

LEGEND

- Light Pole
- Architectural/Spot Light
- Fire Hydrant
- Curb Inlet
- Area Inlet
- Junction Box
- Single Post Sign
- Multi-Post Sign/Billboard
- Traffic Arrows
- Traffic Control Box
- Mail Box
- Manhole Well
- Ballard
- Wall
- Hedge/Tree Line
- Wood Fence
- Chain Link Fence
- Wrought/Ornamental Iron Fence
- Existing Structure
- Property Corner (Found)
- Property Corner (Set)
- Utility Pedestal/Riser-Plus Type Of Utility
- Utility Pole-Plus Type Of Utility
- Utility Manhole
- Utility Meter
- Utility Valve
- Utility Clean Out
- Guy Wire

SURVEY REFERENCES

1. Final Plat for Evenview Subdivision prepared by Conceptual Design Engineering, Inc. dated 8/14/01 recorded in Plat Book 32, Page 91, Clayton County records.
2. Subdivision Plat for George Maddox prepared by Steed & Associates dated September, 1965 recorded in Plat Book 9 Page 154, Clayton County records.

FLOOD NOTE

As shown on flood insurance rate maps of Clayton County, Georgia community panel number: 130630088C effective date September 5, 2007, this property is not located in a FEMA Flood Hazard Zone.

SURVEY NOTES

- No N.G.S. Monument found within 500 feet of any point on the subject property.
- All property corners referenced as I.P.S. indicates a 1/2" rebar placed w/c FDC 00095 unless otherwise noted.
- Falcon Design Consultants, L.L.C. and/or Rob Debien do not guarantee that all easements and sub-surface conditions which may affect this property are shown.
- This drawing has been generated electronically. This media should not be considered a certified valid document unless it has been properly sealed, signed, and dated by Robert J. Debien in contrasting color of ink per O.C.G.A. 43-15-22.
- This plat was prepared for the exclusive use of the party or entity named hereon and the certification does not extend to any others.
- This plat may not conform to the bearings and distances recorded on the deed and/or plat of record due to several factors including, but not limited to, the nature of the advances in surveying technology such as electronic distance measuring devices and the advent of survey grade G.P.S. measurement equipment.
- This survey is referenced to the North American Datum (N.A.D.) of 1983(1994 adjustment) for horizontal datum and the North American Vertical Datum (N.A.V.D.) 1988 for the vertical datum. The use of G.P.S. surveying techniques were used for these datums and based on the positional values for the virtual reference station network developed by EGPS Solutions. The orthometric heights were derived using the Geoid 2009.
- All distances shown hereon are horizontal ground distances unless otherwise noted.
- Utilities shown are based on above ground evidence. Additional utilities may exist above or below ground. No certification or guarantee is made as to the accuracy or thoroughness of the utilities or structures shown hereon. Per Georgia law the underground utilities protection services must be called prior to the commencement of any and all earth disturbing activities.
- The field data upon which this plat is based has a closure precision of one foot in 24,000 feet, and an angular error of 04" per angle. It was a closed loop traverse and was adjusted using the least squares method.
- The closure precision of the data shown on the map or plat. "Tract One has been calculated for closure and is found to be accurate within one foot in 246,639 feet" the closure precision placed on the survey shall be based on an actual map closure that has been independently calculated by the surveyor by using the bearings and distances from the face of the plat, and shall not be a generalization. All lots or parcels shown on.
- Linear and angular measurements were obtained using a Sokkia SRX Robotic Total Station & Champion TKO Rover GPS unit. The fieldwork was completed August 7, 2015 on this project.
- No observed evidence of current earth moving work, building construction or building additions.
- No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- This plat was prepared as a Boundary Retracement Survey only and is not intended to represent an ALTA/ACSM Land Title Survey.

SURVEY CERTIFICATE

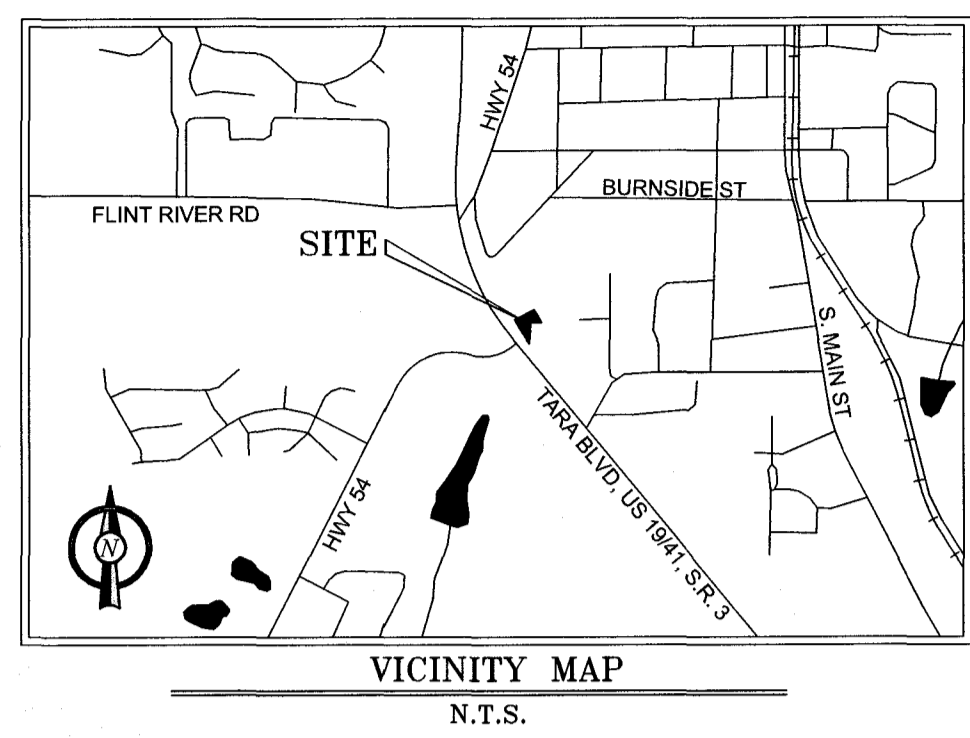
It is hereby certified that in my opinion, this is a true and correct representation of this property and was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Secs. 15-6-67, 13-15-4, 13-15-6, 15-15-19, 43-15-22.

Robert J. Debien
 ROBERT J. DEBIEN
 REGISTERED LAND SURVEYOR #2964
 DATE: 10-7-15

** As used in the Certification, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

LEGAL DESCRIPTION

Legal Description
 All that tract or parcel of land lying and being in Land Lots 241 and 242 of the 5th District, Clayton County, Georgia, and being more particularly described as follows:
 Beginning at a pknail placed at the intersection of the common Land Lot Line to the east side of Land Lot 242 and the west side of Land Lot 241 with the northeast right of way line of Tara Boulevard, a.k.a U.S. Highway 19/41, a.k.a. State Route 3 (varying right of way); thence along said right of way along a curve to the right, an arc distance of 310.00 feet, said curve having a radius of 2,197.01 feet and being subtended by a chord of 309.74 feet, at North 31 degrees 58 minutes 20 seconds West, to a 1/2" rebar placed; thence leaving said right of way North 62 degrees 04 minutes 13 seconds East, 240.00 feet to a 1/2" rebar placed; thence South 35 degrees 18 minutes 49 seconds East, 166.98 feet to a 1/2" rebar placed; thence North 89 degrees 04 minutes 53 seconds West, 142.81 feet to a 1/2" open top pipe found on the common land lot line of Land Lot 241 and Land Lot 242; thence along said land lot line South 00 degrees 25 minutes 08 seconds West, 241.21 feet to a pknail placed, said point being the POINT OF BEGINNING;
 Said Parcel Containing 42,360 square feet or 0.97 acres, more or less.



TITLE EXCEPTIONS

- First American Title Insurance Company
 Commitment No. 0468-150
 Commitment Date: July 15, 2015
 Schedule B, Section II Exceptions
 7. The following Right of Way Deeds from Arthur A. Huie to State Highway Department of Georgia:
 a. Dated 10-28-1952 and recorded at Deed Book 97, page 515, Office of the Clerk of the Superior Court of Clayton County, Georgia; Affects as shown
 b. Dated 10-28-1952 and recorded at Deed Book 97, page 516, aforesaid records.
- 8. The following Georgia Power Company Easements from Arthur Huie Jr. to Georgia Power Company: Affects as Shown
 a. Dated 3-23-1955 and recorded at Deed Book 125, page 405, aforesaid records. May Affect; Blanket in nature and unable to be plotted
 b. Dated 5-19-1958 and recorded at Deed Book 175, page 302, aforesaid records. May Affect; Blanket in nature and unable to be plotted
 c. Dated 7-9-1958 and recorded at Deed Book 177, page 227, aforesaid records. May Affect; Blanket in nature and unable to be plotted
- 9. Rural Post Roads Right of Way Deed from Arthur C. Huie, Jr., et al to Clayton County, dated 3-17-1965 and recorded at Deed Book 7330, page 295, aforesaid records. May Affect; Vague in nature and unable to be located
- 10. Easements from Lucy Cline Huie to Georgia Power Company, dated 2-12-2004 and recorded at Deed Book 7330, page 295, aforesaid records. May Affect; Blanket in nature and unable to be plotted
- 11. Easements contained in the following Condemnations:
 a. Department of Transportation vs. 1.005 acres of land; and certain easement rights; and Lucie C. Huie; John Patrick Huie; and Mary Huie-Jolly, individually, dated 7-8-2014 and recorded at Deed Book 10596, page 459, aforesaid records (Case No. 2014 CV04263-5); Does not Affect
 b. Department of Transportation vs. 0.438 acres of land; and certain easement rights; and Lucie C. Huie; Pierce L. Cline as Co-Trustees of the Residuary Trust created by the Last Will and Testament of Arthur A. Huie, Jr., dated 6-8-2014 and recorded at Deed Book 10596, page 512, aforesaid records (Case No. 2014 CV04264-5). Does not affect

PROJECT NO.: 07-0756
 10-7-15

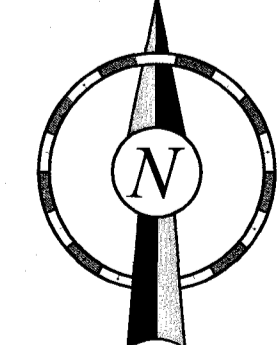
QuikTrip No. 0756
 Highway 19/41 @ Highway 54, Clayton County, Georgia
 Land Lots 241 & 242, 5th District

QT
 © COPYRIGHT QUIKTRIP CORPORATION 2011
 ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.
 PROTOTYPE: P-79 (05/01/14)
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY: KNELMS
 REVIEWED BY: RDEBIEN

REV	DATE	DESCRIPTION
1	10-7-2015	Added Title Exceptions at Client's Request

ORIGINAL ISSUE DATE: 8-11-15

SHEET TITLE:
 SURVEY PLAN
 SHEET NUMBER:
 C020



FILE LOCATION: \\P:\Survey Projects\QUIKTRIP 0756.dwg (07-0756-Survey-10.dwg) TAB NAME: Survey PLOTTED: 10/7/2015 5:15 PM USER: jhopkins SAVED: 10/7/2015 5:05 PM