

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.	5.95
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

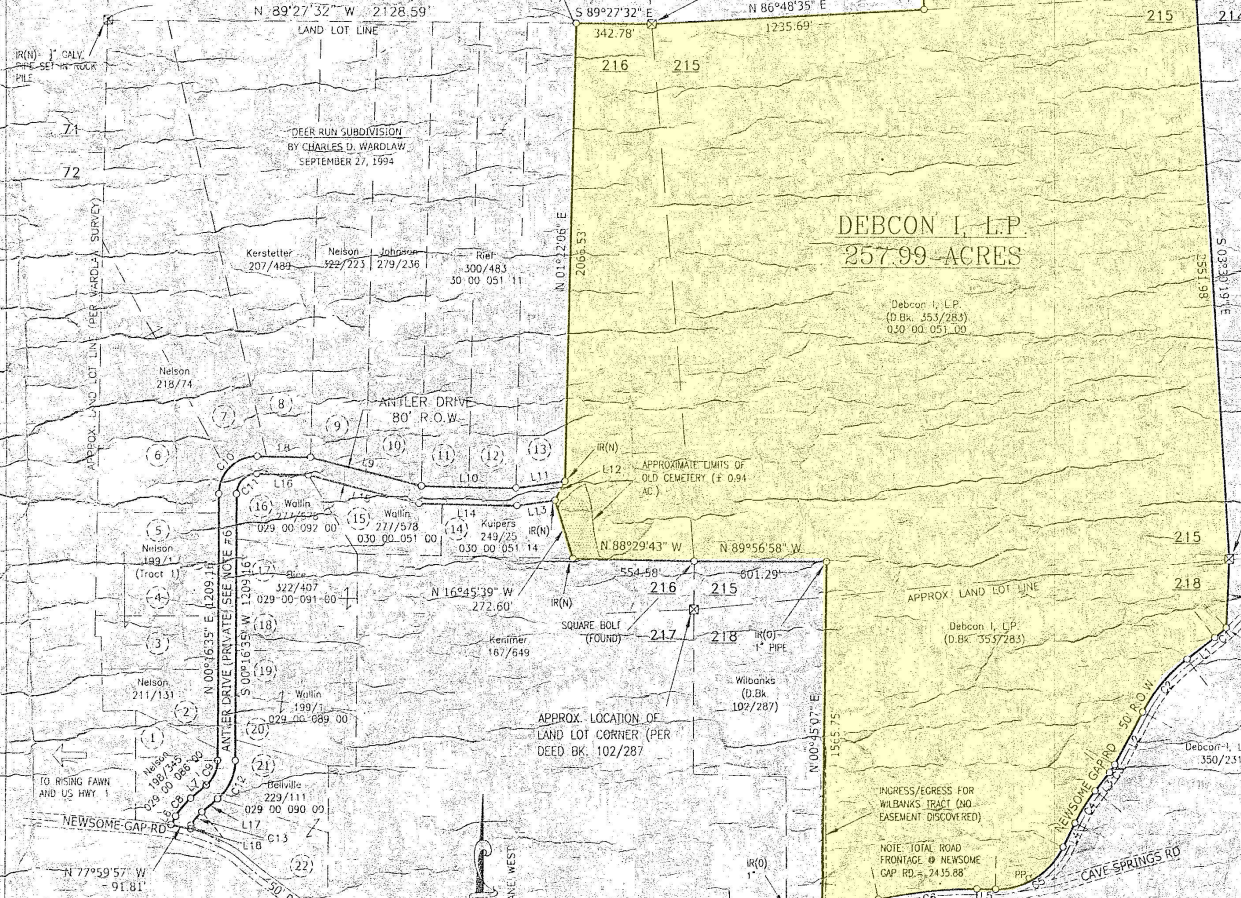
Scale: 1" = 400'
 January 11, 2007

DEBCON I, L.P.
 257.99 ACRES

CURVE DATA FOR CURVES ALONG NEWSOME ROAD						
CURVE	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	88.57°	642.58'	S 89°41'51" W	68.50'	04°37'58"	34.28'
C2	316.30°	746.63'	S 39°55'18" W	313.34'	24°18'27"	160.93'
C3	14.19°	243.15'	S 32°59'30" W	44.13'	19°24'55"	22.16'
C4	173.12°	783.20'	S 61°51'56" W	172.78'	12°39'52"	86.91'
C5	382.07°	337.01'	S 58°00'49" W	86.94'	64°57'30"	214.52'
C6	452.16°	2029.35'	S 84°06'31" W	454.22'	32°45'58"	227.02'
C7	259.22°	1662.37'	S 82°11'54" W	258.95'	08°56'03"	129.87'

CURVE DATA FOR CURVES ALONG ANTLER DRIVE R.O.W.						
CURVE	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C8	106.85°	299.58'	S 38°52'40" W	106.32'	20°26'30"	67.22'
C9	125.04°	143.80'	S 25°11'12" W	121.14'	19°59'15"	66.78'
C10	270.17°	1250.00'	S 45°48'35" W	242.62'	91°03'21"	173.16'
C11	144.05°	90.00'	N 45°48'35" W	126.83'	38°59'54"	91.67'
C12	194.60°	213.80'	N 25°15'12" E	186.53'	44°49'17"	103.93'
C13	78.34°	219.58'	N 39°52'30" E	77.93'	20°26'30"	49.69'

LINES @ NEWSOME ROAD			LINES @ ANTLER DRIVE R.O.W.		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 57°03'27" W	158.40'	L6	N 29°20'55" E	42.86'
L2	S 22°42'09" W	268.72'	L7	N 50°09'44" E	51.02'
L3	S 38°11'52" W	108.03'	L8	S 89°40'07" W	243.44'
L4	S 25°32'08" W	122.01'	L9	S 75°40'54" W	619.44'
L5	N 89°30'40" W	85.08'	L10	S 89°42'39" W	428.87'
			L11	N 82°00'33" E	325.00'
			L12	S 75°15'00" W	37.05'
			L13	S 92°00'33" W	174.97'
			L14	S 38°52'39" W	444.80'
			L15	N 75°40'54" W	619.44'
			L16	N 89°40'07" W	243.44'
			L17	S 50°05'44" W	92.25'
			L18	S 2°14'51" W	69.78'



NOTE: ANNOTATIONS ON THE SURVEY PLAT OF DEER RUN SUBDIVISION INDICATE A 60' WIDE RIGHT-OF-WAY ALONG NEWSOME GAP ROAD @ ANTLER DRIVE, HOWEVER, THIS CONFLICTS WITH THE DADE COUNTY ROAD REGISTER WHICH INDICATES A 50' WIDE RIGHT-OF-WAY. MODIFICATION 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 No.: 07-007-4

- The subject property is shown on Map 150, District 01, and is located in Deed Book 353, Page 283-285.
- This survey references a survey plat of plat of "Deer Run Subdivision", dated September 27, 1994, by Charles D. Wardlaw (Surveyor) as well as other deeds for surrounding owners.
- This property contains 257.99 acres, capped with rods (5/8" diameter) "color" painted "red". A survey of all new property corners, previously set, property markers that were discovered during the course of this survey are denoted IR(O) unless otherwise noted on the drawing.
- Utilities shown herein are as shown field location or taken from other 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 Debcon I, L.P. The surveyor is not liable for damages resulting from the unintended and/or unauthorized use of this plat.
- Antler Drive, as shown, does provide 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 maps (as taken from Deed Book 353, Page 283-285) of "Deer Run Subdivision".

John B. Shober
 1/11/07

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

Closure Note
 The field data upon which this plat is based has a closure precision of one foot in 5,264 feet, an angular error of 20 seconds per angle point, and was adjusted using the Compass Rule.
 This plat has been calculated for closure and is found to be accurate to within one foot in 1,110,425 feet.