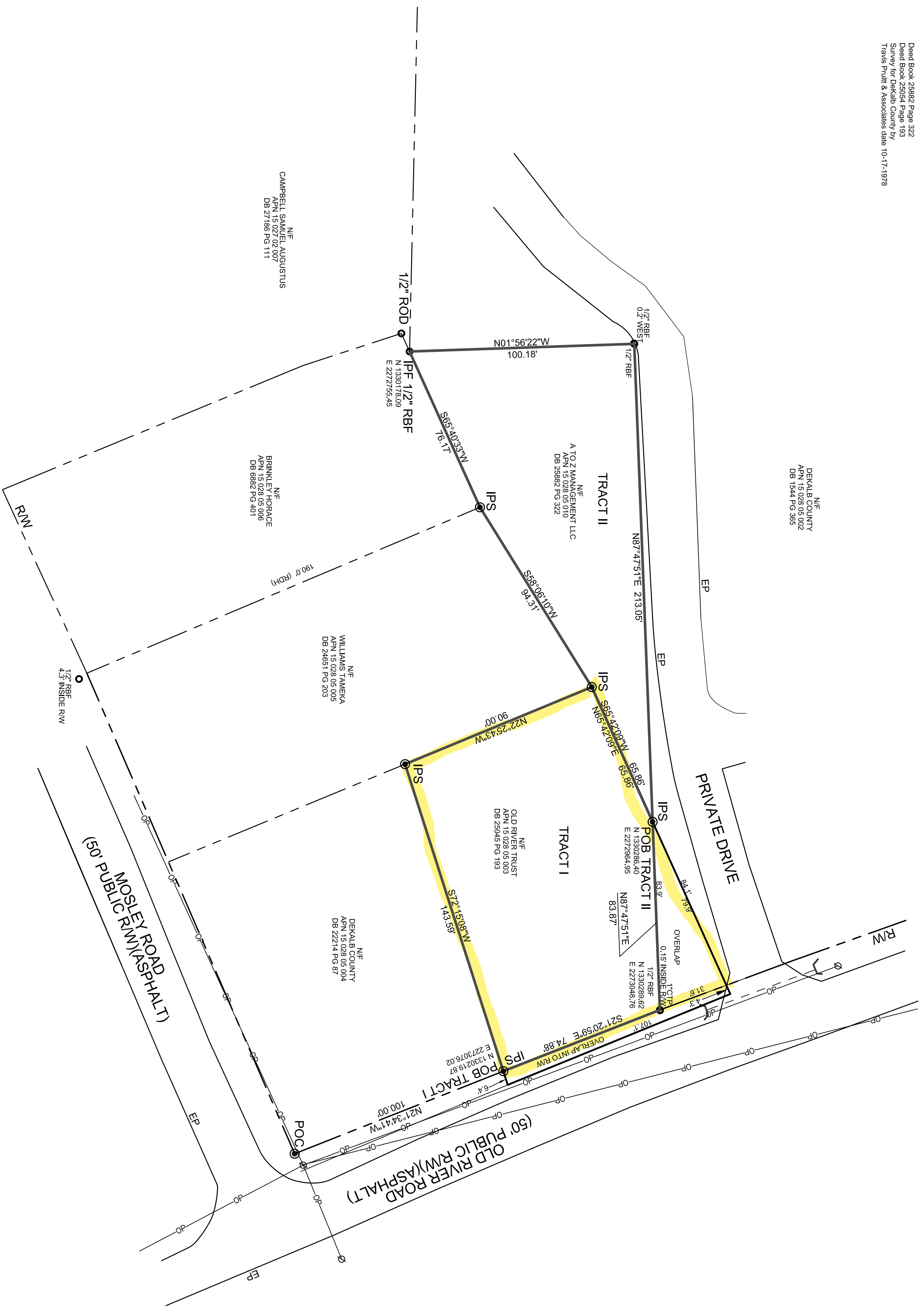
A Topcon GTS-13 (total station), Topcon traversing equipment, a 200 foot tape were used to obtain the angular and linear measurements for this survey. The field data upon which this plat is based has a closure precision of one foot in 88,334 feet, an angular error of 1 seconds per angle point, and was adjusted using least squares. This plat has been calculated for closure and found to be accurate within one foot in 157,193 feet. Property as shown creates a mathematically closed figure without any gaps, gaps, or overlaps. There are 0 regular parking spaces and 0 handicapped parking spaces on the subject property for a total of 0 parking spaces. The property has direct access to Old River Road which is an accepted public street or highway. There is no evidence of earth moving work. There is no evidence of currently ongoing building construction and building additions. There is no evidence of any changes in street right of way. There is no evidence of cemeteries or burial grounds. No substantial areas of refuse were observed during field survey. There are no improvements on the property. Bearings are based on Iron Pins found on the North property line, forming a bearing of N 87° 47' 27" E.

Area

TRACT I: Total area of subject property is approximately .298 acres (12,808 square feet). TRACT II: Total area of subject property is approximately .246 acres (10,732 square feet).

Legend

- RDN Record distance field
APN Assessor parcel number
CP Contested top pipe found
EP Edge of pavement
EPF Property corner found
IPS Iron pin set
NF Now or formerly
Power poles
Right-of-way
Right-of-way



Legal Description

All that tract or parcel of land lying and being in Land Lot 28 of the 15th District of DeKalb County, Georgia and being more particularly described as follows: The northern right of way of Mosley Road being a 50 foot right of way and the western right of way of Old River Road being a 50 foot right of way; thence proceed along said western right of way from 21 degrees 34 minutes 41 seconds West for a distance of 100.00 feet to an iron pin set and the True Point of Beginning; thence from said point of beginning and opening said right of way proceed South 72 degrees 13 minutes 09 seconds West for a distance of 44.58 feet to an iron pin set and the True Point of Beginning; thence from said True Point of Beginning proceed South 65 degrees 42 minutes 09 seconds West for a distance of 65.86 feet to an iron pin set; thence South 59 degrees 09 minutes 10 seconds West for a distance of 94.31 feet to an iron pin set; thence North 67 degrees 47 minutes 51 seconds East for a distance of 63.87 feet to an iron pin set on said western right of way; thence North 87 degrees 21 minutes 52 seconds East for a distance of 74.80 feet to an iron pin set and the True Point of Beginning. Containing within said bounds 0.298 acres (12,808 square feet) more or less.

Table with 2 columns: LOCATION and SURVEY FOR. Includes details for DeKalb County, Land Lot 28, and Survey Date 1-4-2020.

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Rominia Jehner Registration No. 2488 Within the State of GA Survey Prepared by: ATLAS Technical Consultants, LLC 2450 Commerce Ave. Ste 100 DuPont, GA 30096 Phone: 770-283-5945 Fax: 770-283-0168

This plat is a refinement of an existing parcel or parcels of any 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 herein and are hereby incorporated by reference into this plat. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES, AND NECESSARY APPROVALS ARE THE RESPONSIBILITY OF ANY LOCAL JURISDICTION. LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.