

The field data upon which this plat is based has a closure minimum closure precision of one foot in 19,000 and a maximum angular error of 0.5 seconds per angle point. This plat has been calculated for closure and is found to be accurate within one foot in 274,017 feet.

Equipment used: 10 second theodolite and an electronic distance measuring device.

This is to certify that the structures located on this property ARE NOT located within a flood hazard area as shown on the applicable FIA Flood Hazard Map (Map No. 13089C0168 H, effective date May 7, 2008) and are in Flood Zone X. However, it does appear that a portion of the property may be within Flood Zone AE.

LINE	BEARING	DISTANCE
L1	S 72° 14' 18" W	173.61'
L2	S 48° 36' 31" W	45.03'
L3	S 59° 57' 41" W	41.97'
L4	S 71° 20' 12" W	32.64'
L5	S 78° 43' 34" W	31.40'
L6	S 85° 33' 03" W	96.64'
L7	S 82° 17' 18" W	103.00'
L8	N 89° 16' 22" W	163.81'
L9	N 08° 06' 08" W	30.36'
L10	S 89° 16' 22" E	168.09'
L11	N 89° 17' 18" E	101.65'
L12	N 85° 33' 44" E	94.10'
L13	N 78° 38' 10" E	271.8'
L14	N 71° 24' 04" E	28.22'
L15	N 59° 53' 37" E	35.76'
L16	N 48° 36' 31" E	62.58'
L17	N 72° 48' 22" E	431.65'
L18	S 09° 48' 39" W	37.97'
L19	S 72° 45' 19" W	247.21'

Total Area  
24.8056 ACRES  
(1,080,534 SQ. FT.)

Access Easement:  
Beginning at a rack on the Land Lot Corner common to Land Lots 48 and 49 of the 16th District and Land Lots 253 and 254 of the 11th District; Thence South 89 degrees 43 minutes 54 seconds West along said Land Lot and District Line for a distance of 223.14 feet to a 3/4" rebar; Thence North 18 degrees 33 minutes 10 seconds West for a distance of 147.97 feet to an axle and the TRUE POINT OF BEGINNING;  
Thence South 72 degrees 14 minutes 18 seconds West for a distance of 173.61 feet to a point;  
Thence South 48 degrees 36 minutes 31 seconds West for a distance of 45.03 feet to a point;  
Thence South 59 degrees 57 minutes 41 seconds West for a distance of 41.97 feet to a point;  
Thence South 71 degrees 20 minutes 12 seconds West for a distance of 32.64 feet to a point;  
Thence South 78 degrees 43 minutes 34 seconds West for a distance of 31.40 feet to a point;  
Thence South 85 degrees 33 minutes 03 seconds West for a distance of 96.64 feet to a point;  
Thence South 89 degrees 17 minutes 18 seconds West for a distance of 103.00 feet to a point;  
Thence North 89 degrees 16 minutes 22 seconds West for a distance of 163.81 feet to a point;  
Thence North 08 degrees 06 minutes 08 seconds West for a distance of 30.36 feet to a point;  
Thence South 89 degrees 16 minutes 22 seconds East for a distance of 168.09 feet to a point;  
Thence North 89 degrees 17 minutes 18 seconds East for a distance of 101.65 feet to a point;  
Thence North 85 degrees 33 minutes 44 seconds East for a distance of 94.10 feet to a point;  
Thence North 78 degrees 38 minutes 10 seconds East for a distance of 271.8 feet to a point;  
Thence North 71 degrees 24 minutes 04 seconds East for a distance of 28.22 feet to a point;  
Thence North 59 degrees 53 minutes 37 seconds East for a distance of 35.76 feet to a point;  
Thence North 48 degrees 36 minutes 31 seconds East for a distance of 62.58 feet to a point;  
Thence North 72 degrees 48 minutes 22 seconds East for a distance of 431.65 feet to an axle on the westerly right of way (R/W varies) of Lyons Road;  
Thence South 09 degrees 48 minutes 39 seconds West along the westerly right of way of Lyons Road for a distance of 37.97 feet to a 5/8" rebar;  
Thence South 72 degrees 45 minutes 19 seconds West for a distance of 247.21 feet to an axle and the True Point of Beginning.  
Said property encompassing 0.6911 acre or 30,104 square feet.

Survey For  
Jack A. Phillips  
Land Lot 48 16th District  
DeKalb County, Georgia  
Scale: 1" = 100' Date: October 24, 2008



In my opinion, this plat is a correct representation of the land platted and has been prepared within the minimum standards and requirements of law.  
John M. Massey, Jr.  
John M. Massey, Jr.  
Georgia Registered Land Surveyor  
No. 2490

