

555 Melody Lane



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



Shirley Acaton

2019 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: 555 Melody Ln Hartwell, Georgia, 30643). 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.

Table with 3 columns: Question, YES, NO. Row 1: GENERAL: (a) What year was the main residential dwelling constructed? 1998. (b) Is the Property vacant? 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?

Table with 3 columns: Question, YES, NO. Row 1: COVENANTS, FEES, and ASSESSMENTS: (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 F322.

Table with 3 columns: Question, YES, NO. Row 1: LEAD-BASED PAINT: (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 F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Reese Oglesby IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

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		
(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 type="checkbox"/> public <input type="checkbox"/> private <input checked="" 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 type="checkbox"/> public <input type="checkbox"/> private <input checked="" 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? <u>3</u> ?		
(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: (1) outside faucet one night last year @ small house in back. (Repaired) (Forgot it was the only one that was not (frost free) 15° that night (cold)  
All outside faucets are on county water for yards and whatever (water bill 20.00 a month - its turned off for the winter @ water meter @ street lastnetFORMS (S.H.)

**ROOFS, GUTTERS, and DOWNSPOUTS:**

(a) Approximate age of roof on main dwelling: 20 years.

(b) Has any part of the roof been repaired during Seller's ownership?

(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?

YES	NO
	✓
	✓

**EXPLANATION:**

*Flashing Around vents Dec-2018 Repaired*

**8. FLOODING, DRAINING, MOISTURE, and SPRINGS:**

(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?

(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?

(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?

(d) Has there ever been any flooding?

(e) Are there any streams that do not flow year round or underground springs?

(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?

YES	NO
	✓
	✓
	✓
	✓
	✓
	✓

**EXPLANATION:**

**9. SOIL AND BOUNDARIES:**

(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?

(b) Is there now or has there ever been any visible soil settlement or movement?

(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?

(d) Do any of the improvements encroach onto a neighboring property?

YES	NO
	✓
	✓
	✓
	✓

**EXPLANATION:**

**10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:**

(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?

(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?

If yes, is it transferable? ?

What is the cost? \$ 175.00 Annually

If yes, company name/contact: American Pest

Coverage:  re-treatment and repair  re-treatment  periodic inspections only

Expiration Date \_\_\_\_\_ Renewal Date 2020

(c) Is there a cost to maintain the bond, warranty or service contract? ?

If yes, what is the annual cost? \$ \_\_\_\_\_

YES	NO
	✓
✓	

**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? <u>0</u>		<input checked="" type="checkbox"/>

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"/>
<p>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.</p>		

*D.W.*

Nothing Left (extras) behind (negotiable)

ADDITIONAL EXPLANATIONS (if needed):

Cost 7,000

decorated Trim Needs repair)  
(pergula) Built 2008 by  
(Menowite) Lonnie UNRue & Sons Copied  
from (Paul Anderson's) Park  
& Memorial Toccoa, GA

\* 3 CAR 57,000 built (2008)  
detached GARAGE (Brick)  
built by UNRue AND Sons, completely  
~~insulated~~ insulated with HARDY  
PLANK walls. wired for Electric  
stove etc. great fighting, gutters  
Architectural Shingles<sup>(30yr)</sup> Outside Lights  
great (paved inside + long curve driveway  
14,000 or maybe more!!

\*\*  
\* CRACK in garage floor presently  
I don't know why??

Shed ON BACK of GARAGE for Storage  
TRACTOR, TRAILER BOATS etc. Hardy PLANK  
TIN ROOF

POTTING shed, Playhouse w/WRAP AROUND  
FRONT porch (well lighted) (child hood dream of  
mine)

Some Things To sell if buyer WANTS !!

**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. Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Binding Agreement Date. No such item shall be removed from the Property unless it is broken or destroyed. In such an event, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical.

**Appliances**

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal *NO*
- 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**

- 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**

- Ceiling Fan *S*
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors *B. Room STAY*
  - Wall Mirrors
  - Vanity (hanging) Mirrors

- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware) *PLANTATION S.*
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

**Landscaping / Yard**

- Arbor *over walkway*
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible *don't HAVE*
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones *(some stay)*
- Swing Set
- Tree House
- Trellis
- Weather Vane

**Recreation**

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

**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**

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

**Other**

- Some Rocks
- Rocking Chairs
- porch table
- outside chairs
- ornamental pots etc.

**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.

*2nd Refrigerator in Attached garage*

*SM - freezer in Laundry Rm - SM shelf Laundry Rm -*

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

*Perigular → trim on bottom of treated post  
windows need washing + pressure wash Dr. way*

*CEMENT Bench  
Park Bench  
Plenty Rocks  
To Shave*

*This is all I can remember "S.H." "Honey Tray"*

**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 (F267) is 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

1 Seller's Signature

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

*Shirley N. Heaton*

Shirley N. HEATON

1-8-2019

*Shirley N. Heaton*

Shirley N. HEATON

1-8-2019

2007  
7-24-07

2007  
7-24-07

FILED IN OFFICE  
HART SUPERIOR COURT  
2007 JUL 24 AM 10:03  
Clerk of Superior Court  
DEPT. OF RECORDS

After Recording, return to: Todd C. Townsend, P.C., Attorney at Law, P.O. Box 473, Hurwell, Ga 31643 (706) 371-2425

**Warranty Deed**  
(WITH RIGHT OF SURVIVORSHIP)  
GEORGIA, HART COUNTY

THIS INDENTURE, made this 20th day of July in the Year of Our Lord Two Thousand Seven between James H. Cole and Alberta K. Cole, as parties of the First Part, and R. Burkley Heaton and Shrlley N. Heaton, as parties of the Second Part.

WITNESSETH: that the said parties of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents does grant, bargain, sell and convey unto the said parties of the Second Part as joint tenants with right of survivorship, 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 property:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 1112th District, G.M., Hart County, Georgia, containing 2.072 acres, more or less, and more particularly described on a Plat by Bauknight & Associates, Inc., Surveyors, dated November 11, 1996, recorded at Plat Book 31, Page 84, in the Office of the Clerk of Superior Court of Hart County, Georgia which said plat is hereby incorporated into this description by reference and made a part hereof and being the same property conveyed to James H. Cole and Alberta K. Cole by Douglas E. Harlin by Warranty Deed dated June 13, 2000, recorded at Deed Book 359, Page 106, in the Office of the Clerk of Superior Court of Hart County, Georgia.

Said property is conveyed subject to "Restrictions on Land Use" dated October 8, 1987, recorded at Deed Book 196, Pages 216-217, in the Office of the Clerk of Superior Court of Hart County, Georgia.

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 behoof of the said parties of the Second Part, as joint tenants with right of survivorship, 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.

AND THE SAID parties of the First Part, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the Second Part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness  
Notary Public

James H. Cole (SEAL)  
Alberta K. Cole (SEAL)



RESTRICTIONS ON LAND USE

GEORGIA, HART COUNTY.

COME NOW CHARLOTTE M. MILFORD, JAMES H. MILFORD, Jr. and JON DAVID MILFORD and hereby place each of the following restrictions upon use set forth hereinbelow upon all of those remaining tracts or parcels of land shown and delineated as being their individual property and not that property shown and delineated as thirty-six (36) separate lots owned by Milford Properties, Inc. on that plat and survey made by Dean H. Teasley, Registered Land Surveyor, dated September 5, 1985, and recorded in Plat Book 2-C, page 277, Records in the Office of the Clerk of Hart Superior Court, said restrictions upon use being as follow:

1. Only one single family residence shall be constructed on any single lot subdivided out of said property and such residence shall have a minimum of 1400 sq. ft. of finished floor space.
2. No mobile homes, modular homes, or A-frame homes of any type shall be placed, constructed or erected on any lot. Precut or prefabricated residences may be placed, constructed or erected upon a lot subdivided out of said property only with the written consent of Charlotte M. Milford, James H. Milford, Jr. and Jon David Milford.
3. No structure of exposed concrete block or unpainted exterior metal shall be erected on any lot subdivided out of said property, and no used material, other than brick, shall be used on the exterior construction of any building. No dwelling or any part thereof that has already been constructed shall be placed or erected on said lot. Garages shall be of same construction and materials as the residence on said lot.
4. No tent or camper may be placed on any lot for more than two weeks per year unless stored in an enclosure where it is not visible from the street.
5. An improved lot subdivided out of said property and all structures thereon may be leased or rented to only one party at a time.
6. No satellite dish may be installed on any lot subdivided out of this property so long as there is an operational cable T.V. system available.
7. No exposed above ground tanks shall be erected or maintained on any lot subdivided out of this property for storage of fuel, water, or for any other use and no utility wires or lines shall be installed or maintained above ground level, it being intended that all utilities shall be placed underground.
8. Each of said lot subdivided out of said property shall remain as a whole and shall not be divided or re-subdivided for any purpose.

FILED IN OFFICE  
 HART COUNTY, GA. IS SUBJECT TO ANY  
 EASEMENTS AND/OR RIGHT-OF-  
 WAYS HERETOFORE GRANTED.  
 '97 APR 16 PM 2 43

RECORDED  
 BOOK 31 PAGE 84  
 DATE 4/16/97  
 W.E. "Bill" HOLLAND, III, CLERK

N/F  
 GUARNELLA

*Connie M. Brown*  
 DEPUTY / CLERK

JAMES POWER

MILFORD PROPERTIES, INC.

2.072 ACRES

WILLIAM T. & MARY BROOKS HOGAN

MELODY LANE

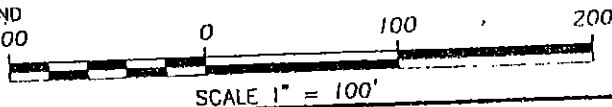
60' R/W

THE FIELD EQUIPMENT USED FOR THIS SURVEY  
 WAS A SOKKIA SET 5A TOTAL STATION.  
 THE FIELD DATA UPON WHICH THIS PLAT IS  
 BASED HAS A CLOSURE PRECISION OF ONE  
 FOOT IN 15,000± FEET AND AN ANGULAR  
 ERROR OF 2 SEC. PER ANGLE POINT AND  
 WAS ADJUSTED USING NO RULE. THIS  
 PLAT HAS BEEN CALCULATED FOR CLOSURE  
 AND FOUND TO BE ACCURATE WITHIN ONE  
 FOOT IN 156,251 FEET.

I HEREBY CERTIFY, THAT IN MY OPINION  
 THIS IS A CORRECT REPRESENTATION OF THE  
 LAND PLATTED AND HAS BEEN PREPARED IN  
 CONFORMITY WITH THE MINIMUM STANDARDS  
 AND REQUIREMENTS OF LAW.

*W. Slate Bauknight*  
 W. SLATE BAUKNIGHT  
 GEORGIA REG. LAND SURVEYOR

- KEY
- = CONCRETE MON.
  - ⊙ = TRAVERSE POINT
  - = IRON PIN FOUND
  - = 1/2" REBAR SET
  - R = PROPERTY LINE
  - O/S = OFF-SET
  - CL = CENTERLINE
  - C.M.F. = CONCRETE MARKER FOUND
  - T/L = TRAVERSE LINE
  - N/S = NAIL SET
  - N/F = NAIL FOUND
  - P.O.B. = POINT OF BEGINNING



SURVEY FOR:

MILFORD PROPERTIES INC.

COUNTY: HART	G.M.C.: 1112	STATE: GEORGIA
DATE: NOVEMBER 11, 1996	SCALE: 1" = 100'	DRAWN BY: B.D.M.
SURVEYED BY: BAUKNIGHT & ASSOCIATES, LAND SURVEYORS W. SLATE BAUKNIGHT - GA. RLS # 2534 2866 BETHANY BOWERSVILLE ROAD CANON, GEORGIA 30520 PHONE: 706-376-5946		APPROVED BY: W.S.B.
		S.M.I. FILE NAME: TERRYV.ASC
		ACAD FILE NAME: TERRYV2.DWG

