



## SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " \_\_\_\_\_ "



2018 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: 479 Addington Drive  
Toccoa, Georgia, 30577). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions, unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

**C. SELLER DISCLOSURES.**

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>1979</u>		
(b) Is the Property vacant?	<b>X</b>	
If yes, how long has it been since the Property has been occupied? _____		
(c) Is the Property or any portion thereof leased?		
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		<b>X</b>
EXPLANATION:		

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES" GAR F55.		<b>X</b>
EXPLANATION:		

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F54 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR B11 MUST BE PROVIDED TO THE BUYER.		<b>X</b>

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**4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:**

	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the Improvements?		✓
(b) Have any structural reinforcements or supports been added?		✓
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	✓	
(d) Has any work been done where a required building permit was not obtained?		✓
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

EXPLANATION:

**5. SYSTEMS and COMPONENTS:**

	YES	NO
(a) Approximate age of HVAC system(s): _____ years <i>upstairs. NEW</i>		
(b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(c) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(d) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(e) Are any fireplaces decorative only or in need of repair?		✓
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		✓

EXPLANATION:

**6. SEWER/PLUMBING RELATED ITEMS:**

	YES	NO
(a) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(b) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink?		
(c) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities?		
(e) Is the main dwelling served by a sewage pump?		✓
(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: _____		✓
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(h) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approximate age of roof on main dwelling: <u>1</u> years.		
(b)	Has any part of the roof been repaired during Seller's ownership?	<input checked="" type="checkbox"/>	
(c)	Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="checkbox"/>

EXPLANATION:

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:		YES	NO
(a)	Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?		<input checked="" type="checkbox"/>
(b)	Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		<input checked="" type="checkbox"/>
(c)	Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="checkbox"/>
(d)	Has there ever been any flooding?		<input checked="" type="checkbox"/>
(e)	Are there any streams that do not flow year round or underground springs?		<input checked="" type="checkbox"/>
(f)	Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="checkbox"/>

EXPLANATION:

9. SOIL AND BOUNDARIES:		YES	NO
(a)	Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		<input checked="" type="checkbox"/>
(b)	Is there now or has there ever been any visible soil settlement or movement?		<input checked="" type="checkbox"/>
(c)	Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		<input checked="" type="checkbox"/>
(d)	Do any of the improvements encroach onto a neighboring property?		<input checked="" type="checkbox"/>

EXPLANATION:

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:		YES	NO
(a)	Is there any damage resulting from animals (such as squirrels, mice, possum or raccoons); insects (such as termites, bees and ants); or by fungi or dry rot?		<input checked="" type="checkbox"/>
(b)	Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="checkbox"/>
	If yes, is it transferable?		
	If yes, company name/contact: _____		
	Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
	Expiration Date _____ Renewal Date _____		
(c)	Is there a cost to transfer and/or maintain the bond, warranty or service contract?		<input checked="" type="checkbox"/>
	If yes, what is the cost? \$ _____		

EXPLANATION:

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>

EXPLANATION:

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? _____		

EXPLANATION:

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>

EXPLANATION:

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<input checked="" type="checkbox"/>

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Appliances

- Appliances
 Clothes Dryer
 Clothes Washing Machine
 Dishwasher
 Garage Door Opener
 Garbage Disposal
 Ice Maker
 Microwave Oven
 Oven
 Refrigerator w/o Freezer
 Refrigerator/Freezer
 Free Standing Freezer
 Stove
 Surface Cook Top
 Trash Compactor
 Vacuum System
 Vent Hood
 Warming Drawer
 Wine Cooler

Home Media

- Home Media
 Amplifier
 Cable Jacks
 Cable Receiver
 Cable Remotes
 Intercom System
 Internet HUB
 Internet Wiring
 Satellite Dish
 Satellite Receiver
 Speakers
 Speaker Wiring

- Switch Plate Covers
 Television (TV)
 TV Antenna
 TV Mounts/Brackets
 TV Wiring

Interior Fixtures

- Interior Fixtures
 Ceiling Fan
 Chandelier
 Closet System
 Fireplace (FP)
 FP Gas Logs
 FP Screen/Door
 FP Wood Burning Insert
 Light Bulbs
 Light Fixtures
 Mirrors
 Wall Mirrors
 Vanity (hanging) Mirrors
 Shelving Unit & System
 Shower Head/Sprayer
 Storage Unit/System
 Window Blinds
 Window Shutters
 Window Draperies
 Unused Paint

Landscaping / Yard

- Landscaping / Yard
 Arbor
 Awning
 Basketball Post and Goal
 Birdhouses

- Boat Dock
 Fence - Invisible
 Dog House
 Flag Pole
 Gazebo
 Irrigation System
 Landscaping Lights
 Mailbox
 Out/Storage Building
 Porch Swing
 Statuary
 Stepping Stones
 Swing Set
 Tree House
 Trellis
 Weather Vane

Recreation

- Recreation
 Gas Grill
 Hot Tub
 Outdoor Furniture
 Outdoor Playhouse
 Pool
 Pool Equipment
 Pool Chemicals
 Sauna

Safety

- Safety
 Alarm System (Burglar)
 Alarm System (Smoke/Fire)
 Security Camera
 Carbon Monoxide Detector
 Doorbell
 Door & Window Hardware

- Fire Sprinkler System
 Gate
 Safe (Built-In)
 Smoke Detector
 Window Screens

Systems

- Systems
 A/C Window Unit
 Air Purifier
 Whole House Fan
 Attic Ventilator Fan
 Ventilator Fan
 Dehumidifier
 Humidifier
 Propane Tank
 Propane Fuel in Tank
 Fuel Oil Tank
 Fuel Oil In Tank
 Sewage Pump
 Sump Pump
 Thermostat
 Water Purification System
 Water Softener System
 Well Pump

Other

- Other

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

1 Buyer's Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

Date \_\_\_\_\_

2 Buyer's Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

Date \_\_\_\_\_

Additional Signature Page (F149)  is  is not attached.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

*Charles D. Phillipis*  
1 Seller's Signature \_\_\_\_\_

Charles D. Phillipis  
Print or Type Name \_\_\_\_\_

5-11-18  
Date \_\_\_\_\_

2 Seller's Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

Date \_\_\_\_\_

Additional Signature Page (F149)  is  is not attached.

"C"

WARRANTY DEED (Rev. 10-24-64) - Rev. 1978

State of Georgia, STEPHENS County

THIS INSTRUMENT, Made this 24th day of February In the year of our Lord One Thousand Nine Hundred and Seventy-eight

MIRIAM G. FITTARD of the County of Stephens and State of Georgia of the first part, and MARION A. PHILLIPS AND AGNES B. PHILLIPS of the County of Oconee and State of South Carolina of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION... in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part X of the second part their heirs and assigns, all the following described property, to wit:

All that tract or parcel of land situate lying and being in the Toccoa (440) C.M.D., Stephens County, Georgia, and in the City of Toccoa, containing 2.50 acres, lying on the Southwest right-of-way of Addington Drive, and being more particularly described as follows: BEGINNING at an iron pin corner on the Southwest right-of-way of Addington Drive adjacent to other property of Pittard, said iron pin corner being 0.25 mile, more or less, from the intersection of the right-of-way of Addington Drive with the right-of-way of Big A Road (Georgia Highway 17); thence running along Pittard property South 38 degrees 37 minutes West 592.3 feet to the centerline of a branch with iron pin set 17.1 feet back from the centerline of said branch; thence running along the centerline of the branch as the property line 177 feet, more or less, to a point adjacent to property of Smith with an iron pin set North 34 degrees 34 minutes East 10.4 feet back from said point with a traverse line running between said iron pins North 64 degrees 04 minutes West 161.1 feet; thence running along Smith property North 34 degrees 34 minutes East 615.6 feet to an iron pin on the Southwest right-of-way of Addington Drive; thence running along said right-of-way South 53 degrees 21 minutes East 200.0 feet to the beginning iron pin corner, all according to a plat of survey for Dr. H. D. Pittard by Cleland A. Tyson dated February 10, 1978, recorded in Plat Book 9, page 141, Stephens County Records, the description as contained therein being incorporated herein by reference.

The above described property being a portion of that conveyed from Mrs. Clyde Andrews to Miriam G. Pittard by Warranty Deed dated May 8, 1961, recorded in Deed Book 76, Page 594, Stephens County Records.

STEPHENS COUNTY, GEORGIA REAL ESTATE TRANSFER TAX PAID \$ 12.00 DATE 2-27-78 Otto Roberts Clerk Superior Court

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the said being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of MARION A. PHILLIPS AND AGNES B. PHILLIPS the said part X of the second part, their heirs and assigns forever in Fee Simple.

And the said part Y of the first part, for himself/her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part X of the second part their heirs and assigns, against the claims of all persons whatsoever.

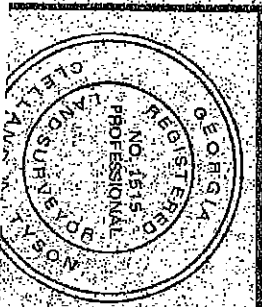
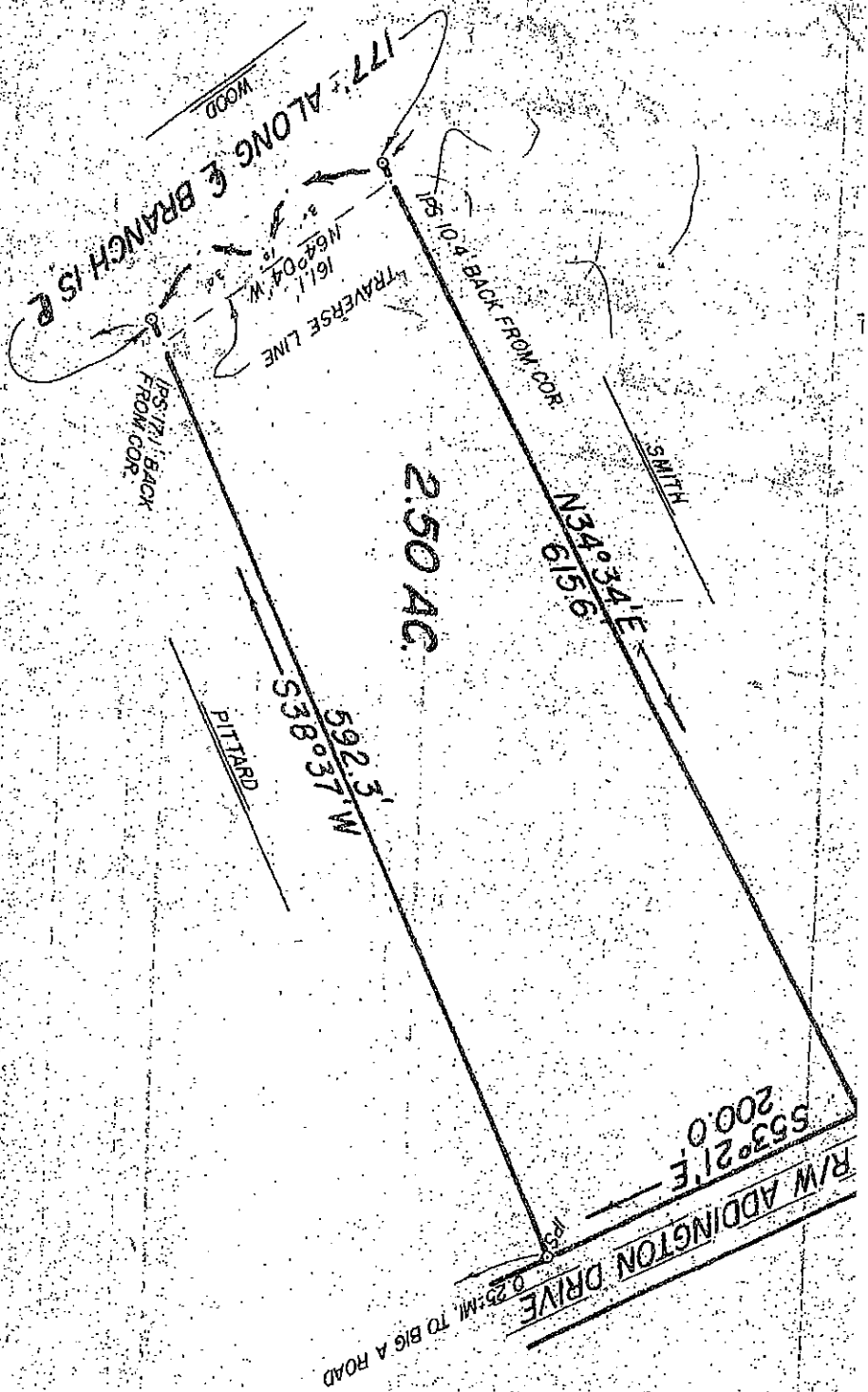
IN WITNESS WHEREOF the said part Y of the first part has hereunto set her hand and affixed her seal this day and year first above written.

Signed, sealed and delivered in presence of: [Signatures of witnesses and Miriam G. Pittard]

Notary Public Seal Affixed

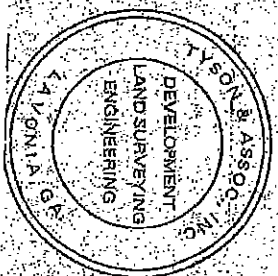
FILED: February 25, 1978, 11:45 A.M. RECORDED: February 27, 1978 OTTO ROBERTS, CLERK

NOTE  
 IPS - IRON PIN SET  
 C - CENTER LINE  
 P - PROPERTY LINE



SURVEY FOR  
**DR. M.D. PITTARD**

2.50 ACRES IN CITY OF TOCCOA IN TOCCOA	REVISIONS
(440) GMD	
LAND LOT	CC. SE
DISTRICT	DRWN. SH
COUNTY	CHICK. CT
SURVEYED: 10 FEB 1978	JOB NO.:





" A "

STEPHENS COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 8.00  
DATE 9.2.10  
NUMBER 127-2010-000853  
Timothy D. Quick  
CLERK SUPERIOR COURT

STEPHENS COUNTY  
CLERK OF COURT  
TIMOTHY B. QUICK, CLERK  
BOOK 935 PAGE 230  
2010 SEP 2 PM 3 54

Return Recorded Document to:  
McClure, Ramsay, Dickerson & Escoe, LLP  
490 Falls Road  
Toccoa, GA 30577

JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF STEPHENS

File #: 29218

This Indenture made this 1<sup>st</sup> day of September, 2010 between JUDY SUTTON GRANT, of the County of Dade, State of Florida, as party or parties of the first part, hereinafter called Grantor, and MARION A. PHILLIPS AND AGNES B. PHILLIPS, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land together with any improvements thereon, lying and being in the City of Toccoa, in the 440<sup>th</sup> GMD, Stephens County, Georgia, located on the southeasterly side of the right of way of Addington Drive, CONTAINING 0.27 ACRE, more or less, as more particularly shown and described on a plat of survey for Emerald Green International, LLC, by Kenneth V. Cash, Registered Land Surveyor, dated May 24, 2006, recorded in Plat Book 17, Page 451B, Stephens County Records, the description contained therein being incorporated herein by reference as part of this description.

THIS CONVEYANCE includes and is subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public



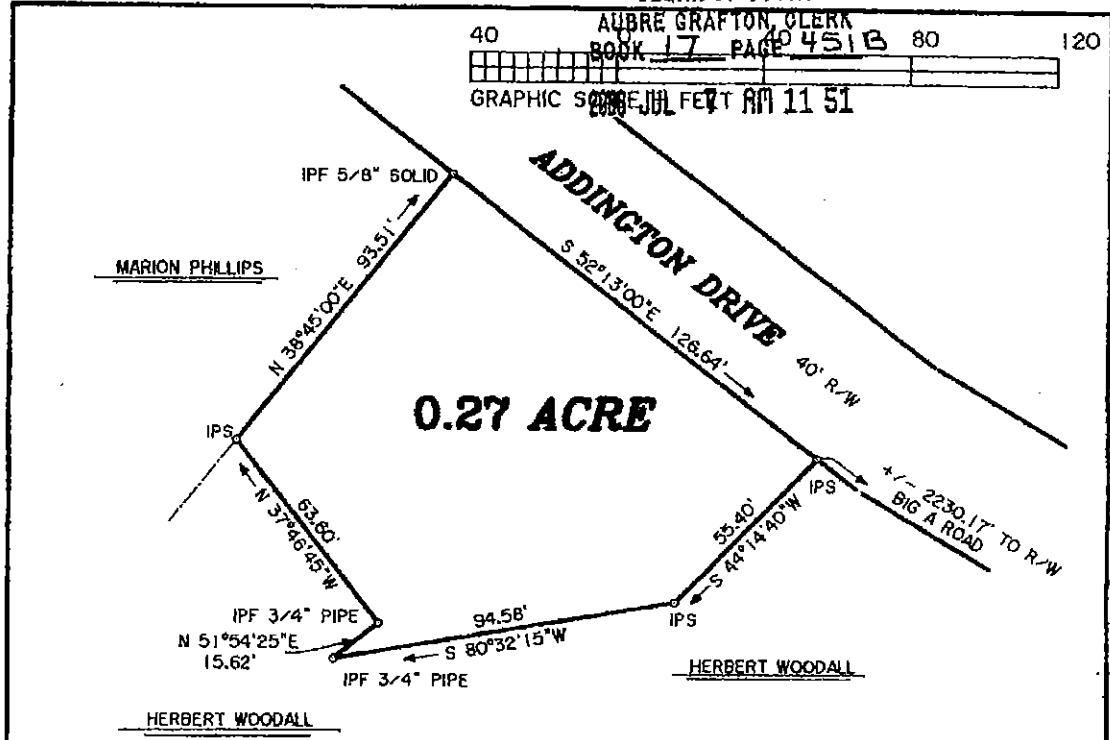
[Signature] (SEAL)  
Judy Sutton Grant

B

STEPHENS COUNTY  
CLERK OF COURT

A.S.

40 80 120  
ALBRE GRAFTON, CLERK  
BOOK 17 PAGE 451B  
GRAPHIC SCALE JUL 11 11 51



SURVEY FOR:

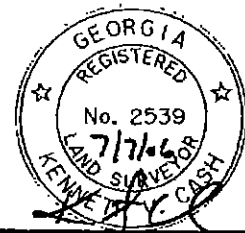
# EMERALD GREEN INTERNATIONAL, LLC.

COUNTY: STEPHENS, GEORGIA  
 GMD: 440; CITY: TOCCOA  
 DATE: 24-MAY-2006 MAPPED: 30-MAY-2006  
 SCALE: 1" = 40'  
 FB: 330  
 JOB: LOUADD; LOUADD02  
 FILE: LOUDERMILK, JACK

IPS = IRON PIN SET  
 (3/4" STEEL PIPE)  
 IPF = IRON PIN FOUND  
 O/S = OFF SET  
 CL = CENTER LINE  
 CM = CONCRETE MONUMENT  
 R/W = RIGHT OF WAY

SURVEYED BY:  
 BARTLETT & CASH LAND SURVEYORS, INC.  
 RUSSELL N. BARTLETT - KENNETH V. CASH  
 RLS NO. 2114 RLS NO. 2539  
 10262 GA. HWY. 17  
 MARTIN, GA. 30557  
 (706) 778-5047

THIS SURVEY IS SUBJECT  
 TO ALL RIGHTS OF WAY  
 AND EASEMENTS WRITTEN OR  
 UNWRITTEN.



THIS SURVEY MADE WITH A TOPCON TOTAL STATION.  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
 A CLOSURE PRECISION OF ONE (1) IN ONE HUNDRED (100) FEET  
 AND AN ANGULAR ERROR OF 0°0'05" PER ANGLE POINT.  
 AND WAS ADJUSTED USING THE COMPASS RULE.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS  
 FOUND TO BE ACCURATE WITHIN ONE (1) IN ONE HUNDRED (100) FEET.

AS887