

Special Exceptions:

- Right of Way Easement from Paul E. Tripple to Georgia Power Company, filed and recorded June 6, 1963 in Deed Book 306, Page 343, Clayton County, Georgia records. (Not plottable; Appears to affect subject property)
- Water Easement from Ed Martin Construction Company to Clayton County Water Authority, dated March 13, 1989, filed and recorded March 14, 1989 in Deed Book 1539, Page 846, aforesaid records. (Not plottable; Appears to affect subject property)
- Slope Easement contained in that certain Right of Way Deed from Sylvia Martin to Department of Transportation, dated November 9, 1991, filed and recorded November 13, 1991 in Deed Book 1746, Page 784, aforesaid records. (Appears to have expired)
- Easement from Sylvia S. Martin to Georgia Power Company, dated February 5, 1992, filed and recorded March 12, 1992 in Deed Book 1774, Page 606, aforesaid records. (Not plottable; Appears to affect subject property)
- Easement Agreement Sylvia S. Martin to Kent J. Kelsa, dated January 28, 1993, filed and recorded April 28, 1994 in Deed Book 2029, Page 213, aforesaid records. (Shown on plat)
- Restriction contained in that certain Warranty Deed from Ebert J. Phillips, dated January 31, 1999, filed and recorded February 13, 1999 in Deed Book 188, Page 249, Clayton County, Georgia records. (Restrictions not plottable)
- Slope Easement contained in that certain Right of Way Easement from Evelyn Mae Phillips to Department of Transportation dated June 6, 1991, filed and recorded June 12, 1991 in Deed Book 1713, Page 156, aforesaid records. (Shown on plat)
- Easement from Evelyn Mae Phillips to Georgia Power Company, dated, January 31, 1992, filed and recorded March 12, 1992 in Deed Book 1774, Page 605, aforesaid records. (Not plottable; Appears to affect subject property)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 3, 4, 8, 9, 10, 11a, 13 AND 15 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION), UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLES, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 7-2-03

David Barton

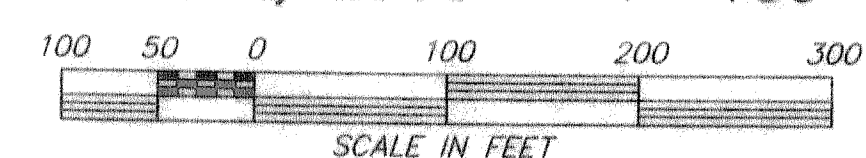
GA. R.L.S. # 2533

LEGEND

•	IPF	=	1/2" REBAR FND.
•	IPS	=	1/2" REBAR SET
---	R.W.	=	RIGHT OF WAY
---	SSE	=	SANITARY SEWER EASEMENT
---	DE	=	DRAINAGE EASEMENT
---	L.L.L.	=	LAND LOT LINE
---	C.L.	=	CENTERLINE
•	CT	=	CRIMP TOP PIPE
•	OT	=	OPEN TOP PIPE
---	OMP	=	CORRUGATED METAL PIPE
---	RCP	=	REINFORCED CONCRETE PIPE
---	DI	=	DROP INLET
---	JB	=	JUNCTION BOX
---	MH	=	MANHOLE
---	CB	=	CATCH BASIN
---	BM	=	BENCHMARK
---	PP	=	POWER POLE
---	FH	=	FIRE HYDRANT
---	CMF	=	CONCRETE MONUMENT FND.
---	B.C.	=	BACK OF CURB
---	E.P.	=	EDGE OF PAVEMENT
---	FEN	=	FENCE
---	O.H.	=	OVERHEAD ELEC. SERVICE LINE
---	B.L.	=	BUILDING LINE
---	U.G.	=	UNDERGROUND POWER LINE

ALTA/ACSM LAND TITLE BOUNDARY SURVEY FOR

LOCATED IN LAND LOT 119
12th DISTRICT
CLAYTON COUNTY, GEORGIA
JUNE 5, 2003 1"=100'



NOW or FORMERLY
CLAYTON COUNTY BOE
DB 3344 PG. 254

NOW or FORMERLY
EDEN HEALTH CARE MANAGEMENT
DB 3784 PG. 87

TRACT 1
9.429 ACRES or
410,731 SQ. FT.
(EXCLUDES AREA OF CONTENTION)

NOW or FORMERLY
RODNEY & RICHARD PETTY
DB 4796 PG. 218

S89°51'09"E
722.74'

WIRE FENCE

AXLE FOUND

S86°05'30"E
310.12'

S35°18'35"W
212.64'

S35°18'35"W
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GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 06 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 83,916. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-303

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO: TRACT 1 501.830
TRACT 2 260.023

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 130041 0009 B, DATED MAY 1, 1984, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCES~

- DEED BOOK 1265 PAGE 450
- DEED BOOK 4709 PAGE 304
- SURVEY FOR E. J. PHILLIPS, JR. DATED: JAN. 30, 1954, RECORDED IN PLAT BOOK 4 PAGE 76.

ALL MATTERS OF TITLE SHOWN HEREON ARE BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 11009156 DATED MARCH 1, 2003. BARTON SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

* PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.



REVISED: 7-1-03 ADDED MARTIN ACCESS ESMT.
REVISED LIST OF SPECIAL EXCEPTIONS.
FILENAME: C:\DWG\FIEDLER7-1-03REVISED.DWG

BARTON SURVEYING, INC.

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