



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



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: 301 Phillips Rd Royston, Georgia, 30662). 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.**

	YES	NO
<b>1. GENERAL:</b>		
(a) What year was the main residential dwelling constructed? <u>1995</u>		
(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? <u>Rented month to month</u>		
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		✓
<b>EXPLANATION:</b>		

	YES	NO
<b>2. COVENANTS, FEES, and ASSESSMENTS:</b>		
(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? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES" GAR F322.</b>		✓
<b>EXPLANATION:</b>		

	YES	NO
<b>3. LEAD-BASED PAINT:</b>		
(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? <b>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.</b>		✓

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Elizabeth Powell 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): <u>1</u> 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:

		YES	NO
<b>7. ROOFS, GUTTERS, and DOWNSPOUTS:</b>			
(a)	Approximate age of roof on main dwelling: <u>24</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: <u>new flashing</u>			

		YES	NO
<b>8. FLOODING, DRAINING, MOISTURE, and SPRINGS:</b>			
(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: <u>small pond adjacent to home</u>			

		YES	NO
<b>9. SOIL AND BOUNDARIES:</b>			
(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:			

		YES	NO
<b>10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:</b>			
(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? _____ What is the cost? \$ _____		
	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 maintain the bond, warranty or service contract?		
	If yes, what is the annual cost? \$ _____		
EXPLANATION:			

		YES	NO
<b>11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:</b>			
(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"/>
<b>EXPLANATION:</b>			

		YES	NO
<b>12. LITIGATION and INSURANCE:</b>			
(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>		
<b>EXPLANATION:</b>			

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

		YES	NO
<b>14. AGRICULTURAL DISCLOSURE:</b>			
(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>			

ADDITIONAL EXPLANATIONS (if needed):

**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 but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. 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 Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, 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. This section entitled "Fixtures Checklist" shall survive Closing.

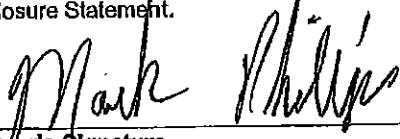
- |  |  |  |  |
|--|--|--|--|
| <p><b>Appliances</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Clothes Dryer</li> <li><input type="checkbox"/> Clothes Washing Machine</li> <li><input type="checkbox"/> Dishwasher</li> <li><input type="checkbox"/> Garage Door Opener</li> <li><input type="checkbox"/> Garbage Disposal</li> <li><input type="checkbox"/> Ice Maker</li> <li><input type="checkbox"/> Microwave Oven</li> <li><input type="checkbox"/> Oven</li> <li><input type="checkbox"/> Refrigerator w/o Freezer</li> <li><input type="checkbox"/> Refrigerator/Freezer</li> <li><input type="checkbox"/> Free Standing Freezer</li> <li><input type="checkbox"/> Stove</li> <li><input type="checkbox"/> Surface Cook Top</li> <li><input type="checkbox"/> Trash Compactor</li> <li><input type="checkbox"/> Vacuum System</li> <li><input type="checkbox"/> Vent Hood</li> <li><input type="checkbox"/> Warming Drawer</li> <li><input type="checkbox"/> Wine Cooler</li> </ul> <p><b>Home Media</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Amplifier</li> <li><input type="checkbox"/> Cable Jacks</li> <li><input type="checkbox"/> Cable Receiver</li> <li><input type="checkbox"/> Cable Remotes</li> <li><input type="checkbox"/> Intercom System</li> <li><input type="checkbox"/> Internet HUB</li> <li><input type="checkbox"/> Internet Wiring</li> <li><input type="checkbox"/> Satellite Dish</li> <li><input type="checkbox"/> Satellite Receiver</li> <li><input type="checkbox"/> Speakers</li> <li><input type="checkbox"/> Speaker Wiring</li> <li><input type="checkbox"/> Switch Plate Covers</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Television (TV)</li> <li><input type="checkbox"/> TV Antenna</li> <li><input type="checkbox"/> TV Mounts/Brackets</li> <li><input type="checkbox"/> TV Wiring</li> </ul> <p><b>Interior Fixtures</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Ceiling Fan</li> <li><input type="checkbox"/> Chandelier</li> <li><input type="checkbox"/> Closet System</li> <li><input type="checkbox"/> Fireplace (FP)</li> <li><input type="checkbox"/> FP Gas Logs</li> <li><input type="checkbox"/> FP Screen/Door</li> <li><input type="checkbox"/> FP Wood Burning Insert</li> <li><input type="checkbox"/> Light Bulbs</li> <li><input type="checkbox"/> Light Fixtures</li> <li><input type="checkbox"/> Mirrors                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Wall Mirrors</li> <li><input type="checkbox"/> Vanity (hanging) Mirrors</li> </ul> </li> <li><input type="checkbox"/> Shelving Unit &amp; System</li> <li><input type="checkbox"/> Shower Head/Sprayer</li> <li><input type="checkbox"/> Storage Unit/System</li> <li><input type="checkbox"/> Window Blinds (and Hardware)</li> <li><input type="checkbox"/> Window Shutters (and Hardware)</li> <li><input type="checkbox"/> Window Draperies (and Hardware)</li> <li><input type="checkbox"/> Unused Paint</li> </ul> <p><b>Landscaping / Yard</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Arbor</li> <li><input type="checkbox"/> Awning</li> <li><input type="checkbox"/> Basketball Post and Goal</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Birdhouses</li> <li><input type="checkbox"/> Boat Dock</li> <li><input type="checkbox"/> Fence - Invisible</li> <li><input type="checkbox"/> Dog House</li> <li><input type="checkbox"/> Flag Pole</li> <li><input type="checkbox"/> Gazebo</li> <li><input type="checkbox"/> Irrigation System</li> <li><input type="checkbox"/> Landscaping Lights</li> <li><input type="checkbox"/> Mailbox</li> <li><input type="checkbox"/> Out/Storage Building</li> <li><input type="checkbox"/> Porch Swing</li> <li><input type="checkbox"/> Statuary</li> <li><input type="checkbox"/> Stepping Stones</li> <li><input type="checkbox"/> Swing Set</li> <li><input type="checkbox"/> Tree House</li> <li><input type="checkbox"/> Trellis</li> <li><input type="checkbox"/> Weather Vane</li> </ul> <p><b>Recreation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Gas Grill</li> <li><input type="checkbox"/> Hot Tub</li> <li><input type="checkbox"/> Outdoor Furniture</li> <li><input type="checkbox"/> Outdoor Playhouse</li> <li><input type="checkbox"/> Pool</li> <li><input type="checkbox"/> Pool Equipment</li> <li><input type="checkbox"/> Pool Chemicals</li> <li><input type="checkbox"/> Sauna</li> </ul> <p><b>Safety</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Alarm System (Burglar)</li> <li><input type="checkbox"/> Alarm System (Smoke/Fire)</li> <li><input type="checkbox"/> Security Camera</li> <li><input type="checkbox"/> Carbon Monoxide Detector</li> <li><input type="checkbox"/> Doorbell</li> <li><input type="checkbox"/> Door &amp; Window Hardware</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Fire Sprinkler System</li> <li><input type="checkbox"/> Gate</li> <li><input type="checkbox"/> Safe (Bullt-In)</li> <li><input type="checkbox"/> Smoke Detector</li> <li><input type="checkbox"/> Window Screens</li> </ul> <p><b>Systems</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A/C Window Unit</li> <li><input type="checkbox"/> Air Purifier</li> <li><input type="checkbox"/> Whole House Fan</li> <li><input type="checkbox"/> Attic Ventilator Fan</li> <li><input type="checkbox"/> Ventilator Fan</li> <li><input type="checkbox"/> Dehumidifier</li> <li><input type="checkbox"/> Generator</li> <li><input type="checkbox"/> Humidifier</li> <li><input type="checkbox"/> Propane Tank</li> <li><input type="checkbox"/> Propane Fuel In Tank</li> <li><input type="checkbox"/> Fuel Oil Tank</li> <li><input type="checkbox"/> Fuel Oil In Tank</li> <li><input type="checkbox"/> Sewage Pump</li> <li><input type="checkbox"/> Solar Panel</li> <li><input type="checkbox"/> Sump Pump</li> <li><input type="checkbox"/> Thermostat</li> <li><input type="checkbox"/> Water Purification System</li> <li><input type="checkbox"/> Water Softener System</li> <li><input type="checkbox"/> Well Pump</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> </ul> |
|--|--|--|--|

**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 (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.

THIS 12<sup>th</sup> FILED IN OFFICE  
 DAY OF March, 2012  
 AT 10:05 AM PM

Recorded 03/12/2012 10:05 Doc# 1001 Doc: QCD

Georgia Transfer Tax Paid : \$0.00  
 MELISSA B. HOLBROOK 0592012000263  
 Clerk Superior Court, FRANKLIN County, Ga.  
 Bk 01071 Pg 0200-0201

RETURN RECORDED DOCUMENT TO:  
 RODGER E. DAVISON  
 Attorney at Law  
 P. O. Box 118  
 Royston, GA 30662

## QUIT-CLAIM DEED

STATE OF GEORGIA,  
 COUNTY OF FRANKLIN.

THIS INDENTURE, made this 9<sup>th</sup> day of March, in the year of our Lord Two Thousand Twelve, between **MICHAEL ANTHONY PHILLIPS and EDWARD W. PHILLIPS and LUCY B. PHILLIPS**, of the State of Georgia as party or parties of the first part, hereinafter called Grantor, and **MARK DENNIS PHILLIPS**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective, heirs, successors and assigns where the context requires or permits)

**WITNESSETH:** That said party of the first part for and in consideration of the sum of **DEED OF GIFT**-, the receipt of which is heroby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to:

**ALL OUR UNDIVIDED INTEREST IN AND TO:** All that tract or parcel of land, with improvements thereon, lying and being in the 210<sup>th</sup> G.M., District of Franklin County, Georgia, designated as Tract No. 4 on a plat of survey, CONTAINING 11.499 ACRES, more or less, and being bounded now or formerly as follows: On the Northwest by centerline of 20 foot wide ingress-egress easement; on the East by lands of Bond; on the Southeast by lands of Royston; on the South by lands of Tamplin; and on the West by centerline of meandering branch and by lands of Tamplin.

Said lands being more particularly described as Tract No. 4 on a plat of survey for Mark Dennis Phillips, dated May 31, 2001, prepared by Slate & Associates, Inc., Registered Land Surveyor, recorded in Plat Book 29, Page 480, Franklin County Public Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

LESS AND EXCEPT the right of thrd parties to utilize the 20 feet wide ingress-egress easement known as Phillips Road.

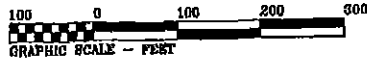
ALSO CONVEYED is the non-exclusive right to utilize the 20 feet wide ingress-egress easement known as Phillips Road.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property.

Re: Deed Book 692, Page 305, Franklin County Public Records.

*L.P.*





Recorded 03/12/10 10:06 PM

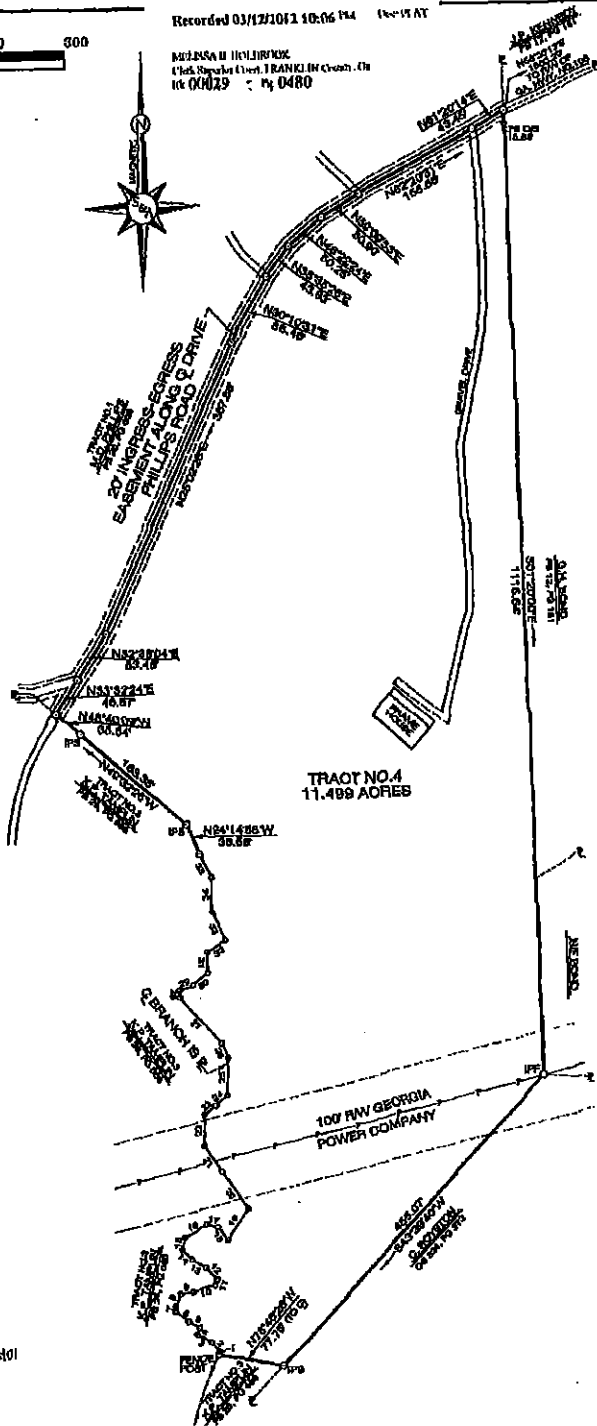
MELISSA H. HOLIFRANK  
 Clerk Superior Court, FRANKLIN County, Ga  
 It 00029 : Pg 0480

THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.  
 THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A TOPCON GTS 613.  
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CIRCULAR ERROR IN ONE FOOT IN 12164 FEET AND AN ANGULAR ERROR OF 0.0775 ANGLE POINT.  
 THIS PLAN HAS BEEN CALCULATED FOR CIRCULAR ERROR AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 26286 FEET.  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACT THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.

NOTES:

- Q = POINT ONLY
- IP = IRON PIN FOUND
- OT = OPEN TOP SET
- OTF = OPEN TOP FOUND
- CMF = CONCRETE MARKER FOUND
- E = PROPERTY LINE
- CL = CENTER LINE
- R/W = RIGHT OF WAY
- RF = ROW OR FORMERLY
- RF = RIBBON FOUND
- OTF = CHIPPED TOP FOUND
- P = POWER POLE
- T = TELEPHONE RISER
- S = LIGHT POLE
- OR = CHORD BEARING
- CD = CHORD DISTANCE
- R = RADIUS
- A = ARC LENGTH

Curve	Bearing	Distance
1	N 89°55'18" E	3.30
2	N 24°22'57" W	12.25
3	N 71°13'52" E	8.02
4	N 81°51'51" W	12.00
5	N 81°51'51" W	12.00
6	N 81°51'51" W	12.00
7	N 81°51'51" W	12.00
8	N 81°51'51" W	12.00
9	N 81°51'51" W	12.00
10	N 71°13'52" E	8.02
11	N 24°22'57" W	12.25
12	N 89°55'18" E	3.30
13	N 89°55'18" E	3.30
14	N 89°55'18" E	3.30
15	N 89°55'18" E	3.30
16	N 89°55'18" E	3.30
17	N 89°55'18" E	3.30
18	N 89°55'18" E	3.30
19	N 89°55'18" E	3.30
20	N 89°55'18" E	3.30
21	N 89°55'18" E	3.30
22	N 89°55'18" E	3.30
23	N 89°55'18" E	3.30
24	N 89°55'18" E	3.30
25	N 89°55'18" E	3.30
26	N 89°55'18" E	3.30
27	N 89°55'18" E	3.30
28	N 89°55'18" E	3.30
29	N 89°55'18" E	3.30
30	N 89°55'18" E	3.30
31	N 89°55'18" E	3.30
32	N 89°55'18" E	3.30
33	N 89°55'18" E	3.30
34	N 89°55'18" E	3.30



**APPROVED**  
 Franklin County Planning Director  
 Date 3.5.12

MARK DENNIS PHILLIPS

PLAN REF:  
 OR 482, PG 208  
 PG 22, PG 484

SURVEYED BY:  
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	TRACT NO. 4, 11.488 ACRES	REVISION: REDRAWN 3.2.2012	
	SURVEY FOR EDWARD PHILLIPS		
OWN (LUNNELL) (P10)	CORNER BY BS	CHECKED BY: BS	
COUNTY: FRANKLIN, GEORGIA			
SURVEYED: MAY 31, 2001		JOB #: 2401A.2012	
SCALE: 1" = 100'		FILE #	
<small>IN ALL SPACES, THIS IS A CORRECT REPRESENTATION OF HIS LAND PLATTED AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE GEORGIA PROFESSIONAL LAND SURVEYOR REGULATION.</small>			