

## Survey Notes

A Topcon GTS-313 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 88,384 feet, an angular error of 1 seconds per angle point, and was adjusted using least square.

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 gapes, 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.

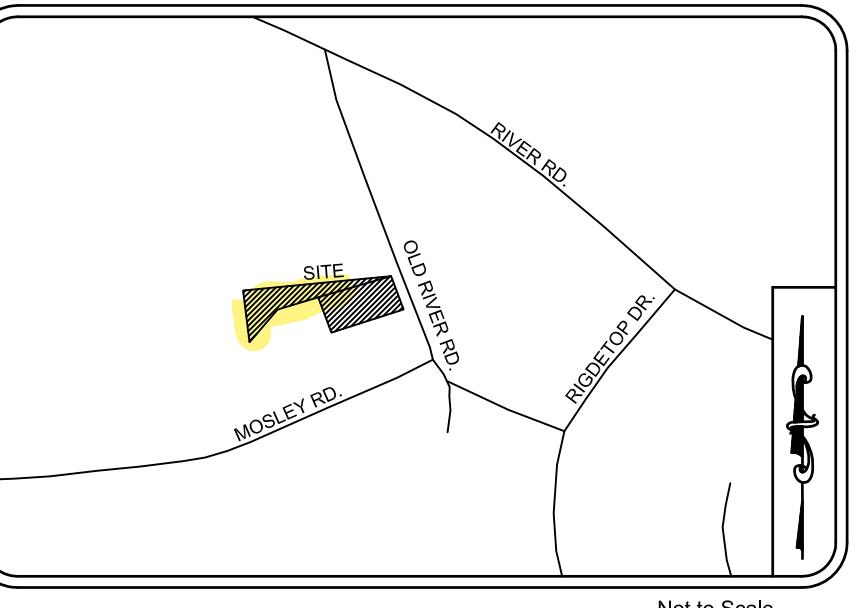
There are no improvements on the property.

Bearings are based on Iron Pins found on the North property line, forming a bearing of N 87°47'21" E.

## Area

TRACT I: Total area of subject property is approximately .296 acres (12,908 square feet).

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



Vicinity Map

Not to Scale

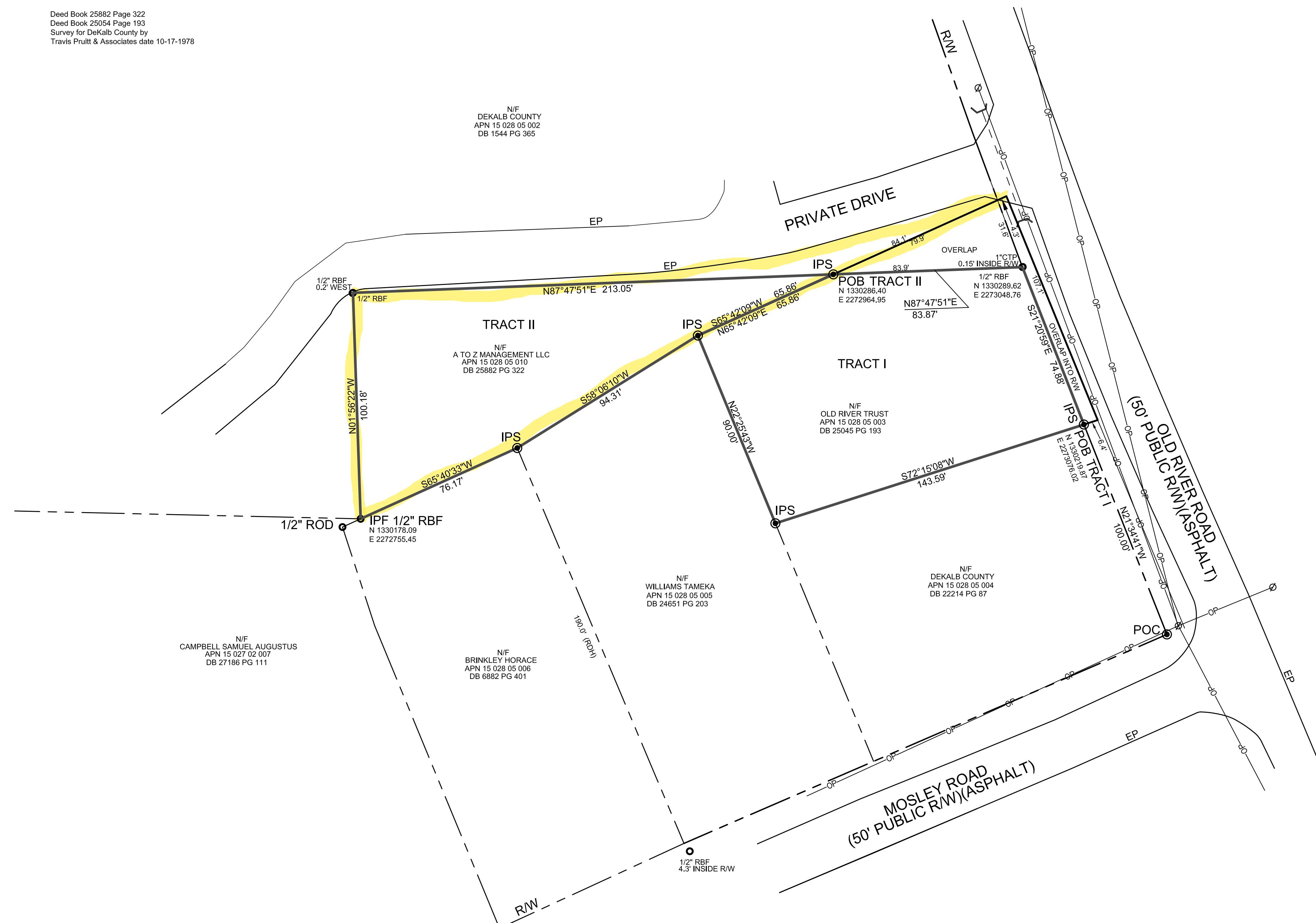
## Legend

RDH	Record distance held
APN	Assessor parcel number
PG	Page
CTP	Crimped top pipe found
Deed book	Point of Beginning
EP	Point of Commencement
EPF	Edge of pavement
Property owner found	Right of way
IFP	Rebar found
IPF	Capped 1/2" rebar set
IFS	Iron pin found
IPF	Overhead power line
NIF	Now or formerly
OP	Adjilater property line
OP	Overhead power line
OP	Right-of-way

## Legal Description

TRACT I  
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:  
Beginning at the intersection of the northern right of way of Old River Road (being a 50 foot right of way) and the western right of way of Mosley Road (being a 50 foot right of way); thence proceed along said western right of way North 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 True Point of Beginning and departing said right of way proceed South 72 degrees 15 minutes 05 seconds West for a distance of 143.59 feet to an iron pin set; thence North 22 degrees 25 minutes 43 seconds West for a distance of 90.00 feet to an iron pin set; thence North 01 degrees 56 minutes 40 seconds East for a distance of 93.00 feet to an iron pin set; thence North 87 degrees 47 minutes 51 seconds East for a distance of 83.87 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 05 seconds West for a distance of 94.31 feet to an iron pin set; thence South 87 degrees 47 minutes 51 seconds West for a distance of 83.87 feet to an iron pin set; thence North 58 degrees 06 minutes 10 seconds West for a distance of 94.31 feet to an iron pin set; thence South 56 degrees 40 minutes 33 seconds West for a distance of 76.77 feet to a 1/2" rebar found; thence North 01 degree 56 minutes 22 seconds West for a distance of 106.00 feet to a 1/2" rebar found; thence North 87 degrees 47 minutes 51 seconds East for a distance of 213.05 feet to an iron pin set and the True Point of Beginning.  
Containing within said bounds 0.296 acres (12,908 square feet) more or less.

TRACT II  
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:  
Beginning at the intersection of the northern right of way of Old River Road (being a 50 foot right of way) and the western right of way of Mosley Road (being a 50 foot right of way); thence proceed along said western right of way North 21 degrees 34 minutes 41 seconds West for a distance of 100.00 feet to an iron pin set; thence North 22 degrees 25 minutes 43 seconds West for a distance of 90.00 feet to an iron pin set; thence North 01 degrees 56 minutes 40 seconds East for a distance of 93.00 feet to an iron pin set; thence North 87 degrees 47 minutes 51 seconds East for a distance of 83.87 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 05 seconds West for a distance of 94.31 feet to an iron pin set; thence South 87 degrees 47 minutes 51 seconds West for a distance of 83.87 feet to an iron pin set; thence North 58 degrees 06 minutes 10 seconds West for a distance of 94.31 feet to an iron pin set; thence South 56 degrees 40 minutes 33 seconds West for a distance of 76.77 feet to a 1/2" rebar found; thence North 01 degree 56 minutes 22 seconds West for a distance of 106.00 feet to a 1/2" rebar found; thence North 87 degrees 47 minutes 51 seconds East for a distance of 213.05 feet to an iron pin set and the True Point of Beginning.  
Containing within said bounds 0.246 acres (10,732 square feet) more or less.



SCALE : 1" = 30'  
0' 15' 30' 60'

GRID

SURVEY FOR	
DeKalb County	
LOCATION	
DISTRICT: 15TH	LAND LOT: 28
COUNTY: DEKALB	STATE: GA
ADDRESS: 4071 & 4075 OLD RIVER ROAD	
CITY: ELLENWOOD	
TAX PARCEL ID: 15 028 05 003 & 15 028 05 010	
INFORMATION	
JOB NUMBER: 19455	
SURVEY DATE: 1-9-2020	
FIELD WORK DATE: 12-17-2019	
DATE OF LAST REVISION:	
DRAWN BY: CJH	
CHECKED BY: RJJ	
SHEET 1 OF 1	

Ronnie Joiner  
Registration No. 2488  
Within the State of GA

Survey Prepared by:  
ATLAS Technical Consultants LLC  
2450 Commerce Ave Ste 100  
Duluth, GA 30096-8910  
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This plat is a retriangulation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make 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. READING OF THIS PLAT IS THE PLAT OF RECORD.  
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 IS THE RESPONSIBILITY OF THE LAND OWNER.  
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 O.C.G.A. Section 15-6-67.

**ATLAS**  
Technical Consultants  
2450 Commerce Avenue, Suite 100  
Duluth, Georgia 30096  
770/263-5945

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