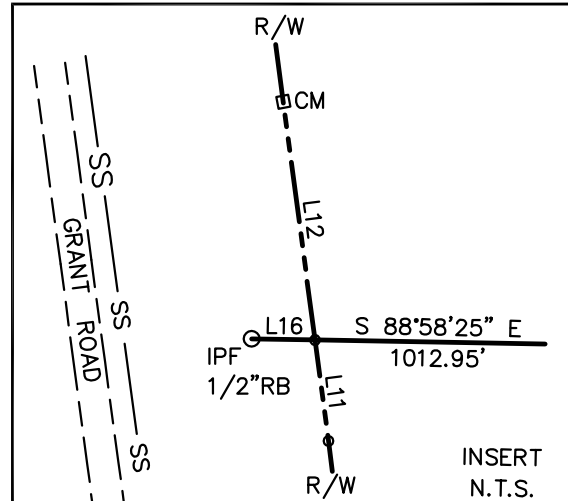


LEGEND			
WATER LINE	W	EXIST. ELEV.	---
GAS LINE	G	PROPOSED ELEV.	---
TELEPHONE LINE	T	SANITARY SEWER	SS
DROP INLET	D.I.	FIRE HYDRANT	FH
CATCH BASIN	C.B.	LIGHT POLE	LP
UNDERGROUND	U/G	POWER LINE	PL
IRON PIN FOUND	IPF	BUILDING LINE	BL
IRON PIN PLACED	IPP	RIGHT OF WAY	R/W
PROPERTY LINE	PL	EDGE OF PAVING	EOP
CENTERLINE	C/L	BACK OF CURB	BOC
LAND LOT CORNER LLC	LLC	FENCE CORNER	FC
LAND LOT LINE	LL	FENCE LINE	FL
MANHOLE	M.H.	POWER POLE	PP
SIDEWALK	S/W	CREEK / BRANCH	CR
PERCOLATION TEST	P.T.	TREE	TR
HOUSE NUMBER	H.N.	METAL FENCE POST	MFP
WATER METER	WM	CONC. MONUMENT	CM
WATER VALVE	WV	FLAT BAR	F.B.

File Name: F:\DATA\RLRINVESTMENTS\140907.DWG
SN: 20141010.082413

CURRENT DEED REFERENCE:
DEED BOOK 10204 PAGE 308

DATE OF FIELD WORK:
OCTOBER 8, 2014



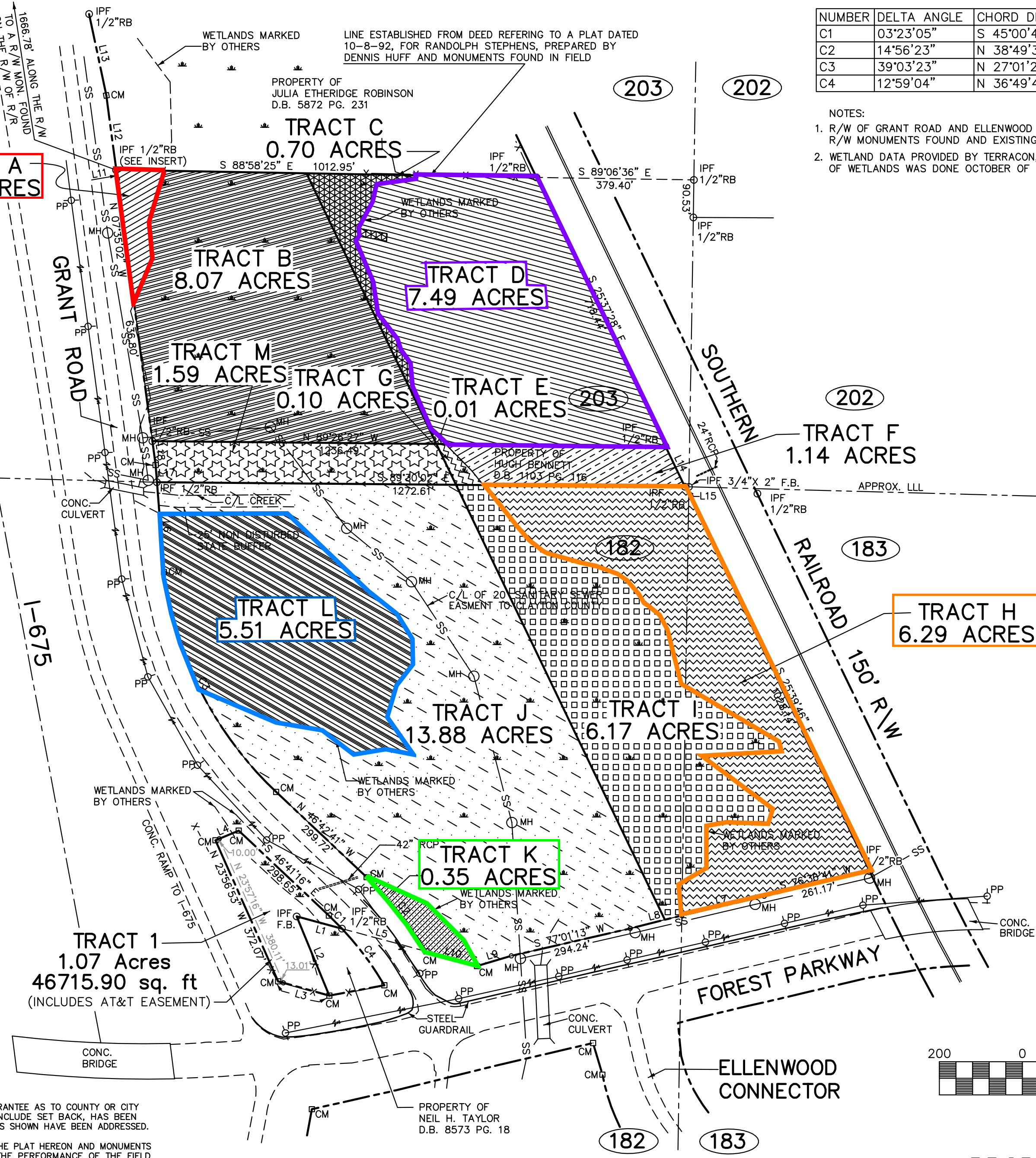
RECORDED EXCEPTIONS:

- RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED FEBRUARY 13, 1941, RECORDED IN DEED BOOK 37 PAGE 9, QUITCLAIM DEED RECORDED IN DEED BOOK 836 PAGE 67, CLAYTON COUNTY RECORDS.
- 20' SANITARY SEWER EASEMENT TO CLAYTON COUNTY, DATED FEBRUARY 28, 1986, RECORDED IN DEED BOOK 1274 PAGE 202, CLAYTON COUNTY RECORDS.
- RIGHT-OF-WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 14, 1981, RECORDED IN DEED BOOK 1044 PAGE 200, CLAYTON COUNTY RECORDS
- RIGHT-OF-WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 11, 1982, RECORDED IN DEED BOOK 1055 PAGE 614, CLAYTON COUNTY RECORDS.

GENERAL NOTES:

- NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
- WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
- NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE ITEMS SHOWN.
- NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
- ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LAND SHOWN AND DESCRIBED HEREON.
- NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACK, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.
- THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF WORK.
- THIS SURVEY PLAT AND ALL CONTENTS ARE THE PROPERTY OF TIM MCGUKIN & COMPANY AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIM MCGUKIN.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS PLAT IS NOT REQUIRED TO BE APPROVED BY A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67.

TIM MCGUKIN & COMPANY, LAND SURVEYING and LAND PLANNING
915 DIXIE STREET, SUITE-B, CARROLLTON, GEORGIA 30117 - TEL.(770)832-0118



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	03°23'05"	S 45°00'49" E	753.53	44.52	44.51
C2	14°56'23"	N 38°49'36" W	883.53	230.38	229.73
C3	39°03'23"	N 27°01'29" W	889.92	606.62	594.95
C4	12°59'04"	N 36°49'44" W	753.53	170.77	170.40

- NOTES:
- R/W OF GRANT ROAD AND ELLENWOOD ROAD SET FROM R/W MONUMENTS FOUND AND EXISTING ROADS.
 - WETLAND DATA PROVIDED BY TERRACON, FIELD LOCATION OF WETLANDS WAS DONE OCTOBER OF 2014.

NUMBER	DIRECTION	DISTANCE
L1	N 74°53'42" W	113.07'
L2	S 22°25'22" E	206.49'
L3	N 74°26'26" W	128.16'
L4	N 67°25'18" E	60.76'
L5	S 74°53'42" E	210.80'
L6	N 04°29'13" W	217.42'
L7	S 76°54'15" W	204.17'
L8	S 75°51'46" W	127.90'
L9	S 73°24'22" W	86.32'
L10	N 73°50'19" W	126.89'
L11	N 07°35'02" W	22.83'
L12	N 07°35'02" W	181.18'
L13	N 11°55'59" W	200.56'
L14	N 25°37'28" W	108.78'
L15	N 89°30'02" W	9.62'
L16	N 88°58'25" W	0.76'
L17	N 04°29'13" W	41.69'
L18	N 07°35'02" W	58.00'



CLOSURE
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 114,090 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS NOT ADJUSTED USING THE RAW DATA.

A TOPCON GTS 312 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 796,674 FT.



10/10/2014

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PROPERTY SURVEY FOR
R.L.R. INVESTMENTS, LLC and
INVESTORS TITLE INSURANCE COMPANY

SCALE: 1"=200'	LOCATED IN LL 182, 183, & 203	DRAWN BY: DTS
DATE: 10/10/2014	12TH DISTRICT	REVISED:
NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.		
JOB NUMBER 140907	FIELD BOOK 131 PAGE 44	DRAWING NUMBER 2-68-14