

LEGAL DESCRIPTION

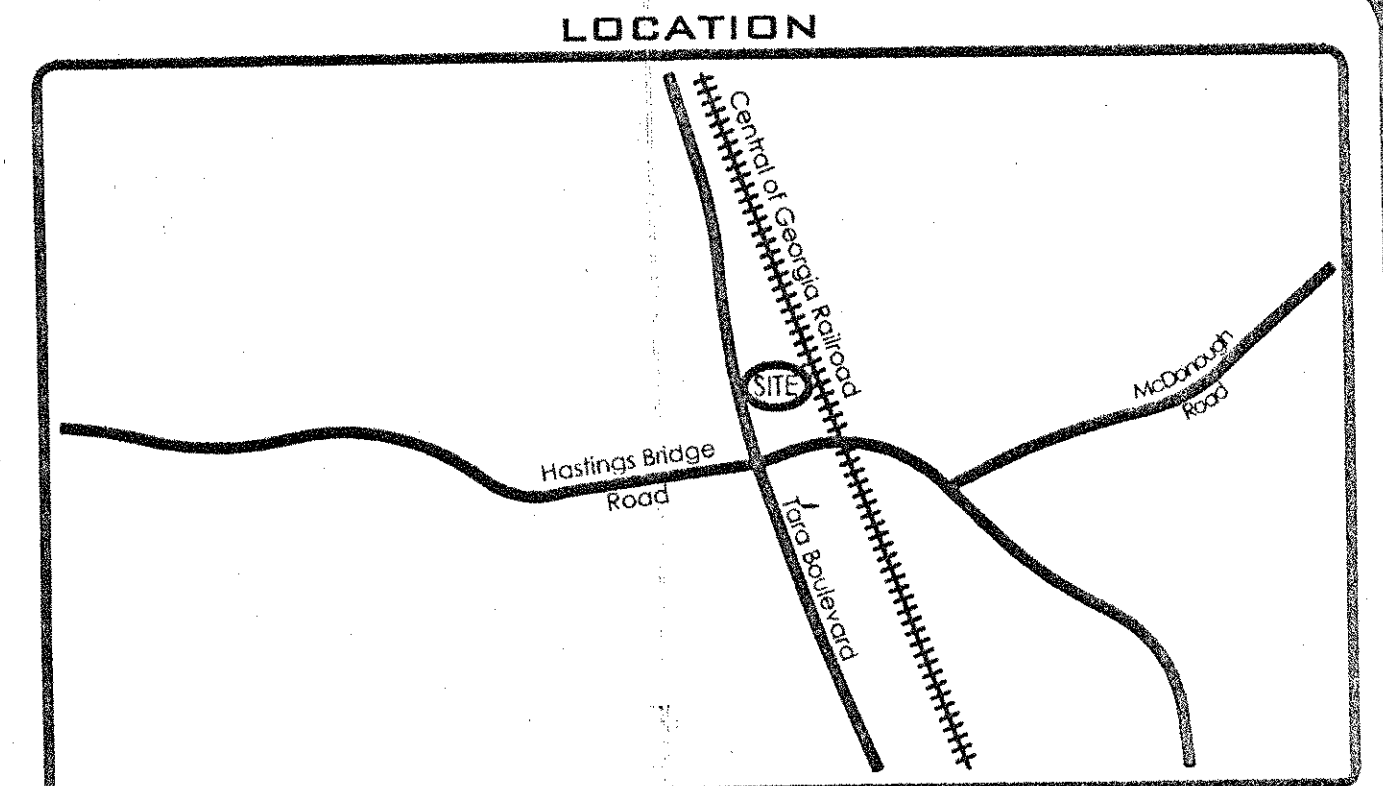
All that tract or parcel of land lying and being in Land Lot 131 of the 6th District of Clayton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a point formed by the intersection of the westerly right-of-way of U.S. Highway 41 / Tara Boulevard (190' R/W) and the northerly right-of-way of McDonough Road (80' R/W); Thence proceed along the right-of-way of U.S. 41 and following the curvature thereof a distance of 590' to a 5/8" rebar found and the TRUE POINT OF BEGINNING; Thence proceed along said right-of-way from said True Point of Beginning thus established N 12° 35' 48" W, a distance of 139.91' to a 1/2" rebar found; Thence leaving said right-of-way N 81° 46' 05" E, a distance of 271.88' to a 1/2" rebar found; Thence proceed S 21° 22' 03" E, a distance of 140.00' to a point; Thence proceed S 81° 08' 58" W, a distance of 293.07' to a 1/2" rebar found and the TRUE POINT OF BEGINNING.

Said parcel containing 0.90 acres and being more clearly shown on that certain Boundary Survey for Valvoline Instant Oil Change, dated August 24, 2001, by Due West Surveying Inc. under the seal and certification of Christopher P. Wehrle, Georgia Registered Land Surveyor No. 2494.

ELEVATIONS SHOWN BASED UPON DATUM TAKEN FROM PLANS DEVELOPMENT PLANS FOR VALVOLINE INSTANT OIL CHANGE, BY SOUTHEASTERN ENGINEERING, INC., DATED 09/18/00.

THIS SURVEY IS BASED UPON MONUMENTATION FOUND ON SITE AND REFERENCE INFORMATION OBTAINED FROM THE RECORDS OF CLAYTON COUNTY AND OTHER SOURCES. NO TITLE SEARCH WAS CONDUCTED AND ALL MATTERS OF TITLE ARE EXCEPTED.



THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN, ARE INTENDED TO BE A GENERAL REPRESENTATION OF THE VISIBLE FIXTURES AND REFERENCED SOURCE INFORMATION. ADDITIONAL UTILITIES MAY EXIST AND ACTUAL LOCATION AND NUMBER OF THOSE SHOWN ARE NOT KNOWN. ALL UTILITIES MUST BE LOCATED BY A UTILITIES PROTECTION SERVICE PRIOR TO ANY EXCAVATION.

IF YOU DIG GEORGIA... CALL US FIRST!
UTILITIES PROTECTION CENTER
 METRO ATLANTA STATE WIDE
 1 (404) 623-4344 1 (800) 282-7411
 IT'S THE LAW!

NOTE: THIS SURVEY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, INCLUDING ANY THAT MAY EXIST WITHOUT RECORD.

20' WATER EASEMENT (PER DEVELOPMENT PLANS FOR VALVOLINE INSTANT OIL CHANGE) (DB 2822 P 200)

TARA BOULEVARD (U.S. HIGHWAY 19 & 41) (190' R/W)

P.O.B. - 5/8" REBAR FOUND (590' ALONG R/W OF U.S. HIGHWAY 41 FROM INTERSECTION N R/W OF McDONOUGH ROAD AND E R/W OF U.S. HIGHWAY 41)

NOW OR FORMERLY HERMAN TALMADGE Jr. ET AL ZONED GB

0.90 acres 38,991 sq ft

BRICK BUILDING F.F.E. 943.50

BRICK BUILDING

NOW OR FORMERLY WAFFLE HOUSE, INC. ZONED GB

CENTRAL OF GEORGIA RAILROAD (100' R/W)

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 83,368 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

UTILITY LEGEND

- ☆ LIGHT POLE
- ☐ POWER TRANSFORMER
- ⊠ ELECTRIC METER
- POWER POLE
- ⊠ GAS METER
- ⊙ GAS VALVE
- ⊠ TELEPHONE BOX
- ⊠ WATER METER
- ⊙ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ FIRE DEPT. CONNECTION

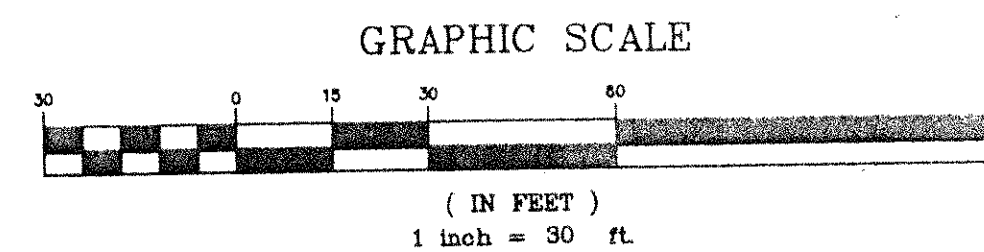
STORM DRAIN AND SANITARY SEWER LEGEND

- ▤ CATCH BASIN
- ▤ CATCH BASIN
- ▤ HEADWALL
- OUTLET CONTROL
- CLEAN-OUT
- ⊠ DROP INLET
- ⊠ WEIR INLET
- MANHOLE
- CLEAN-OUT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE

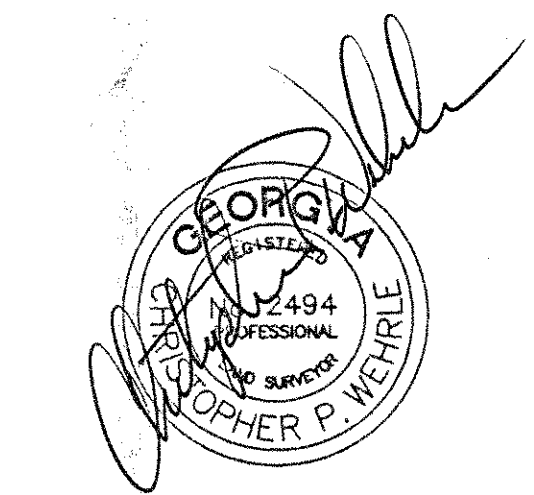
SURVEY REFERENCES

*DEVELOPMENT PLANS FOR VALVOLINE INSTANT OIL CHANGE, BY SOUTHEASTERN ENGINEERING, INC., DATED 09/18/00 DB 33 P 331; DB 35 P 110; DB 61 P 331; DB 94 P 504; DB 95 P 246; DB 107 P 409; DB 747 P 570; DB 747 P 572; DB W P 472; DB 74 P 133; DB 86 P 278; DB 111 P 68; DB 2724 P 174; DB 2724 P 169; DB 4713 P 195; DB 1596 P 369; DB 2925 P 218; DB 2903 P 20;

THIS SURVEY WAS PERFORMED USING TOPCON CTS2 TOTAL STATION EQUIPMENT AND TT DATA COLLECTION SOFTWARE.



THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 143,055 FEET.



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.

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

BOUNDARY SURVEY

SHEET TITLE

VALVOLINE INSTANT OIL CHANGE

LAND LOT 131, 6th DISTRICT
CLAYTON COUNTY, GEORGIA

PROJECT NAME

DUE WEST SURVEYING INC
 4041 DUE WEST RD.
 MARIETTA, GA. 30064
 (770) 423-0611

PREPARED BY	GDS
CHECKED BY	CPW
DATE	08/24/01
SCALE	1" = 30'