

The drawing below illustrates the apparent flaws in the description of record. Please refer to the following drawing and attached survey copy for verification.



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Scale: 1 inch = 25 feet

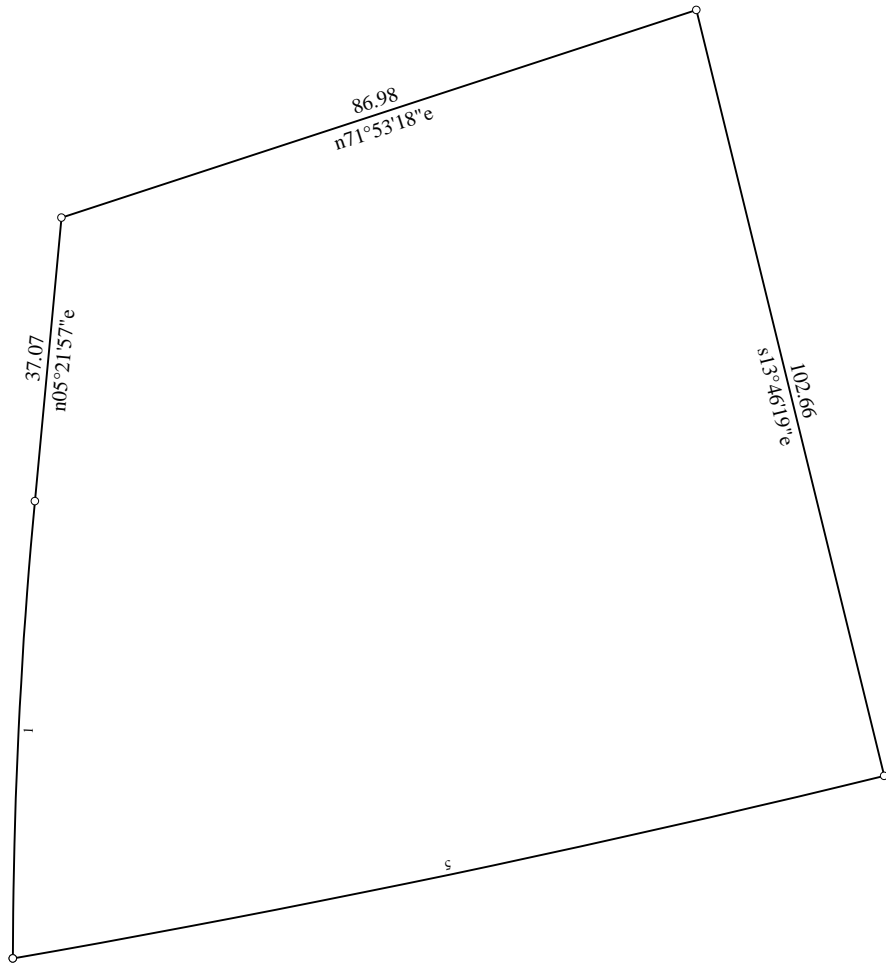
Tract 1: 0.191 Acres: 8339 Sq Feet: Closure = n71.2815e 30.05 Feet. Precision =1/12: Perimeter = 372 Feet

001: Rt, R=653.66, Arc=59.63  
 Bng=n02.4510e, Chd=59.61  
 002=n05.2157e 37.07

003=n71.5318e 56.95  
 004=s13.4619e 102.88

005: Rt, R=1715.06, Arc=115.93  
 Bng=s78.0940w, Chd=115.90

The drawing below was generated by making corrections to the existing description, per the survey copy provided to us.



Scale: 1 inch = 25 feet

Tract 1: 0.230 Acres: 10000 Sq Feet: Closure = n77.4728e 0.00 Feet: Precision = 1/107474: Perimeter = 402 Feet

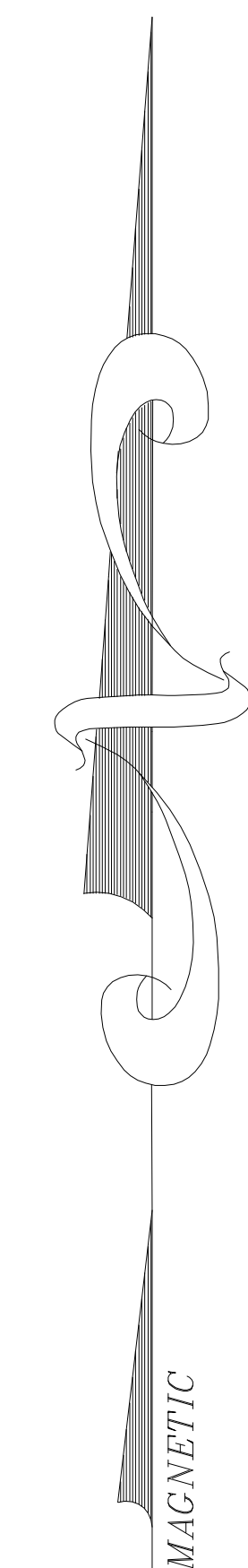
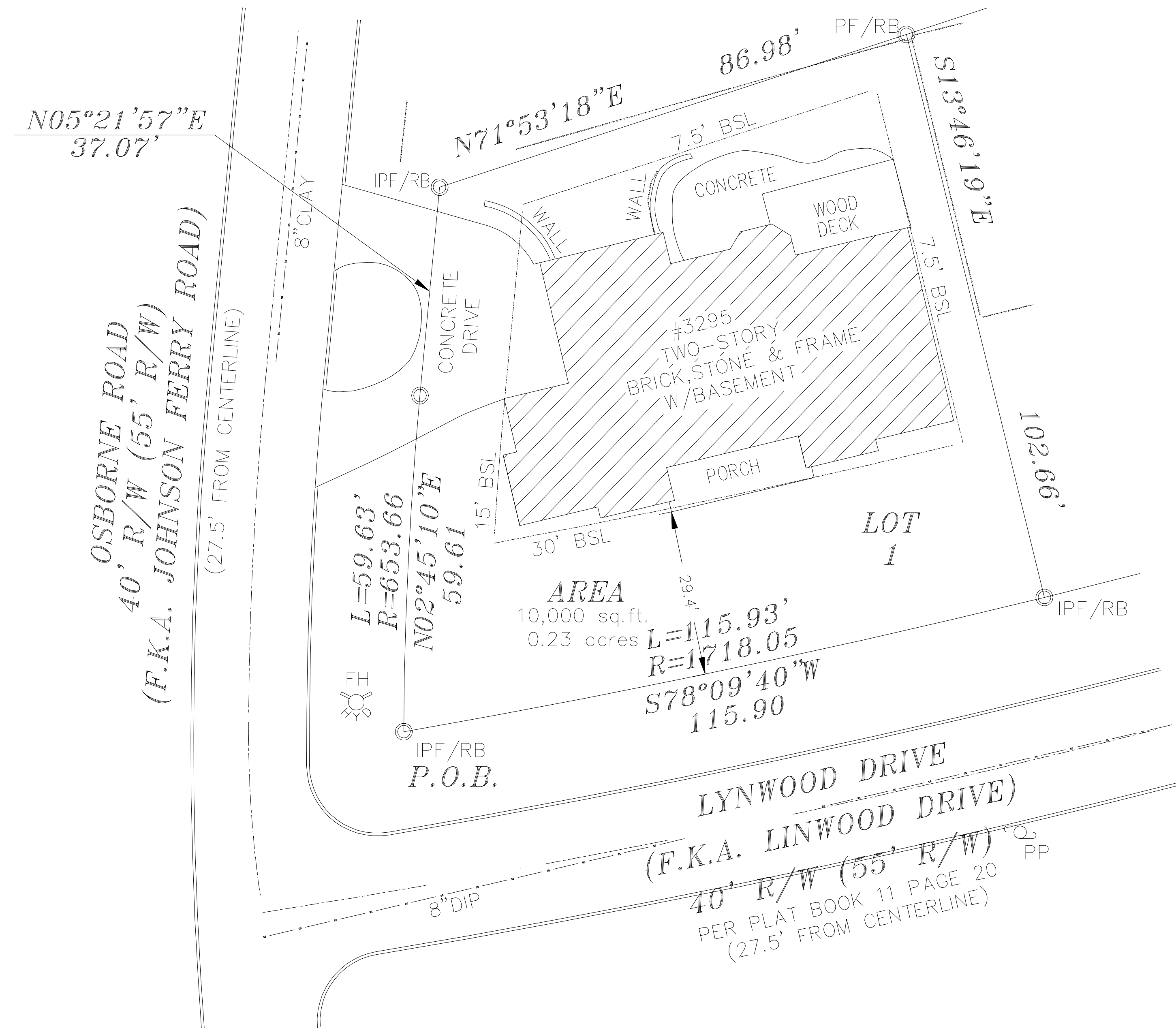
001: Rt, R=653.66, Arc=59.63  
 Bng=n02.4510e, Chd=59.61  
 002=n05.2157e 37.07

003=n71.5318e 86.98  
 004=s13.4619e 102.66

005: Rt, R=1718.05, Arc=115.93  
 Bng=s78.0940w, Chd=115.90

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPF IRON PIN FOUND
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- LL LAND LOT
- IPP IRON PIN PLACED
- M MEASURED
- D DEED
- P PLAT



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 03 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.

NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

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 THE LAW OF THE STATE OF GEORGIA.

PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

REF. JOB NO. 07-218

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>WAYNE M. FELL &amp; SUSAN TANNER</b>	DATE	02/17/09	SCALE	1" = 30'
OWNER / PURCHASER <b>WAYNE M. FELL &amp; SUSAN TANNER</b>				
LAND LOT 303	SECTION 18th DISTRICT	DEKALB COUNTY, GEORGIA	AREA OF LOT: 10,000 sq.ft.	
LOT 1	BLOCK			
SUBDIVISION OGLETHORPE ESTATES				
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED				
<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052				
"THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED BY JOHN W. STANZILIS, JR. G.R.L.S. #2109 AND THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT".				
JOB NUMBER: 09-389				

PLOTTED BY:

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DEED BOOK, PAGE