

The field data upon which this plat is based has a closure of 1 foot in 10,000± feet, an angular error of .03 seconds per angle point and was adjusted using the Compass Rule Method. This plat has been calculated for closure and found to be accurate to 1 foot in 22864.18± feet. An electronic total station and a 100 chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

LEGEND

These standard symbols will be found in the drawing.

- ▲ TRAVERSE POINT
- 1/2" REBAR SET
- IRON PIN FOUND
- CATCH BASIN
- ▭ DRAIN
- ⊥ FIRE HYDRANT
- ⊕ GUY WIRE
- ⊛ LIGHT POLE
- MANHOLE
- ⊙ POWER POLE
- ⊠ R/W MONUMENT FOUND
- SS—SS — SEWER
- E—E — ELECTRIC
- X—X — FENCE
- — — UNDERGROUND PIPELINE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 207 of the 2nd Section, 17th District of Cobb County, Georgia, and being more particularly described as follows:

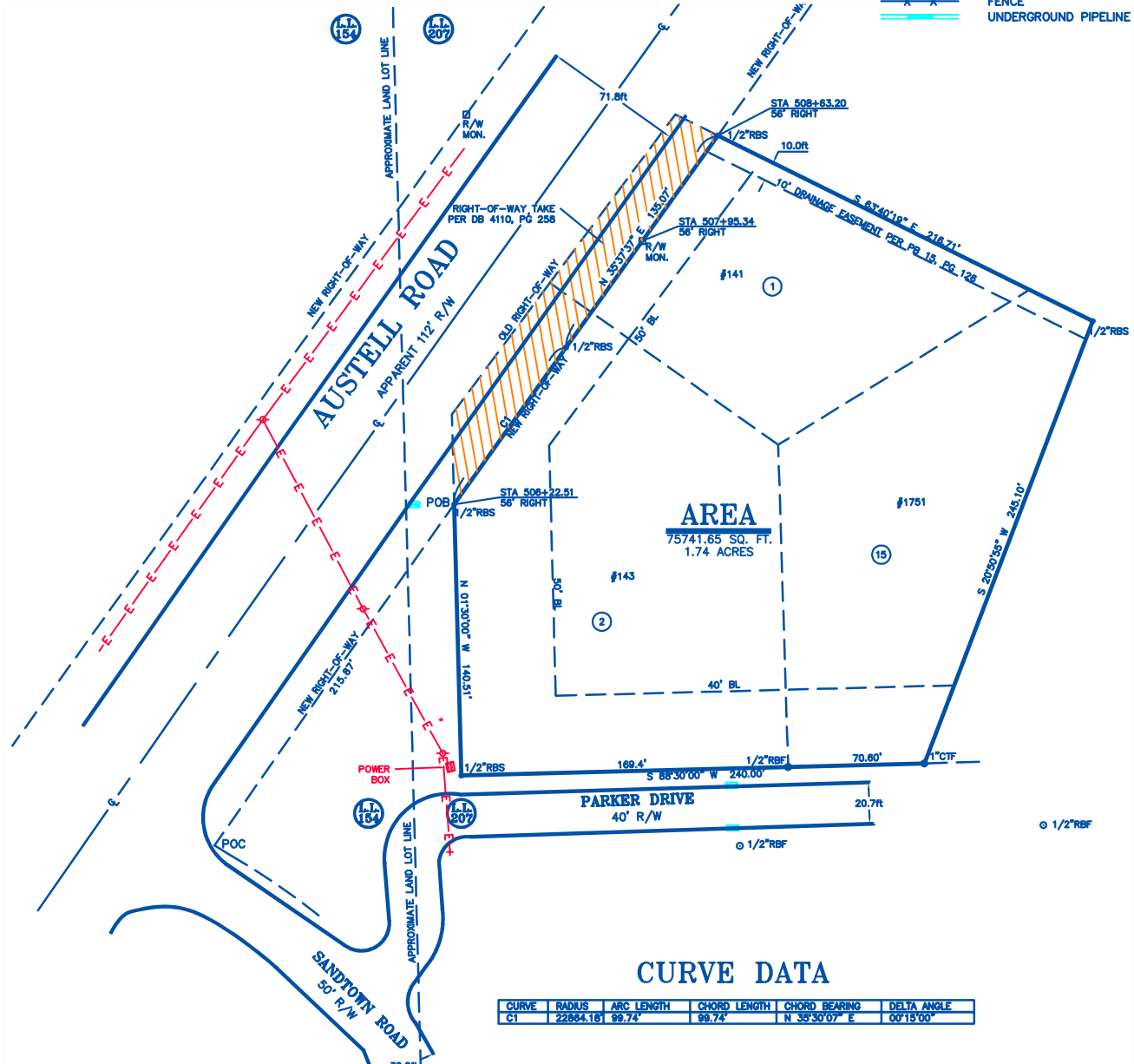
BEGINNING at a 1/2" rebar set 215.87' Northeastly from the Intersection of the Northeastern Right-of-Way line of Sandtown Road (50' R/W) as now located with the Southeastern Right-of-Way line of Austell Road (112' R/W); thence along the Southeastly Right-of-Way of Austell Road (112' R/W) with a curve turning to the right with an arc length of 99.74', with a radius of 22864.18', with a chord bearing of N 35°30'07" E, with a chord length of 99.74' to a 1/2" rebar set; thence N 35°37'37" E along said Right-of-Way of a distance of 135.07' to a 1/2" rebar set; thence S 63°40'19" E leaving said Right-of-Way a distance of 216.71' to a 1/2" rebar set; thence S 20°50'55" W a distance of 245.10' to a 1" crimp top pipe found on the Northern Right-of-Way of Parker Drive (40' R/W); thence S 88°30'00" W along said Right-of-Way a distance of 240.00' to a 1/2" rebar set; thence N 01°30'00" W a distance of 140.51' to a 1/2" rebar set on the Southeastern Right-of-Way of Austell Road (112' R/W); which is the point of beginning, having an area of 75741.65 square feet, 1.739 acres.

REFERENCES
SURVEY PLAT DONE FOR GEORGE ACRES SUBDIVISION BY MERRITT & WELKER ENGINEERS, DATED JULY 1955.

SURVEY PLAT DONE FOR GEORGE ACRES SUBDIVISION BY MERRITT & WELKER ENGINEERS, DATED 1/4/64. RECORDED IN PLAT BOOK 15, PAGE 126 OF COBB COUNTY RECORDS.

GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, HIGHWAY PROJECT IXAM-9005(9).

DEED BOOK 4800, 417-421
DEED BOOK 4110, PAGE 258



CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22864.18	99.74'	99.74'	N 35°30'07" E	00°15'00"



I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL. (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
MAP ID 13067C0050 F EFFECTIVE DATE AUGUST 18, 1992

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 LAW.

DRAWING # F-708
JOB # 180502



SURVEY PLAT FOR:		DATE	4/27/04	GEORGIA LAND SURVEYING CO., INC.	
EUN KIM & MICHAEL KIM		SCALE	1" = 40'	155 CLIFWOOD DRIVE	
LAND LOT 207	17th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA	ATLANTA, GEORGIA, 30328	
LOT 1, 2, 15	BLOCK	UNIT	REVISION	BY:	DATE:
SUBDIVISION	GEORGE ACRES	LEGAL DESCRIPTION	JS	5.7.04	
SURVEYED:	DRAFTED:				
PLOTTED:					
PLAT BOOK 15, PAGE 126	DEED BOOK			THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.	
				ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	