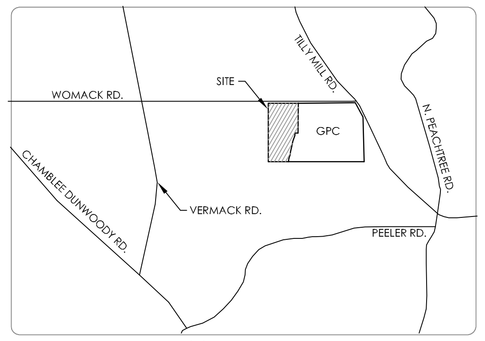
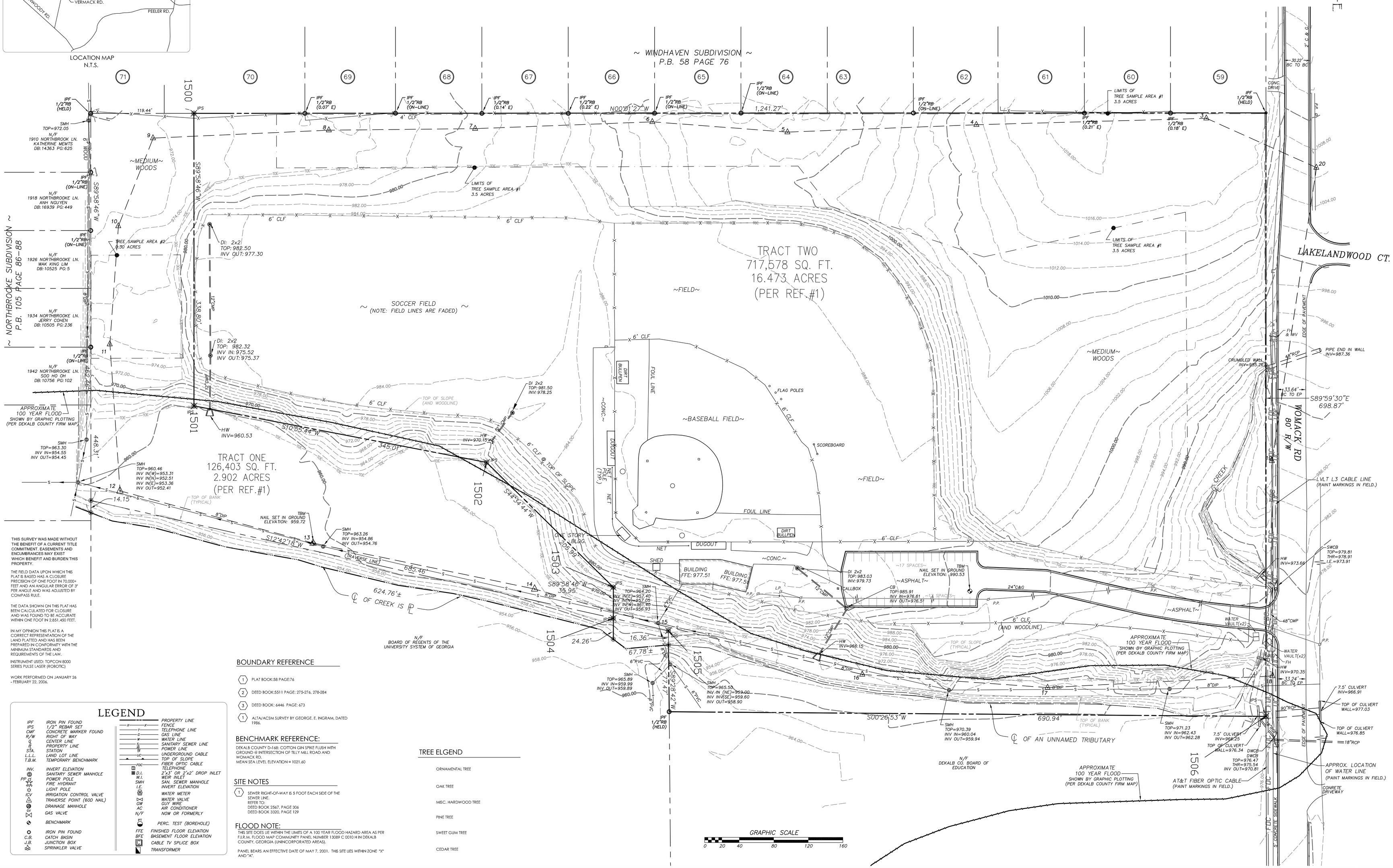


LOCATION MAP
N.T.S.

AREA TO BE PURCHASED

717,578 SQ. FT.
16.473 ACRES

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 70,000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,851,450 FEET.

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.

INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC)

WORK PERFORMED ON JANUARY 26 - FEBRUARY 22, 2006.

LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMF	CONCRETE MARKER FOUND
R/W	RIGHT OF WAY
℄	CENTER LINE
⅊	PROPERTY LINE
STA.	STATION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
	SANITARY SEWER MANHOLE
PP	POWER POLE
	FIRE HYDRANT
	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
	TRAVERSE POINT (60D NAIL)
	DRAINAGE MANHOLE
GV	GAS VALVE
	BENCHMARK
	IRON PIN FOUND
C.B.	CATCH BASIN
J.B.	JUNCTION BOX
	SPRINKLER VALVE
	PROPERTY LINE
	FENCE
	TELEPHONE LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE
	POWER LINE
	UNDERGROUND CABLE
	TOP OF SLOPE
	FIBER OPTIC CABLE
	TELEPHONE
D.I.	2'x3' OR 2'x2' DROP INLET
W.I.	WEIR INLET
SMH	SAN. SEWER MANHOLE
I.E.	INVERT ELEVATION
	WATER METER
	WATER VALVE
GW	GUY WIRE
A.C.	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
	CABLE TV SPLICE BOX
	TRANSFORMER

BOUNDARY REFERENCE

1. PLAT BOOK:58 PAGE:76
2. DEED BOOK:5511 PAGE: 275-276, 278-284
3. DEED BOOK: 6446 PAGE: 673
4. ALTA/ACSM SURVEY BY GEORGE. E. INGRAM, DATED 1986.

BENCHMARK REFERENCE:

DEKALB COUNTY D-168: COTTON GIN SPIKE FLUSH WITH GROUND IN INTERSECTION OF TILLY MILL ROAD AND WOMACK RD.
MEAN SEA LEVEL ELEVATION = 1021.60

SITE NOTES

1. SEWER RIGHT-OF-WAY IS 5 FOOT EACH SIDE OF THE SEWER LINE.
REFER TO:
DEED BOOK 2567, PAGE 306
DEED BOOK 3320, PAGE 129

FLOOD NOTE:

THIS SITE DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. FLOOD MAP COMMUNITY PANEL NUMBER 13089 C 0010 H IN DEKALB COUNTY, GEORGIA (UNINCORPORATED AREAS).

PANEL BEARS AN EFFECTIVE DATE OF MAY 7, 2001. THIS SITE LIES WITHIN ZONE "X" AND "A".

TREE ELGEND

ORNAMENTAL TREE

OAK TREE

MISC. HARDWOOD TREE

PINE TREE

SWEET GUM TREE

CEDAR TREE

BOUNDARY & TOPOGRAPHIC SURVEY FOR

DEKALB COUNTY BOARD OF EDUCATION

DEED BOOK 9368, PAGE 782
LAND LOT 360 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA
DATE: FEBRUARY 16, 2007 SCALE: 1"= 40'

MERIDIAN GEOMATICS, LLC
land surveying - residential & commercial
P.O. BOX 49163
Atlanta, Georgia 30359
phone: (404) 316-9939 - www.surveyingatlanta.com

NUMBER	REVISION	DATE/BY	DRWN BY
1	REVISED TOTAL ACREAGE TO REFLECT REMOVAL OF 2.9 AC.	5/8/07	S.C.D.
			JOB NO.
			2007-011

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