

Deed Book 69767 Page 387
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2026-0014968
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

Record and Return to:
Weissman PC
11675 Rainwater Drive, Suite 150
Alpharetta, GA 30009
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File No.: W-C-27823-21-NF

parcel ID: 22 3830 0993 049 0

STATE OF GEORGIA
COUNTY OF FULTON

CROSS REFERENCE: Warranty Deed recorded at Deed Book 65266, Page 688, FULTON County, Georgia records, Plat Book 257, Pages 134-137 and Plat Book 279, Pages 45-48 aforesaid records.

SURVEYOR'S AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, the undersigned officer duly authorized to administer oaths in the State of Georgia, Jeff McClung, owner of McClung Surveying, who hereby swears under oath as follows:

That the undersigned is of legal age and competent to give this affidavit;

That the information given in the affidavit is from Affiant's own personal knowledge, information and belief;

That on February 10, 2022, a transaction regarding real property known as 13270 Owens Way, Milton, GA 30004 (the "Property") occurred;

That in conjunction with said closing, a Warranty Deed from TANA L. WAGNER, as Grantor to STEPHEN PARSONS AND MICHELLE PARSONS, as Grantee, dated February 10, 2022, was filed for recording on February 14, 2022, in Deed Book 65266, Page 688, of the FULTON County, Georgia records, and

That the legal description included with said Warranty Deed is erroneous; and

I have reviewed the Plats for 13270 Owens Way, Lot 64 Six Hills, Unit Three, as recorded in Plat Book 257, Pages 134-137 and Plat Book 279, Pages 45-48, the Plats states that the acreage is 3.31 acres, which is incorrect.

This company did not conduct a survey of the subject property. However, based upon a review of the above-referenced Plats, I have drafted and attached hereto as Exhibit "A" a metes and bounds legal description for 13270 Owens Way, Lot 64, Six Hills, Unit Three. The correct acreage is 1.42+/- acres.

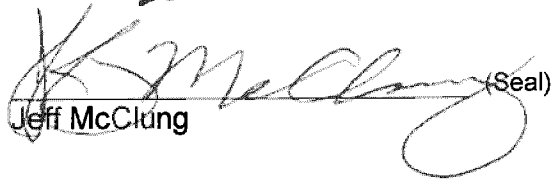
Therefore, that said legal description should be corrected to read as follows:

See Exhibit "A" attached hereto and made a part hereof by reference hereto

That the above legal description is to be considered part of the original recorded Warranty Deed as if said corrected legal description had been there from the date the same were first recorded; and

That this affidavit is given for the purpose of correcting scrivener's errors contained in the legal description of the aforementioned instrument with the knowledge that it will be relied upon in future title certifications and the issuance of policies of title insurance pursuant to O.C.G.A. § 44-2-20; and

In witness whereof, the undersigned has set forth her/his hand and seal this 28TH day of January, 2026.

 (Seal)
Jeff McClung

Sworn and subscribed before me this 28TH day of January, 2026.

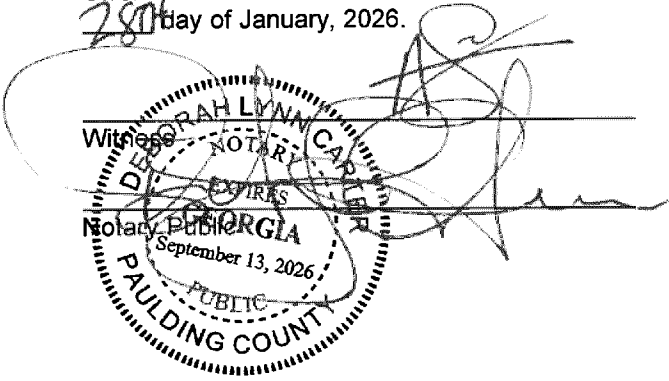

Witness _____
Notary Public _____
PAULding COUNTY, GEORGIA
EXPIRES September 13, 2026
PUBLIC

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 993 of the 2nd District 2nd Section of Fulton County, Georgia and being designated as Lot 64 Six Hills-Unit Three as Recorded in Plat Book 279 Page 45-48 Fulton County, Georgia Records and being more fully described as follows;

To reach the Point of Beginning, start at a 1" crimp top pipe found located at the Southeasterly corner of Land Lot 993. Thence running North along the East Line of Land Lot 993 (said Line also being the Common Division Line of Land Lots 992 and 993) a distance of 75.85 feet to a 1/2" rebar found located at the Southeasterly corner of Lot 65. Thence leaving Land Lot Line and running S86°27'29"W along the Southerly Line of Lot 65 a distance of 283.60 feet to a point located along the Southeasterly Right-of-Way of Owens Way (50' R/W). Thence leaving Southerly Line and running Northwesterly along Right-of-Way and following the arc of a curve to the left an arc distance of 83.41 feet (said arc having a radius of 50.00 feet, a chord bearing of N14°35'52"W and a chord distance of 74.07 feet) to a 1/2" rebar found located along the Northeasterly Right-of-Way of Owens Way and along the Common Division Line of Lots 64 and 65 and the Point of Beginning. Thence from the Point of Beginning and continuing Northwesterly along Right-of-Way and following the arc of a curve to the left an arc distance of 47.03 feet (said arc having a radius of 50.00 feet, a chord bearing of N89°20'05"W and a chord distance of 45.31 feet) to a point located along the Northwesterly Right-of-Way of Owens Way. Thence leaving Right-of-Way and running N26°16'58"W a distance of 340.99 feet to a point. Thence running N89°26'05"E a distance of 358.34 feet to a 1/2" rebar found located along said Division Line of Lots 64 and 65. Thence running S27°36'33"W along Division Line a distance of 349.61 feet to said 1/2" rebar found located along Northeasterly Right-of-Way and the Point of Beginning.

Said tract or parcel of land containing 1.422± acres or 61,939± square feet.