

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
TRANSClarke PROPERTIES, LLC
LAWYERS TITLE INSURANCE CORPORATION

LOCATED IN:
241 G.M.D.
CLARKE COUNTY
08-04-2004

NOTES:

1. SITE AREA: 5.475 ACRES
2. FIELD DATA WAS OBTAINED ON 06-24-2004.
3. F.I.R.M. MAP NUMBERS 130040005C & 1300400020C, EFFECTIVE 05-04-1992, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.

SURVEYOR REFERENCES:

- A. DEED BOOK 1035 ~ PG 331
- B. DEED BOOK 383 ~ PG 274
- C. PLAT FOR DON SMITH DATED 04-25-1974

TITLE EXCEPTIONS FROM TITLE REPORT:

- A. 10-FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERN BOUNDARY LINE OF PORTION OF SUBJECT PROPERTY AS SET FORTH IN WARRANTY DEED RECORDED IN DEED BOOK 383 ~ PG 294
- B. 20-FOOT DRAINAGE EASEMENT ALONG THE SOUTHEASTERN BOUNDARY LINE OF PORTION OF SUBJECT PROPERTY AS SET FORTH IN WARRANTY DEED RECORDED IN DEED BOOK 384 ~ PG 412
- C. SCREENING OBLIGATIONS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 383 ~ PG 294**
- D. RIGHT OF WAY EASEMENT FROM G.H. THURMOND, ET AL TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 940 ~ PG 158

** THIS OBLIGATION IS TO PROVIDE SCREENING BETWEEN ANY IMPROVEMENTS ALONG TALL TREE ROAD AND ANY IMPROVEMENTS 150 FEET FROM NEARBY PROPERTY FORWARD. THERE ARE NO IMPROVEMENTS ON SITE.

LEGEND	
	UTILITY POLE
	FLAG POLE
	FIRE HYDRANT
	SIGN
	JUNCTION BOX
	WATER VALVE
	ROOF DRAIN
	CURB AND GUTTER
	CONCRETE
	WALL
	FENCE LINE
	TREE LINE
	WATER LINE
	GAS LINE
	HANDICAP RAMP

ABBREVIATIONS	
INV	INVERT ELEVATION
TRANS	TRANSFORMER
A/C	AIR CONDITIONING UNIT
FTE	FINISHED FLOOR ELEVATION
BM	BENCH MARK
PP	POWER POLE
DOT	DEPT OF TRANSPORTATION
IPF	IRON PIN FOUND
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE

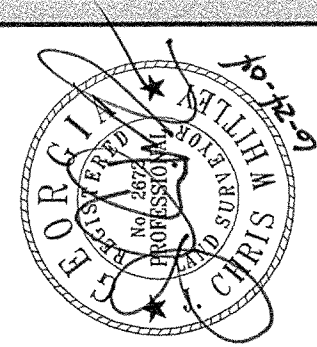
WILLIE B & ANNIE LAURA DEED BOOK 1000 ~ PG 180	N/F
MATTIE C POPE DEED BOOK 2180 ~ PG 156	N/F
CLEVELAND SMITH DEED BOOK 371 ~ PG 810	N/F
DEAN MAROLD SR DEED BOOK 385 ~ PG 646	N/F
WINNIE DELL DEED BOOK 385 ~ PG 646	N/F
SYLVIA L & ARBRA DEED BOOK 1614 ~ PG 581	N/F

The field data upon which this map or plat is based has a closure precision of 1 in 100,000. The angular error of 10" per angle point, and was adjusted using least squares adjustment.

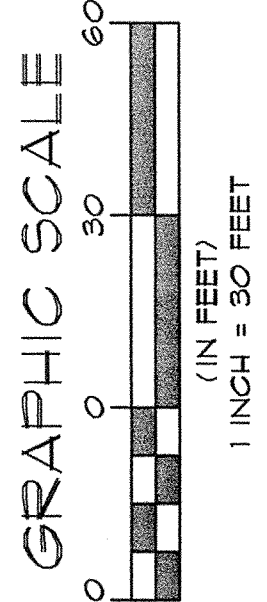
This map or plat has been calculated for closure and is found to be accurate within one foot in 220,000 feet.

A LEICA GSA 1103 ROBOTOIC was used to obtain the linear and angular measurements of this plat.

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PLAT FILE	
SURVEYED BY:	CHRIS TOMLINSON
DRAWN BY:	CHRIS TOMLINSON
CHECKED BY:	CHRIS TOMLINSON
NUMBER:	04-0520



LINE	BEARING	DISTANCE
L1	S15°59'55"W	18.00'
L2	N19°13'58"E	5.57'
L3	N40°39'22"E	16.62'
L4	N57°57'37"E	27.91'
L5	N73°51'01"W	10.51'
L6	S19°04'03"W	20.03'

LINE	ARC	RADIUS	CHORD	CHORD BEARING
CV1	89.76'	240.06'	89.24'	N29°56'40"E
CV2	23.93'	172.55'	23.77'	N29°56'40"E
CV3	39.68'	1972.23'	39.68'	S26°01'01"W

ATLANTA HWY
US HWY 78
GA HWY 10

US HWY 78 - GA HWY 10
MOINA MICHAEL HWY