

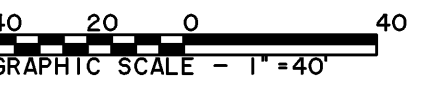
DEED FOR #1558 MCPHERSON AVENUE
 CONFLICTS WITH DEED FOR 332 GRABILL
 AVENUE; DEEDS REFERENCED:
 #1 - DEEDBOOK: 17423, PAGE: 418
 #2 - DEEDBOOK: 21575, PAGE: 20

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

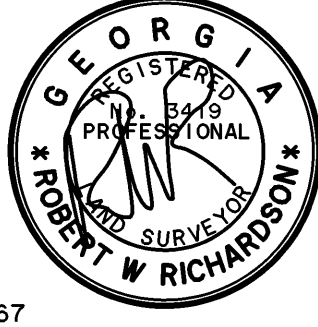
The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.



ALL MATTERS OF TITLE EXCEPTED

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 CONTACT: ROBERT RICHARDSON
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: _____
 REF. PLAT: PB. * P. *

SURVEY FOR:
BC EAV, LLC, (A GEORGIA LIMITED LIABILITY COMPANY)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ELIZABETH S. COOK, ATTORNEY AT LAW

LAND LOT: 178	LOT: BLOCK: _____
DISTRICT: 15TH	SUB: _____
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 01/04/20	AREA = 1.708 ACRES
PLAT DATE: 01/07/20	JOB No. 14214BTT

PROPERTY ADDRESSES:
513-542 MAYNARD AVENUE
320-332 GRABILL AVENUE

* - PB: 9, PG: 13
 * - PB: 16, PG: 132