

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	DELTA
C1	89.52	84.2.58	S 89°48'35" W	68.50	04°37'58"
C2	316.30	146.63	S 39°55'18" W	313.34	2°11'27"
C3	14.19	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	361.94	64°51'30"
C6	452.16	2029.35	S 84°06'31" W	464.22	12°45'58"
C7	259.22	1662.37	S 82°11'54" W	258.95	08°56'03"

CURVE DATA FOR CURVES ALONG ANTLER DRIVE R.O.W.					
CURVE	ARC	RADIUS	CHORD/HW	CHORD LENGTH	DELTA
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	19°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°56'54"
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 @ ANTLER DRIVE R.O.W.	
LINE	BEARING	LINE	BEARING
L1	S 150°32'30" W	L1	N 29°20'55" E
L2	S 224°09'30" W	L2	N 50°09'44" E
L3	S 38°11'52" W	L3	S 40°00'07" W
L4	S 25°32'08" W	L4	S 89°42'39" E
L5	N 89°50'30" W	L5	N 82°00'33" E
L6	N 89°50'30" W	L6	S 27°15'00" W
L7	N 89°50'30" W	L7	S 32°00'33" W
L8	N 89°50'30" W	L8	N 39°52'30" W
L9	N 89°50'30" W	L9	N 75°40'54" E
L10	N 89°50'30" W	L10	N 88°40'07" W
L11	N 89°50'30" W	L11	S 50°05'44" W
L12	N 89°50'30" W	L12	S 37°14'51" W

- The subject property is shown on Map 150, parcel 01, and 02, recorded in Deed Book 353, Page 283-285.
- This survey represents a survey of part 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 (approx. 5/8" diameter) (see attached map) of all new property markers. Previously set property markers that were discovered during the course of this survey are denoted (R(0)) unless otherwise noted on the plat.
- Utilities shown herein are as shown field 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 Debcon I, L.P. The surveyor is not liable for damages resulting from the unintended and/or unauthorized use of this plat.
- Antler 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. 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).

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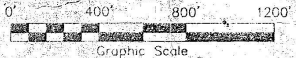


OWNER OF SURVEY
 DEBCON I, L.P.
 P.O. BOX 235
 RISING FAWN, GA. 30738

JOHN B. SHOBER
 REGISTERED LAND SURVEYOR
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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. 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



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.