

1. The field data upon which this survey is based has a closure precision of one foot in 46,517 feet and an angular error of 5 second per angle point and was not adjusted.
2. The closure precision of this plot is one foot in 154,515 feet.
3. The equipment used to prepare this survey was a Leitz Set 3 total station and a Champion TKO, RTK Network receiver.
4. This survey is not in a 100 yr. flood plain.
5. No railroad mile markers were found.

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LEGEND

- FH FIRE HYDRANT
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- POB POINT OF BEGINNING
- PP POWER POLE
- RB REBAR
- TP TELEPHONE POLE
- R/W RIGHT OF WAY
- P- OVERHEAD POWER LINE
- X- FENCE LINE

LEGAL DESCRIPTION

TRACT 1:

ALL THAT TRACT or parcel of land lying and being in Land Lot 211 of the 19th District, City of Mansfield, Newton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way of the Central of Georgia Railroad (having a 100 foot right-of-way) and the east right-of-way of Main Street (having a 60 foot right-of-way) said point having a Georgia State Plane Coordinate value of North=1280088.316 and East=2428294.632.

THENCE run North 62 degrees 35 minutes 47 seconds East for a distance of 243.26 feet to a point;

THENCE run South 27 degrees 39 minutes 52 seconds East for a distance of 35.00 feet to a five-eighths inch rebar set at a point located 15.0 feet north of the centerline of the main track of the Central of Georgia Railroad Company;

THENCE run along a line 15.0 feet north of and parallel to the centerline of the main track of the Central of Georgia Railroad Company South 62 degrees 35 minutes 47 seconds West for a distance of 243.11 feet to a five-eighths inch rebar set on the east right-of-way of Main Street;

THENCE run along the east right-of-way of Main Street North 27 degrees 54 minutes 53 seconds West for a distance of 35.00 feet to a five-eighths inch rebar set and being the Point of Beginning.

Said property contains 0.1954 acre or 8,511 square feet.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lot 211 of the 19th District, City of Mansfield, Newton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way of the Central of Georgia Railroad (having a 100 foot right-of-way) and the east right-of-way of Main Street (having a 60 foot right-of-way) said point having a Georgia State Plane Coordinate value of North=1280088.316 and East=2428294.632.

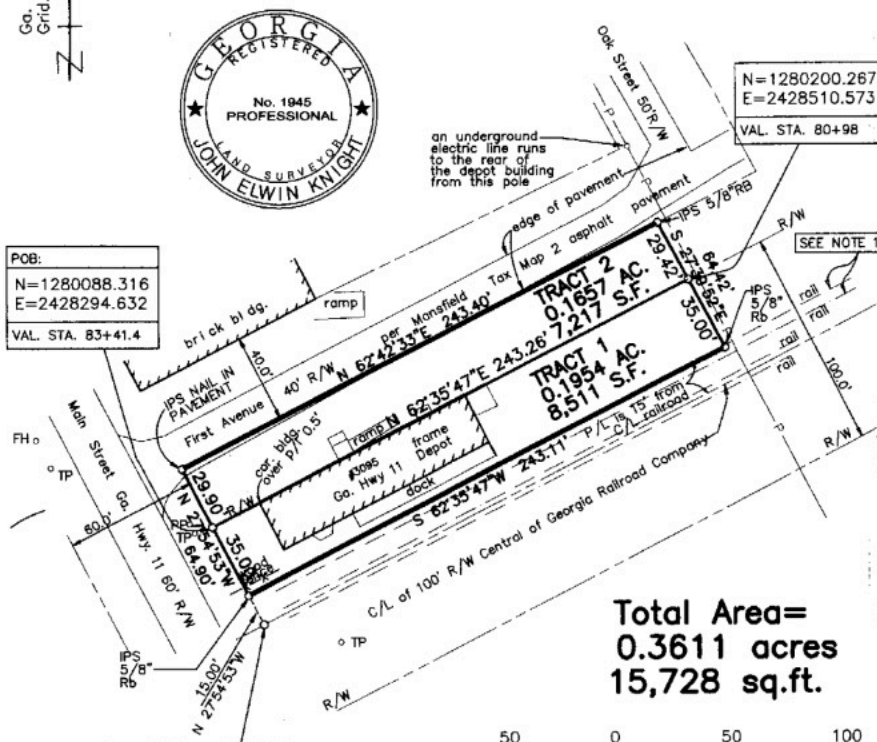
THENCE run along the east right-of-way of Main Street North 27 degrees 54 minutes 53 seconds West for a distance of 29.90 feet to a Nail set at the intersection of the south right-of-way of First Avenue (having a 40 foot right-of-way per Tax Map Records) and the east right-of-way of Main Street (having a 60 foot right-of-way);

THENCE run along the south right-of-way of First Avenue North 62 degrees 42 minutes 33 seconds East for a distance of 243.40 feet to a five-eighths inch rebar set;

THENCE run South 27 degrees 39 minutes 52 seconds East for a distance of 29.42 feet to a point;

THENCE run South 62 degrees 35 minutes 47 seconds West for a distance of 243.26 feet to a point on the east right-of-way of Main Street and being the Point of Beginning.

Said property contains 0.1657 acre or 7,217 square feet.



**Total Area=**  
**0.3611 acres**  
**15,728 sq.ft.**

NOTE 1 Central of Georgia Railroad Company reserves an easement for this rail to remain on subject property and should they decide to remove the rail, they reserve an easement to be on the property to remove it.

Plat of Survey for: Ray Cason	
Scale: 1" = 50'	Land District 19 Land Lot 211
Date: 5-13-2013	City of Mansfield Newton County, Ga.
Revised:	Drawn By: jek
Job: 11082012	Surveyor: John Elwin Knight, Ga. R.L.S. 1945