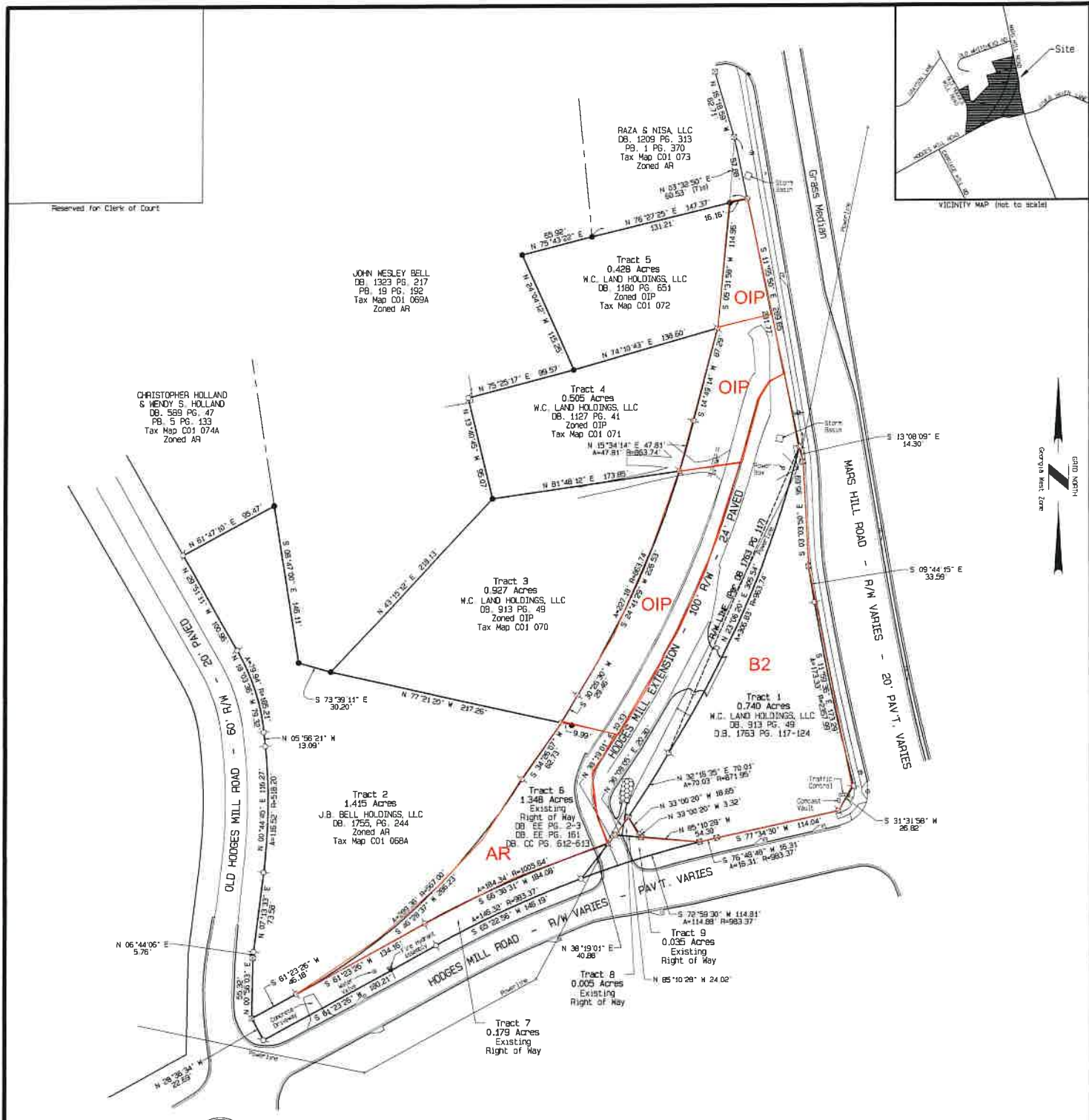
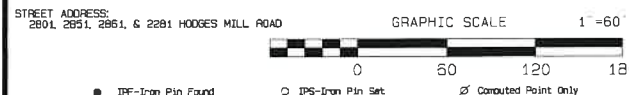




NOTES:
TOTAL AREA OF PROPERTY PLATTED: 5.380 Acres
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, DEED RESTRICTIONS,
EXISTING BUILDING STRUCTURES ARE NOT SHOWN
COVENANTS, SUFFERS, SETBACKS, AND RIGHT OF WAYS OF RECORD.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

- DEED REFERENCES:
DEED BOOK 1203 PAGE 621
DEED BOOK 1162 PAGE 145
DEED BOOK 1162 PAGE 152
DEED BOOK 1763 PAGE 117
DEED BOOK 1765 PAGE 244
DEED BOOK 1180 PAGE 651
DEED BOOK 1127 PAGE 341
DEED BOOK 913 PAGE 49
DEED BOOK CC PAGES 612 & 613
DEED BOOK EE PAGE 161
DEED BOOK EE PAGES 2 & 3
- PLAT REFERENCES:
PLAT BOOK 23 PAGE 275
PLAT BOOK 20 PAGE 91
PLAT BOOK 7 PAGE 158
PLAT BOOK 3 PAGE 271
PLAT BOOK 3 PAGE 40



PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
76,445 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 67,261 FEET
AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND
HAS NOT ADJUSTED. ALL LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED USING A TOPCON
TOTAL STATION, MODEL GPT 3002.

This survey was prepared in conformity with The
Technical Standards for Property Surveys in Georgia
as set forth in Chapter 160-7 of the Rules of the
Georgia Board of Registration for Professional
Engineers and Land Surveyors and as set forth in
the Georgia Plat Act O.C.G.A. 15-6-87.

Georgia Registered Land Surveyor No. 2049

The minimum lot area required for the applicable
zoning district is outside the 100 year floodplain
as specified in Section 404.02.

Flood Insurance Rate Map Number

2049

Georgia Registered Land Surveyor Number

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and
correct and was prepared under my supervision
of the property by me or under my supervision
that all monuments shown herein actually exist or are
marked as "future" and their location, size, type,
and materials are correctly shown; and that all
engineering requirements of the Unified Development
Code of DeKalb County, Georgia have been fully complied
with.

Georgia Registered Land Surveyor Number

2049

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR 2049		RETRACTION BOUNDARY/CONCEPT PLAT FOR W.C. LAND HOLDINGS, LLC & J.B. BELL HOLDINGS, LLC		DATE 08/15/2024		INSTRUMENT GPS TL20	
THIS PLAT IS NOT VALID OR REDRAWABLE UNLESS SAID SURVEYORS SIGNATURE APPEARS OVER THE STAMP.		COUNTY DEKALB		STATE GEORGIA		PLAT CLOSURE 1/75,445	
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.		DRAWN BY MIKE N.		BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706) 799-5510 CDA #1158		FIELD CLOSURE See Statement	
FIELD BOOK 0-150		DWG NAME: 2801 Hodges Mill				ANG. CLOSURE See Statement	

GEORGIA REGISTERED LAND SURVEYOR RAY N. WOODS

- PLAT ABBREVIATIONS
- PB - Plat Book
 - DB - Deed Book
 - PG - Page
 - R/W - Right of Way