



NOTES:  
TOTAL AREA OF PROPERTY PLATTED: 5.363 Acres  
ADJACENT OWNERS RESERVE A PRIVATE INGRESS-EGRESS EASEMENT THROUGH HODGES MILL EXTENSION, TO HODGES MILL ROAD.  
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, DEED RESTRICTIONS, EXISTING BUILDING STRUCTURES ARE NOT SHOWN.  
COVENANTS, BUFFERS, 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 146  
DEED BOOK 1162 PAGE 152  
DEED BOOK 1763 PAGE 117  
DEED BOOK 1755 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 168  
PLAT BOOK 3 PAGE 271  
PLAT BOOK 2 PAGE 40

STREET ADDRESS:  
2801, 2851, 2861, & 2281 HODGES MILL ROAD

GRAPHIC SCALE 1"=60'



● IPF-Iron Pin Found ○ IPS-Iron Pin Set ∅ Computed Point Only ☑ Concrete Monument

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 87,321 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049		RETRACEMENT BOUNDARY/CONCEPT PLAT FOR <b>W.C. LAND HOLDINGS, LLC &amp; J.B. BELL HOLDINGS, LLC</b>			
GMD:	221	COUNTY	OCONEE	STATE	GEORGIA
DRAWN BY:	MIKE W.	DATE			
DWG NAME:	2801 Hodges Mill	INSTRUMENT			
FIELD BOOK:	D-150	EGPS TL20			
		PLAT CLOSURE			
		1/76,445			
		FIELD CLOSURE			
		See Statement			
		ANGLE CLOSURE			
		See Statement			



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