

VICINITY MAP
(N.T.S.)

AREA TABULATION BY LAND LOT	
LAND LOT	AREA (ACRES)
182	36.20
215	143.50
216	26.12
218	46.32
R.O.W.	5.85
TOTAL	257.99

Boundary Line Survey
A ±257.99 Acre Tract
Being part of the property described in:
Deed Book 353, pp. 283-285, C.O.D.C.
Being part of Land Lot Nos. 216, 217, 218, and 182
and all of Land Lot No. 215
All lying in the
11th District, 4th Section,
Dade County, Georgia

Scale: 1" = 400'

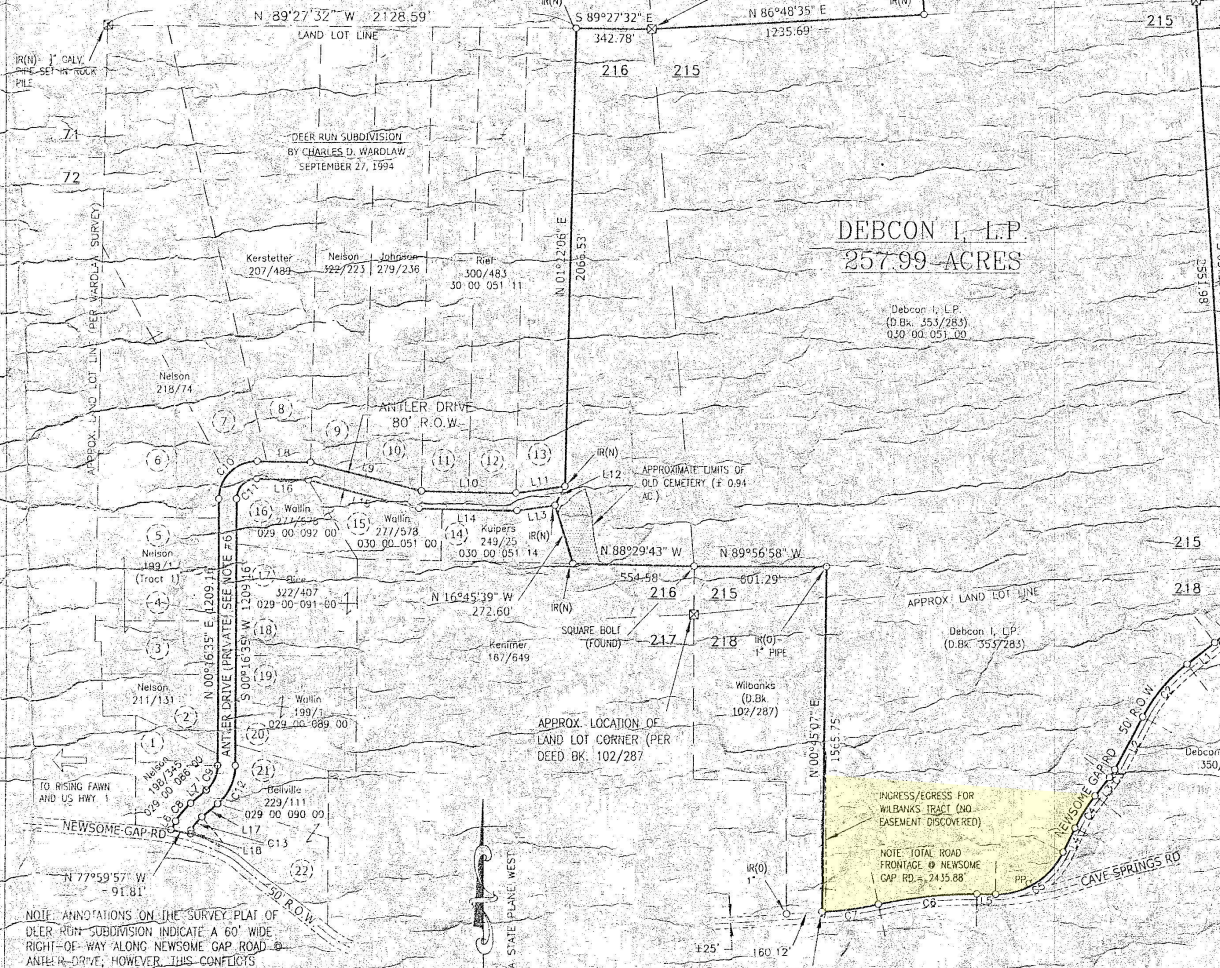
January 11, 2007

DEBCON I, L.P.
257.99-ACRES

CURVE DATA FOR CURVES ALONG NEWSOME ROAD					
CURVE	ARC	RADIUS	CHORD/HW	CHORD LENGTH	TANGENT
C1	89.52°	84.2.58'	S 39°44'31" W	68.50'	04°37'58"
C2	316.30°	146.63'	S 39°55'18" W	313.34'	2°11'27"
C3	18.19°	243.15'	S 32°59'30" W	44.13'	19°24'55"
C4	173.12°	783.20'	S 31°51'56" W	172.76'	12°39'52"
C5	382.07°	337.01'	S 58°00'45" W	161.94'	64°5'30"
C6	452.16°	2029.35'	S 84°06'31" W	464.22'	32°45'58"
C7	259.22°	1662.37'	S 82°11'54" W	258.95'	08°56'03"

CURVE DATA FOR CURVES ALONG ANTILER DRIVE R.O.W.					
CURVE	ARC	RADIUS	CHORD/HW	CHORD LENGTH	TANGENT
C8	106.85°	299.58'	S 38°52'30" W	106.32'	20°26'30"
C9	125.04°	143.80'	S 25°11'12" W	121.14'	9°59'15"
C10	270.17°	126.00'	S 45°48'35" W	242.62'	91°03'21"
C11	143.85°	90.00'	N 45°48'35" E	126.43'	88°03'21"
C12	194.60°	213.80'	N 25°15'12" E	186.53'	44°40'11"
C13	78.34°	219.58'	N 39°52'30" E	77.93'	20°26'30"

LINES @ NEWSOME ROAD		LINES @ ANTILER DRIVE R.O.W.	
LINE	BEARING	LINE	BEARING
L1	S 157°03'27" W	L7	N 50°09'44" E
L2	S 22°47'09" W	L8	S 89°40'07" W
L3	S 38°11'52" W	L9	S 75°40'54" W
L4	S 25°32'08" W	L10	S 89°42'39" E
L5	N 89°50'30" W	L11	N 82°00'33" E
		L12	S 27°15'00" W
		L13	S 92°00'33" W
		L14	N 39°42'39" W
		L15	N 75°40'54" W
		L16	N 88°40'07" W
		L17	S 50°09'44" W
		L18	S 37°14'51" W



NOTE: ANNOTATIONS ON THE SURVEY PLAT OF DEER RUN SUBDIVISION INDICATE A 60' WIDE RIGHT-OF-WAY ALONG NEWSOME GAP ROAD @ ANTILER DRIVE, HOWEVER, THIS CONFLICTS WITH THE DADE COUNTY ROAD REGISTER WHICH INDICATES A 50' WIDE RIGHT-OF-WAY. RECONSTRUCTION FOUND ALONG NEWSOME GAP ROAD CONFORM WITH THE COUNTY ROAD REGISTER AND ARE APPROXIMATELY 25' FROM THE EXISTING CENTERLINE OF PAVEMENT.

File name: 07007-DEBCON
Drawing: 460_07-007-4

- The subject property is shown on Map 150, Parcel 01, and 02, recorded in Deed Book 353, Page 283-285.
- This survey references a survey plat of part of "Deer Run Subdivision", dated September 28, 1994, by Charles Wardlaw (Surveyor) as well as other deeds for surrounding owners.
- This property contains 257.99 acres (approx. 5/8" diameter) "red" marked "DEBCON I, L.P." and all new property markers. Previously set property markers that were discovered during the course of this survey are denoted IR(0) unless otherwise noted on the platting.
- Utilities shown herein are as filed, located or taken from map information; however, other utilities may exist. No guarantee is expressed or implied with regard to the location of underground utilities.
- This survey drawing is intended for the sole use of Debcron I, L.P. The surveyor is not liable for damages resulting from the unintended and/or unauthorized use of this plat.
- Antiler Drive is a private road over which an easement (ingress/egress) is allowed for access to lots contained in Deer Run Subdivision. Its area is therefore included in the total area of this survey plat. The limits of the easement are not surveyed as a part of this plat, but are derived from map data (as taken from the referenced survey of Deer Run Subdivision).

Copyright: John B. Shober, 2007. All rights reserved.



OWNER OF SURVEY
DEBCON I, L.P.
P.O. BOX 235
RISING FAWN, GA. 30738

JOHN B. SHOBER
REGISTERED LAND SURVEYOR
P.O. Box 819 • 11607 South Main Street
Trenton, Georgia 30752
Phone: (706) 657-7044
Fax: (706) 657-7313