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 gores, 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.

FLOOD NOTE:

By graphic plotting only, this property is in zone "X" Flood Insurance Rate Map Number 13089C0161J which bears an effective date of 05/15/2013 and is NOT in a special flood hazard area by contact dated 01/03/2020 to the National Flood Insurance Program http://www.fema.gov/ we have learned this community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

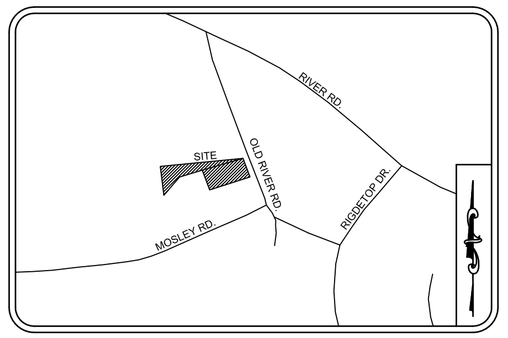
Reference:

Deed Book 25882 Page 322
Deed Book 25054 Page 193
Survey for DeKalb County by
Travis Pruitt & Associates date 10-17-1978

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).

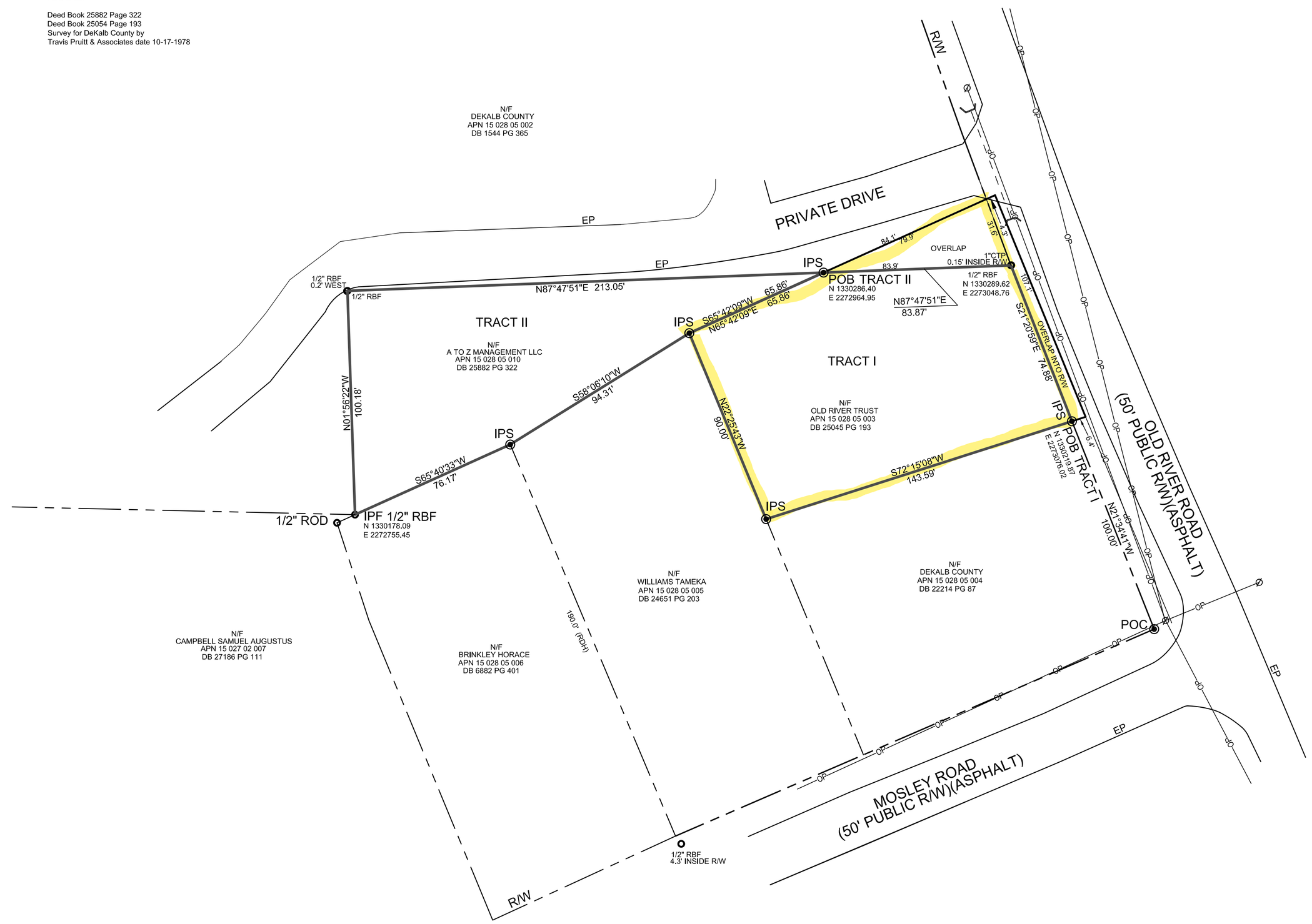


Vicinity Map

Not to Scale

Legend

RDH	Record distance held	PG	Page
APN	Assessor parcel number	POB	Point of Beginning
CTP	Crimped top pipe found	POC	Point of Commencement
DB	Deed book	R/W	Right of way
EP	Edge of pavement	RBF	Rebar found
IPF	Property corner found		Capped 1/2" rebar set
IPS	Iron pin set		Iron pin found
N/F	Now or formerly		Power pole
			Overhead power line
			Adjoiner property line
			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 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 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 08 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 65 degrees 42 minutes 09 seconds East for a distance of 65.86 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 on said western right of way; thence along said right of way South 21 degrees 20 minutes 59 seconds East for a distance of 74.88 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 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 North 21 degrees 34 minutes 41 seconds West for a distance of 100.00 feet to an iron pin set; thence continue along said right of way North 21 degrees 20 minutes 59 seconds West for a distance of 74.88 feet to a ½" rebar found; thence departing said right of way South 87 degrees 47 minutes 51 seconds West 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 09 seconds West for a distance of 65.86 feet to an iron pin set; thence South 58 degrees 06 minutes 10 seconds West for a distance of 94.31 feet to an iron pin set; thence South 65 degrees 40 minutes 33 seconds West for a distance of 76.17 feet to a ½" rebar found; thence North 01 degree 56 minutes 22 seconds West for a distance of 100.18 feet to a ½" 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 N

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
Phone: 770-263-5945
Fax: 770-263-0166

This plat is a retracement 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 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 O.C.G.A. Section 15-6-67.

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

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