


Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

3/14
mail

Return to:
Jonathan F. Young, Esq.
John Wieland Homes and Neighborhoods, Inc.
1950 Sullivan Road
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NOTE TO CLERK:
PLEASE CROSS REFERENCE THIS
AFFIDAVIT WITH THAT CERTAIN
DECLARATION RECORDED IN
DEED BOOK 13669, PAGE 6214,
COBB COUNTY, GA LAND RECORDS.

STATE OF GEORGIA

COUNTY OF COBB

SCRIVENER'S AFFIDAVIT

Personally appeared before the undersigned officer authorized by law to administer oaths in said State and County, the undersigned states on oath as follows:

-1-

Deponent is an attorney at law, licensed to practice in the State of Georgia. Deponent was responsible for the preparation of the Declaration of Condominium for The Manor at Olde Ivy Condominium recorded in Deed Book 13669, Page 6214, et seq., Cobb County, Georgia land records ("Declaration").

-2-

The Declaration contains a scrivener's error in the second "Whereas" statement on page 1 which should read as follows:

WHEREAS, a plat of survey related to the Condominium prepared by Planners and Engineers Collaborative, dated August 28, 2002, was filed on January 15, 2003 in Plat Book 210, pages 98, 99, 100 and 101 Cobb County, Georgia records; which plat was re-recorded in Condominium Plat Book 8, pages 15, 16, 17 and 18; and

-3-

The Declaration contains a scrivener's error in the legal description attached as Exhibit "A" to the Declaration.

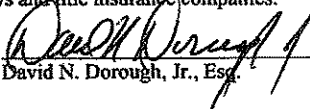
-4-

The correct legal description which should have been used in said Declaration as Exhibit "A" is attached hereto and incorporated herein by reference.

-5-

The purpose of this Affidavit is to correct the reference to the recorded condominium plat contained the Declaration and the legal description of said Declaration. This Affidavit may be relied upon by future purchasers, lenders, attorneys and title insurance companies.

Sworn to and subscribed before the undersigned this 11th day of March, 2003.

 [SEAL]
David N. Dorrough, Jr., Esq.
State Bar of Georgia No. 225977


Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]



-2-

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 821 of the 17th District, 2nd Section, Cobb County, Georgia, being shown on that Condominium Plat of The Manor at Olde Ivy Condominium, Pod C2, Phase 2, Units 24 and 30, A.K.A. Olde Ivy at Vinings, by Planners and Engineers Collaborative, dated August 28, 2002, containing the seal of David M. Brown, Georgia Registered Land Surveyor No. 2741, which plat was recorded on January 21, 2003 in Condo Plat Book 8, Pages 15-18, Cobb County, Georgia records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the land lot corner common to Land Lots 764, 765, 820 and 821, said district, section and county; leaving said point, thence south 45 degrees 19 minutes 40 seconds west a distance of 89.27 feet to point; thence south 45 degrees 15 minutes 33 seconds west a distance of 227.55 feet to a point; thence south 25 degrees 11 minutes 10 seconds east a distance of 93.76 feet to a point; thence south 47 degrees 59 minutes 27 seconds east a distance of 190.64 feet to a point; thence south 42 degrees 00 minutes 33 seconds west a distance of 40.49 feet to a point; thence south 48 degrees 00 minutes 12 seconds east a distance of 147.09 feet to a point; said point being the TRUE POINT OF BEGINNING, thence North 21 degrees 21 minutes 00 seconds east a distance of 120.32 feet to a point; thence south 85 degrees 38 minutes 52 seconds east a distance of 43.60 feet to a point; thence north 85 degrees 11 minutes 17 seconds east a distance of 65.15 feet to a point; thence north 61 degrees 33 minutes 38 seconds east a distance of 58.39 feet to a point; thence south 19 degrees 28 minutes 13 seconds east a distance of 157.51 feet to a point; thence north 66 degrees 17 minutes 13 seconds east a distance of 87.61 feet to a point; thence south 25 degrees 40 minutes 51 seconds east a distance of 112.70 feet to a point; thence south 48 degrees 19 minutes 16 seconds east a distance of 68.53 feet to a point; thence south 41 degrees 40 minutes 44 seconds west along the boundary of property now or formerly of Tammeron Point Ltd. a distance of 130.50 feet to a point; thence north 48 degrees 17 minutes 43 seconds west along the boundary of Olde Ivy at Vinings, POD "C" a distance of 117.37 feet to a point; thence south 49 degrees 55 minutes 26 seconds west along said boundary a distance of 73.53 feet to a point; thence north 48 degrees 00 minutes 12 seconds west along said boundary a distance of 276.65 feet to a point, said point being the TRUE POINT OF BEGINNING.