

Campground Road & Jodeco Road, Stockbridge  
(Henry County) GA 30253

**Reserve**

**THURSDAY, FEBRUARY 23, 2023**

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



## Features

**CALL FOR  
INFORMATION**

**770.425.1141  
or 800.479.1763  
johndixon.com**



**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

PROPERTY TYPE:	Commercial Land
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	8.39±
TAX ID:	071-01025022
AGENT:	n/a

02/23 GAL: 2034, NCFL: 6397, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

2140 Newmarket Parkway, Suite 118, Marietta, Georgia • 30067 • office: 770.425.1141 • fax: 770.425.4413 • toll-free: 800.479.1763

The above information is believed to be accurate but is not warranted. Offer subject to errors, changes, omissions, prior sales and withdrawals without notice.

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**Summary**

Parcel ID 071-01025022  
 Location Address PEACH DR  
 Millage Group 0003 (City/Stockbridge)  
 Property Usage S F RESIDENTIAL (0100)  
 Total Acres 8.39  
 Landlot / District 64 / 7  
 Subdivision  
 Lot/Block  
 Plat Book 60  
 Plat Page 231

Exemptions:

**Owners**

WILSHIRE VENTURES LLC  
 1508 RIVER GREEN DR  
 ATLANTA, GA 30327

**Valuation**

	2022
+ Building Value	\$0
+ OB/Misc	\$0
+ Land Value	\$357,500
= Total Assessment	\$357,500

Exemptions:

**Assessment Notices 2022**

[2022 Assessment Notice \(PDF\)](#)

**Land Information**

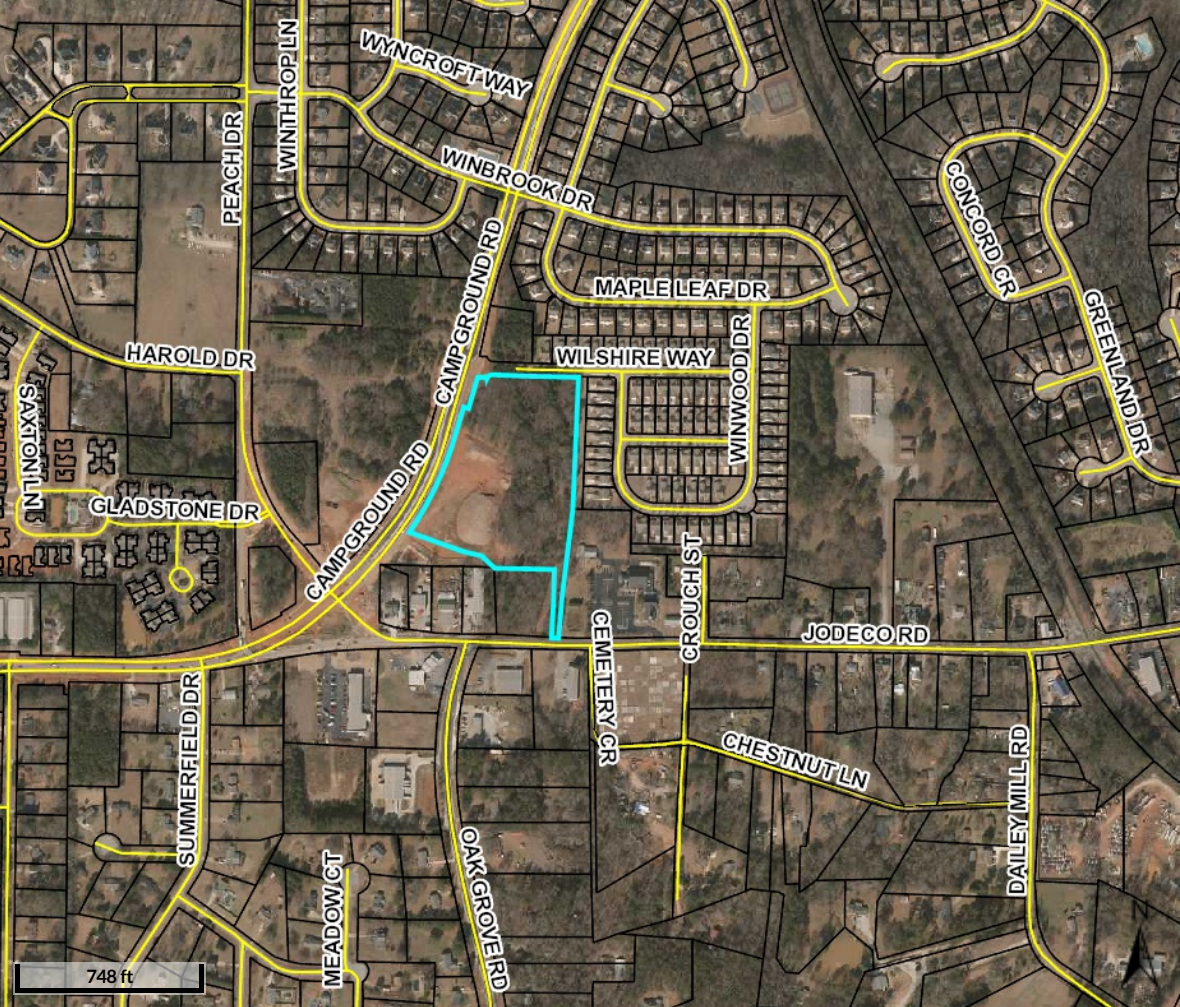
Land Use	Number of Units	Unit Type
TRANSITION (000190)	8.39	ACRES

**Sales Information**

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
7/9/2021	18423-17	\$357,500	LIMITED WARRANTY DEED		JODECO MESS KIT LLC	WILSHIRE VENTURES LLC

**Map**





PEACH DR

WINTHROP LN

WYNCROFT WAY

WINBROOK DR

CONCORD CR

GREENLAND DR

HAROLD DR

CAMPGROUND RD

MAPLELEAF DR

WILSHIRE WAY

WINWOOD DR

SAXTON LN

GLADSTONE DR

CAMPGROUND RD

CROUCH ST

JODECO RD

SUMMERFIELD DR

CEMETERY CR

MEADOW CT

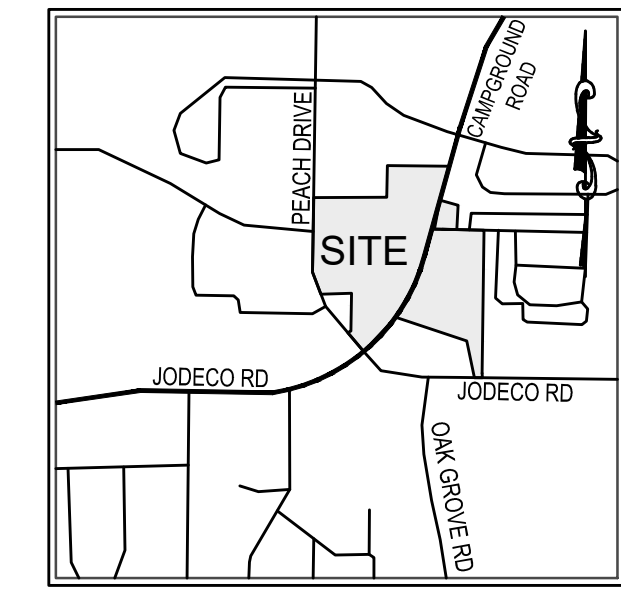
OAK GROVE RD

CHESTNUT LN

DAILEY MILL RD

748 ft

ALTA/NSPS LAND TITLE SURVEY FOR  
**JODECO MESS KIT, LLC**  
 LAND LOT 64, 7TH DISTRICT  
 HENRY COUNTY, GEORGIA



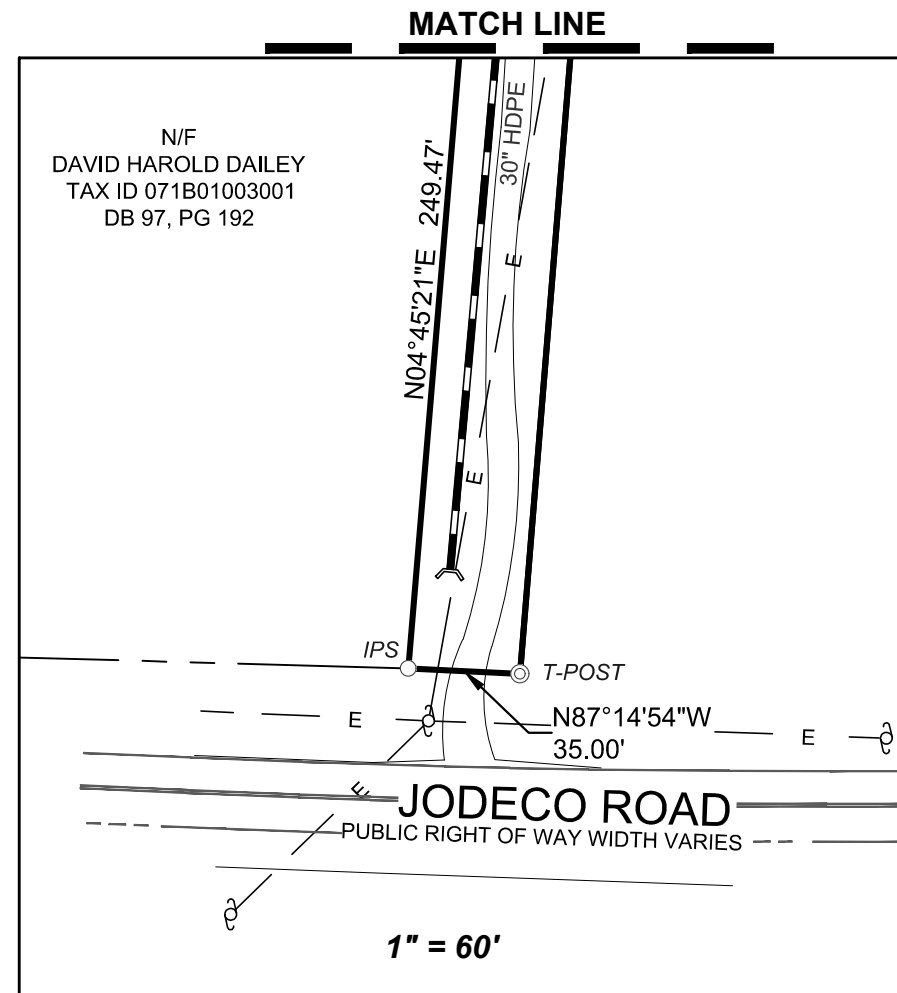
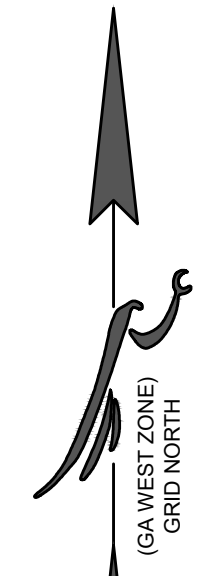
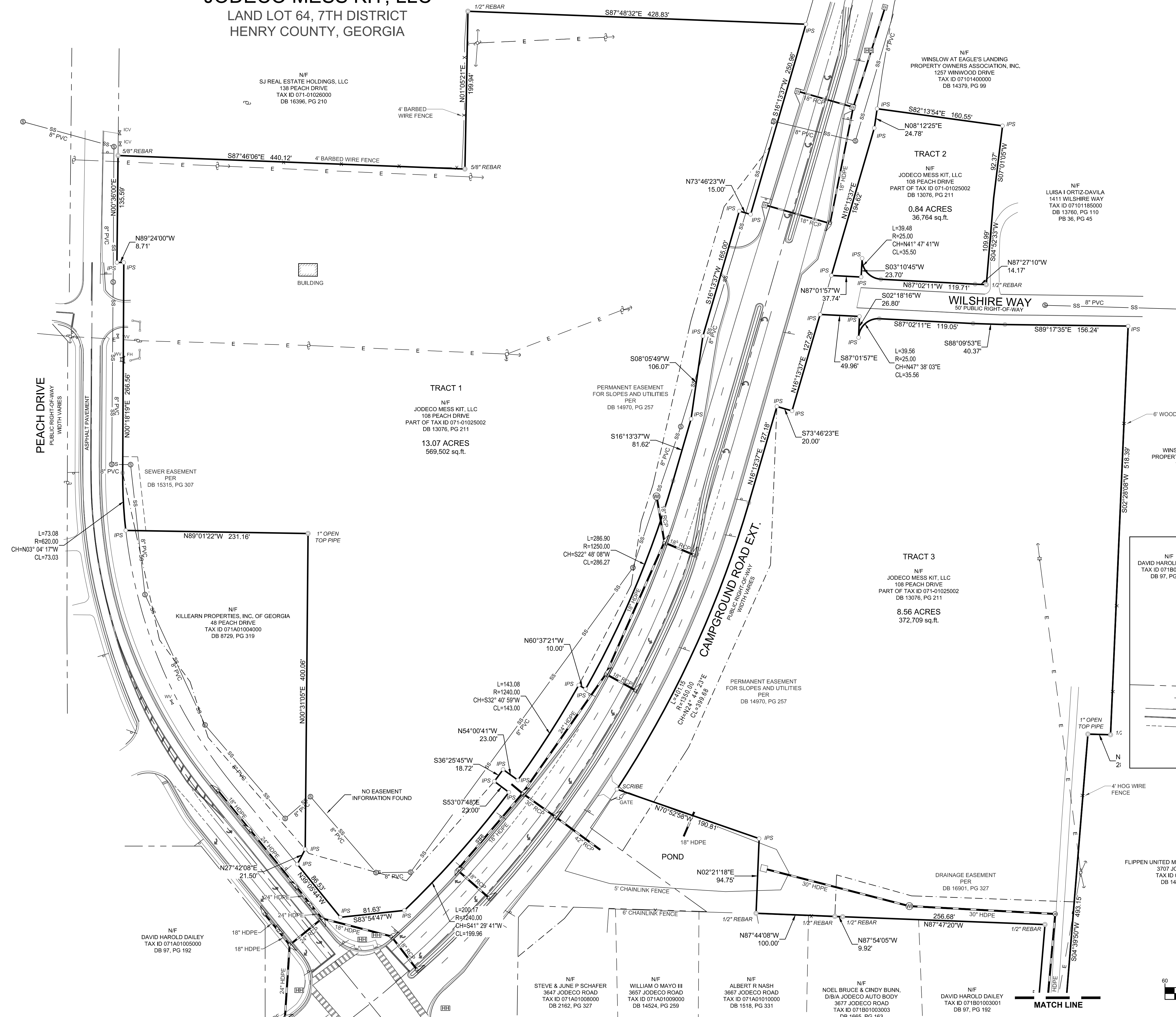
CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT  
 LAND SURVEYING  
 LANDSCAPE ARCHITECT  
 LAND PLANNING

**FALCON DESIGN CONSULTANTS**

STOCKBRIDGE OFFICE  
 231 CHAP. CTR. DR., STE. 200  
 STOCKBRIDGE, GEORGIA 30201  
 PH: 770.708.0666 - Fax: 770.708.0626

CUMMING OFFICE  
 900 PHILIPPIA RD., STE. 300  
 CUMMING, GEORGIA 30008  
 PH: 478.825.0399

www.fdc-llc.com



- LEGEND**
- DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - LL LAND LOT
  - OTL OPEN TOP PIPE
  - OTR OPEN TOP PIPE
  - RB REBAR
  - IPF IRON PIN FOUND
  - IPR 1/2" REBAR W/ DC 000995
  - CTP CRIMP TOP PIPE
  - C&G CURB & GUTTER
  - R/W RIGHT OF WAY
  - N/F NOW OR FORMERLY
  - E- OVERHEAD POWER LINE
  - SQ FT SQUARE FOOT
  - REF REFERENCE
  - TBM TEMPORARY BENCHMARK
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - RCP REINFORCED CONCRETE PIPE
  - DIP DUCTILE IRON PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - HDPE HIGH DENSITY POLYETHYLENE PIPE
  - CMP CORRUGATED METAL PIPE
  - PROPERTY LINE
  - C CENTERLINE
  - ID IDENTIFICATION
  - B.S.L. BUILDING SETBACK LINE
  - BOC BACK OF CURB
  - C CURVE LABEL
  - CI CURB INLET
  - DE DRAINAGE EASEMENT
  - EOP EDGE OF PAVEMENT
  - FH FIRE HYDRANT
  - L LINE LABEL
  - PKS PK NAIL SET
  - SSE SANITARY SEWER EASEMENT
  - UE UTILITY EASEMENT
  - SWMF STORMWATER MANAGEMENT FACILITY
  - SCO SEWER CLEAN OUT
  - IRON PIN FOUND
  - IRON PIN SET
  - CALCULATED POINT
  - POWER POLE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - JUNCTION BOX
  - SANITARY SEWER MANHOLE
  - DROP INLET
  - R/W MONUMENT
  - SINGLE WING CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - CURB INLET
  - HEADWALL
  - FLARED END SECTION
  - GAS METER
  - ELECTRIC TRANSFORMER
  - TELEPHONE PEDESTAL
  - LIGHT POST
  - ASPHALT
  - CONCRETE

ALTA/NSPS LAND TITLE SURVEY  
 FOR  
**JODECO MESS KIT, LLC**  
 LOCATED IN:  
 LAND LOT 64, 7TH DISTRICT  
 HENRY COUNTY, GEORGIA

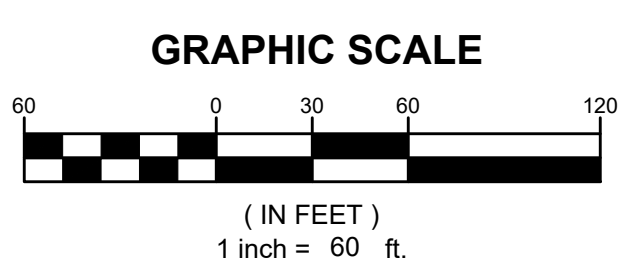
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR FIRMS NAMED HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR FIRMS. BY THE SURVEYOR NAMING SAID PERSON.

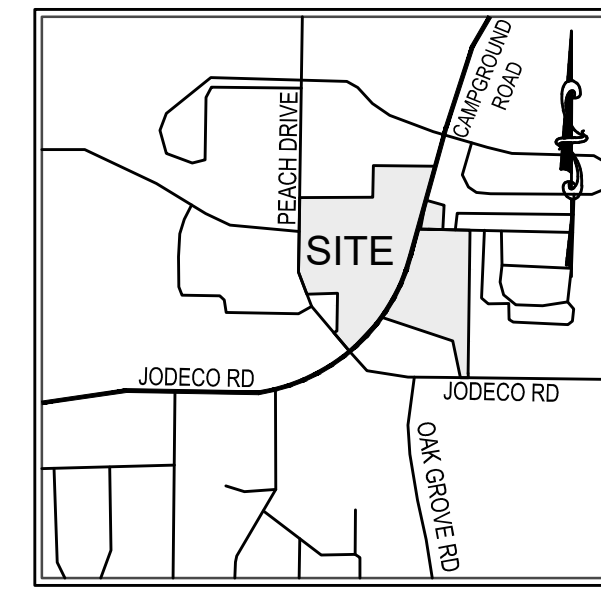
DATE:	4-09-2021
SCALE:	1" = 60'
FILE NUMBER:	164.002
DRAWN BY:	A MURDAUGH
REVIEWED BY:	K. BROWN

YEFIM M. BROWN  
 4/09/21  
 COA# LSF 000995  
 THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



SHEET NUMBER  
**1 OF 2**

ALTA/NSPS LAND TITLE SURVEY FOR  
JODECO MESS KIT, LLC  
LAND LOT 64, 7TH DISTRICT  
HENRY COUNTY, GEORGIA



VICINITY MAP  
NOT TO SCALE

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B - SECTION 2 - EXCEPTIONS

Commitment No.: 2-26117  
EFFECTIVE DATE: March 5, 2011 at 5:00 p.m.

3(g) Easement from J.J. Varner to Georgia Power Company, dated October 9, 1939, recorded November 11, 1939, recorded in Deed Book 31, Page 427, Records of Henry County, Georgia.

NO DOCUMENT PROVIDED FOR REVIEW.

3(h) Easement from Henry County Board of Education to Georgia Power Company, dated December 8, 1950, recorded December 30, 1950, recorded in Deed Book 43, Page 461 (top), aforesaid Records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

3(i) Right of Way Deed from L.L. Moore and Jonnie D. Moore to Henry County, Georgia, dated January 22, 1953, filed for record March 30, 1953 at 9:30 a.m., recorded in Deed Book 46, Page 442, aforesaid Records.  
NOTE: The above item, may be removed or modified upon further examination and/or survey review.

DOCUMENT CONTAINS NO PLOTTABLE RW WITHOUT STATE HWY PLANS.

3(j) Right of Way Deed from C.H. Kennedy to Henry County, Georgia, dated January 19, 1953, filed for record March 30, 1953 at 9:30 a.m., recorded in Deed Book 46, Page 447, aforesaid Records.  
NOTE: The above item may be removed or modified upon further examination and/or survey review.

DOCUMENT CONTAINS NO PLOTTABLE RW WITHOUT STATE HWY PLANS.

3(k) Easement from C.H. Kennedy to Southern Bell Telephone and Telegraph Company (Incorporated), dated October 13, 1953, recorded February 16, 1954, recorded in Deed Book 48, Page 416, aforesaid Records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

3(l) Easement from L.L. Moore to Georgia Power Company, dated May 24, 1954, recorded June 3, 1954, recorded in Deed Book 49, Page 302 (bottom), aforesaid Records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

3(m) Easement from Harold Dalley to Georgia Power Company, dated March 5, 1963, recorded June 21, 1963, recorded in Deed Book 76, Page 402 (top), aforesaid Records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

3(n) Easement from Tammy M. Chase to Georgia Power Company, dated March 7, 1983, filed for record March 18, 1983 at 12:48 p.m., recorded in Deed Book 514, Page 330 aforesaid Records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

3(o) Easement from Beverly Ann Franklin to Georgia Power Company, dated March 22, 1984, filed for record March 28, 1984 at 12:26 p.m., recorded in Deed Book 563, Page 311, aforesaid Records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

3(p) Right of Way Deed from Tammy M. Chase, Opal Moore, et al to Henry County, a political subdivision of the State of Georgia, dated January 13, 198 5, filed for record April 4, 1986 at 12:47 p.m., recorded in Deed Book 701, Page 1 50, aforesaid Records.  
NOTE: The above item may be removed or modified upon further examination and/or survey review.

DOCUMENT INDICATES 60' RW WIDTH FOR PEACH DRIVE BUT DOES NOT SPECIFY LOCATION.

3(q) Right of Way Deed from Wanda Liles, Wayne Liles, et al to Henry County, a political subdivision of the State of Georgia, dated January 13, 198 6, filed for record April 4, 1986 at 12:47 p.m., recorded in Deed Book 701, Page 15 1, aforesaid Records.  
NOTE: The above item may be removed or modified upon further examination and/or survey review.

DOCUMENT INDICATES 60' RW WIDTH FOR PEACH DRIVE BUT DOES NOT SPECIFY LOCATION.

3(r) Right of Way Deed from Patricia A. Huff, Catherine Gilmore, et al to Henry County, a political subdivision of the State of Georgia, dated January 13, 198 6, filed for record April 4, 1986 at 12:47 p.m., recorded in Deed Book 701, Page 152, aforesaid Records.  
NOTE: The above item may be removed or modified upon further examination and/or survey review.

DOCUMENT INDICATES 60' RW WIDTH FOR PEACH DRIVE BUT DOES NOT SPECIFY LOCATION.

3(s) Terms, conditions and obligations as contained in that certain Drainage Easement from Burt Blackmon to Killrean Properties, Inc. of GA, dated June 30, 1999, filed for record September 24, 1999 at 3:31 p.m., recorded in Deed Book 3458, Page 148, aforesaid Records.

EASEMENT IS OFFSITE (ADJACENT TO RAILROAD).

3(t) Declaration of Covenants and Restrictions by Killrean, Inc., a Georgia corporation, dated May 24, 2001, filed for record May 31, 2001 at 12:08 p.m., recorded in Deed Book 4233, Page 159, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.  
NOTE: The above item may be removed or modified upon further examination and/or survey review.

DOCUMENT DOES NOT INCLUDE EXHIBIT "A" FOR REVIEW.

3(u) All those matters as disclosed by that certain plat recorded in Plat Book 7, Page 191, aforesaid Records.

1978 PLAT DEPICTS LOT THAT APPEARS TO BE WITHIN CURRENT RW OF RELOCATED PEACH DRIVE.

3(v) All those matters as disclosed by that certain plat recorded in Plat Book 29, Page 110, aforesaid Records.

SOUTHERLY HALF OF 1999 PLAT DEPICTS A PORTION OF SUBJECT PROPERTY PRIOR TO RELOCATION OF PEACH DRIVE AND WEST CAMPGROUND ROAD.

SURVEYOR'S CERTIFICATION

TO: JODECO MESS KIT, LLC  
and CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11 & 19, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 9, 2021.

DATE OF PLAT OR MAP: APRIL 9, 2021.

KEVIN M. BROWN  
REGISTERED LAND SURVEYOR #2960

4/09/21  
DATE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE LATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN  
REGISTERED LAND SURVEYOR #2960

4/09/21  
DATE

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED APRIL 9, 2021 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,148 FEET, AND AN ANGULAR ERROR OF 0.2" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.

3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 630,620 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.

4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "EDCLSFO000995" UNLESS OTHERWISE NOTED.

6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY GSPS SOLUTIONS.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

9. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0152Z EFFECTIVE DATE: OCTOBER 6, 2016. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

RECORD DESCRIPTION

Parcel One:

All that tract or parcel of land lying and being in Land Lot 64 of the 7<sup>th</sup> District of Henry County, Georgia, and being 18.29 acres designated as Tract 1 on that certain Exhibit prepared for Killrean Properties, Inc. of Winslow at Eagles Landing Commercial at Peach Drive and Jodeco Road, prepared by Moore Bass Consulting, dated September 25, 2007, which said exhibit is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the Northern right-of-way line of Jodeco Road (80' R/W) with the Eastern right-of-way line of Peach Drive (60' R/W); thence proceeding North 78 degrees 47 minutes 11 seconds East 197.45 feet to a point; said point being the TRUE POINT OF BEGINNING; thence proceeding along the Eastern boundary of property now or formerly owned by David Harold Dalley as conveyed at Deed Book 97, page 192, Henry County records, North 00 degrees 06 minutes 27 seconds West 256.85 feet to an iron pin found; thence continuing along the Eastern boundary of property now or formerly owned by David Harold Dalley North 27 degrees 26 minutes 36 seconds West 245.14 feet to an iron pin found at the most Southeastern corner of property now or formerly owned by Killrean Properties, Inc. and JH Childs Co. LP Property North 89 degrees 14 minutes 30 seconds West 245.14 feet to a point located on the Eastern right-of-way line of Peach Drive; thence proceeding along the Eastern right-of-way line of Peach Drive North 00 degrees 20 minutes 31 seconds East 200.05 feet to a point; thence continuing along the Eastern right-of-way line of Peach Drive North 00 degrees 33 minutes 27 seconds East 275.53 feet to an iron pin found at the most Southwestern corner of property now or formerly owned by 138 Peach Drive Assoc. LLC by conveyance at Deed Book 6105, Page 68, Henry County records; thence leaving said right-of-way line and proceeding along the Southern boundary of said 138 Peach Drive Assoc. LLC property North 87 degrees 48 minutes 11 seconds East 440.52 feet to an iron pin found at the most Southeastern corner said 38 Peach Drive Assoc. LLC property; thence proceeding along the Eastern boundary of said 138 Peach Drive Assoc. LLC property North 01 degree 06 minutes 14 seconds East 199.93 feet to an iron pin found at the most Northeastern corner of said 138 Peach Drive Assoc. LLC property and the Southern boundary of Winslow at Eagles Landing, Phase I as set fourth under Plat Book 33, Pages 72 through 76, Henry County records; thence proceeding along the Southern boundary of Winslow at Eagles Landing, Phase I South 87 degrees 47 minutes 35 seconds East 281.18 feet to a point; thence continuing along said Winslow at Eagles Landing, Phase I boundary South 87 degrees 48 minutes 50 seconds East 152.69 feet to a point located on the Western boundary of a "Proposed West Campground Road 100' Right-of-Way Original Proposed Road" as set fourth under said Exhibit; thence proceeding along said right-of-way in a Southerly direction and following the curvature thereof to the left along the arc of a curve to the right of a chord having been subtended a distance of 313.82 feet; said arc having a radius of 2,703.48 feet and said chord having a bearing and distance of South 06 degrees 27 minutes 37 seconds West 313.64 feet; thence continuing along said right-of-way South 02 degrees 20 minutes 16 seconds West 815.48 feet to an iron pin found at the most Northeastern corner of property now or formerly owned by Hans M. Broder, Jr. by conveyance of record at Deed Book 642, Page 345, Henry County records; thence leaving said right-of-way line and proceeding along the Northern boundary of property now or formerly owned by Hans M. Broder, Jr. North 88 degrees 01 minute 46 seconds West 293.31 feet to an iron pin found at the most Northeastern corner of property now or formerly owned by Melody Clark and Garey Clark by conveyance of record at Deed Book 2327, Page 243, Henry County records; thence proceeding along the Northern boundary of property now or formerly owned by Melody Clark and Garey Clark South 87 degrees 44 minutes 14 seconds West 157.45 feet to an iron pin found at the most Northwestern corner of property now or formerly owned by Hans M. Broder, Jr. by conveyance of record at Deed Book 642, Page 345, Henry County records; thence proceeding along the Northern boundary of property now or formerly owned by Melody Clark and Garey Clark by conveyance of record at Deed Book 2327, Page 243, Henry County records; thence proceeding along the Northern boundary of property now or formerly owned by Melody Clark and Garey Clark South 87 degrees 44 minutes 14 seconds West 157.45 feet to an iron pin found at the most Northwestern corner of property now or formerly owned by Melody Clark and Garey Clark; thence proceeding along the Western boundary of property now or formerly owned by Melody Clark and Garey Clark North 00 degrees 46 minutes 21 seconds West 268.10 feet to a point located within the Northern right-of-way line of Jodeco Road; thence proceeding South 87 degrees 35 minutes 35 seconds West 169.20 feet to a point, said point being the TRUE POINT OF BEGINNING.

LESS AND EXCEPT from the above-described property is any property which lies within the right-of-way of Jodeco Road.

Parcel Two:

All that tract or parcel of land lying and being in Land Lot 64 of the 7<sup>th</sup> District of Henry County, Georgia, and being 5.93 acres designated as Tract 3 on that certain Exhibit prepared for Killrean Properties, Inc. of Winslow at Eagles Landing Commercial at Peach Drive and Jodeco Road, prepared by Moore Bass Consulting, dated September 25, 2007, which said exhibit is incorporated herein and by reference there to being more particularly described as follows:

To find the true point of beginning, commence at a point located at the intersection of the Northern right-of-way line of Jodeco Road (80' R/W) with the Eastern right-of-way line of Peach Drive (60' R/W); thence proceeding North 78 degrees 47 minutes 11 seconds East 197.45 feet to a point; thence proceeding North 87 degrees 35 minutes 35 seconds East 169.20 feet to a point located on the most Southwestern corner of property now or formerly owned by Melody Clark and Garey Clark by conveyance at Deed Book 2327, Page 243, Henry County records; thence proceeding along the Western boundary of said Melody Clark and Garey Clark property North 00 degrees 46 minutes 21 seconds East 268.10 feet to an iron pin found at the Northwestern corner of said Melody Clark and Garey Clark property; thence proceeding along the Northern boundary of said Melody Clark and Garey Clark property North 87 degrees 44 minutes 14 seconds East 157.45 feet to an iron pin found at the most Northwestern corner of property now or formerly owned by Hans M. Broder, Jr. by conveyance at Deed Book 642, Page 345, Henry County records; thence proceeding along the Northern boundary of property now or formerly owned by Melody Clark and Garey Clark North 88 degrees 01 minute 46 seconds East 293.31 feet to an iron pin found at the most Northwestern corner of property now or formerly owned by Noel Bruce Bunn and Cindy Bunn; thence proceeding along the Northern boundary of said Noel Bruce Bunn and Cindy Bunn property South 87 degrees 44 minutes 33 seconds East 100.00 feet to a point located at the Southeastern corner of "Proposed West Campground Road 100' Right-of-Way Original proposed road" as shown on said exhibit; said point being the TRUE POINT OF BEGINNING; thence proceeding along the Eastern side of said Proposed West Campground Road 100' Right-of-Way Original Proposed Road North 02 degrees 20 minutes 16 seconds East 736.56 feet to a point located on the most Southwestern corner of Wilshire Way (50' R/W); thence proceeding along the Southern right-of-way line of Wilshire Way in a Northeastern direction and following the curvature thereof to the right along the arc of a curve to the left of a chord having been subtended a distance of 195.25 feet, said arc having a radius of 25.00 feet and said chord having a bearing and distance of North 47 degrees 39 minutes 19 seconds East 35.55 feet; thence continuing along the Southern right-of-way line of Wilshire Way South 87 degrees 01 minute 57 seconds East 119.39 feet to a point; thence continuing along said right-of-way line in an Easterly direction and following the curvature thereof to the left along the arc of a curve to the right of a chord having been subtended a distance of 40.37 feet, said arc having a radius of 1,025.00 feet and said chord having a bearing and distance of South 88 degrees 09 minutes 39 seconds East 40.37 feet; thence continuing along the Southern right-of-way line of Wilshire Way South 89 degrees 17 minutes 21 seconds East 155.03 feet to a point located on

The western boundary of Winslow at Eagles Landing, Phase IV per plat of record at Plat Book 36, Pages 45 through 48, Henry county records; thence leaving said right-of-way line and proceeding along the Western boundary of said Winslow at Eagles Landing, Phase IV South 02 degrees 20 minutes 16 seconds West 518.37 feet to a point located on the Northern boundary of property now or formerly owned by Filpen Methodist Church by conveyance at Deed Book 85, Page 171, Henry County records; thence proceeding along the Northern boundary of said Filpen Methodist Church property North 88 degrees 42 minutes 50 seconds West 28.67 feet to an iron pin located at the most Northwestern corner of said Filpen Methodist Church property; thence proceeding along the Western boundary of said Filpen Methodist Church property south 04 degrees 40 minutes 15 seconds West 493.01 feet to a point located on the Northern right-of-way line of Jodeco Road; thence proceeding along the Northern right-of-way line of Jodeco Road North 87 degrees 15 minutes 38 seconds West 35.00 feet to an iron pin found at the most Southeastern corner of property now or formerly owned by D.H. Dailey by conveyance of record at Deed Book 97, Page 192, Henry County records; thence leaving said right-of-way line and proceeding along the Eastern boundary of said D.H. Dailey property North 04 degrees 41 minutes 34 seconds East 249.88 feet to the most Northeastern corner of said D.H. Dailey property; thence proceeding along the northern boundary of said D.H. Dailey property North 87 degrees 47 minutes 38 seconds West 256.58 feet to an iron pin found at the most Northeastern corner of property now or formerly owned by Noel Bruce Bunn and Cindy Bunn; thence proceeding along the Northern boundary of said property now or formerly owned by Noel Bruce Bunn and Cindy Bunn North 87 degrees 44 minutes 33 seconds West 9.96 feet to a point located at the most Southeastern corner of said proposed west campground road 100' right-of-way original proposed road as shown on said Exhibit; said point being the TRUE POINT OF BEGINNING.

Parcel 3:

All that tract or parcel of land lying and being in Land Lot 64 of the 7<sup>th</sup> district of Henry County, Georgia, and being 0.76 acres designated as tract 4 on that certain exhibit prepared for Killrean properties, Inc. of Winslow at Eagles Landing Commercial at peach drive and Jodeco road, prepared by Moore bass consulting, dated September 25, 2007, which said exhibit is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the Northern right-of-way line of Jodeco Road (80' R/W) with the Eastern right-of-way line of Peach Drive (60' R/W); thence proceeding North 78 degrees 47 minutes 11 seconds East 197.45 feet to a point; thence proceeding North 87 degrees 35 minutes 35 seconds East 169.20 feet to a point located on the most Southwestern corner of property now or formerly owned by Melody Clark and Garey Clark by conveyance at Deed Book 2327, Page 243, Henry County records; thence proceeding along the Western boundary of said Melody Clark and Garey Clark property North 00 degrees 46 minutes 21 seconds East 268.10 feet to an iron pin found at the most Northeastern corner of said Melody Clark and Garey Clark property; thence proceeding along the Northern boundary of said Melody Clark and Garey Clark property North 87 degrees 44 minutes 14 seconds East 157.45 feet to an iron pin found at the most Northwestern corner of property now or formerly owned by Hans M. Broder, Jr. by conveyance at Deed Book 642, Page 345, Henry County records; thence proceeding along the Northern boundary of said Hans M. Broder, Jr. property South 88 degrees 01 minute 46 seconds East 293.31 feet to an iron pin found at the most Northwestern corner of property now or formerly owned by Noel Bruce Bunn and Cindy Bunn; thence proceeding along the Northern boundary of said Noel Bruce Bunn and Cindy Bunn property south 87 degrees 44 minutes 33 seconds East 100.00 feet to a point located at the Southeastern corner of "Proposed West Campground Road 100' Right-of-Way Original proposed road" as shown on said exhibit; thence proceeding along the Eastern side of said Proposed West Campground Road 100' Right-of-Way Original Proposed Road North 02 degrees 20 minutes 16 seconds East 736.56 feet to a point located on the most Southwestern corner of Wilshire Way (50' R/W); thence continuing along the Western end of Wilshire Way right-of-way North 02 degrees 20 minutes 16 seconds East 80.67 feet to a point; thence continuing along said right-of-way in a Northerly direction and following the curvature thereof to the right along the arc of a curve to the left of a chord having been subtended a distance of 19.84 feet, said arc having a radius of 2,603.48 feet and said chord having a bearing and distance of North 03 degrees 22 minutes 06 seconds West 19.84 feet to a point, said point being the most Northwestern corner of Wilshire Way and being the TRUE POINT OF BEGINNING; thence from said true point of beginning and proceeding along the Eastern boundary of said Proposed West Campground Road 100' Right-of-Way Original Proposed Road in a Northerly direction to the right along the arc of a curve to the left of a chord having been subtended a distance of 190.60 feet, said arc having a radius of 2,603.48 feet and said chord having a bearing and distance of North 05 degrees 41 minutes 02 seconds East 190.55 feet to a point located on the Southwestern boundary of property owned by Winslow at Eagles Landing Home Owners Assoc. as shown on said exhibit; thence leaving said right-of-way and proceeding along the southern boundary of property of Winslow at Eagles Landing Home Owners Assoc. South 82 degrees 13 minutes 00 seconds East 159.97 feet to a point; thence continuing along said Winslow at Eagles Landing Home Owners Assoc. boundary South 06 degrees 19 minutes 25 seconds West 92.26 feet to a point located at the most Northwest corner of Lot 1 of Winslow at Eagles Landing, Phase IV per plat of record at Plat Book 36, Pages 45 through 48, Henry County records; thence proceeding along the Western boundary of said Lot 1 of Winslow at Eagles Landing, phase IV south 04 degrees 52 minutes 47 seconds West 109.99 feet to a point located on the Northern right-of-way line of Wilshire Way in a westerly direction and following the curvature thereof to the right along the arc of a curve to the left of a chord having been subtended a distance of 14.17 feet, said arc having a radius of 975.00 feet and said chord having a bearing and distance of North 87 degrees 26 minutes 56 seconds West 14.17 feet to a point; thence continuing along the Northern right-of-way line of Wilshire Way North 87 degrees 01 minute 57 seconds West 120.01 feet to a point; thence continuing along the Northern right-of-way line of Wilshire Way in a Northwesterly direction and following the curvature thereof to the right along the arc of a curve to the left of a chord having been subtended a distance of 39.55 feet, said arc having a radius of 25.00 feet and said chord having a bearing and distance of North 41 degrees 59 minutes 45 seconds West 35.55 feet to a point located on the Eastern side of said proposed West Campground Road 100' right-of-way original proposed road, said point being the TRUE POINT OF BEGINNING.

CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
LAND SURVEYING  
LANDSCAPE ARCHITECT  
LAND PLANNING

STOCKBRIDGE OFFICE  
231 CHASE CTR. DR. STE 201  
STOCKBRIDGE, GEORGIA 30201  
PH: 770.398.0666 - Fax: 770.398.0666

ANNAS OFFICE  
400 GARDENVIEW CTR. STE A  
STUNAW, GEORGIA 30205  
PH: 770.370.8886

CUMMING OFFICE  
590 PINEKNOCK HOLLOW DR. STE C  
CUMMING, GEORGIA 30008  
PH: 478.857.0290

www.fdc-llc.com

ALTA/NSPS LAND TITLE SURVEYOR  
FOR  
JODECO MESS KIT, LLC  
LOCATED IN:  
LAND LOT 64, 7TH DISTRICT  
HENRY COUNTY, GEORGIA

REVISIONS	
No.	Description
1	
2	
3	
4	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS; HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS. THE SIGNATURE OF THE SURVEYOR NAMING SAID PERSON.

DATE:	4-09-2021
SCALE:	1" = 60'
FILE NUMBER:	164.002
DRAWN BY:	A. MURDOUGH
REVIEWED BY:	K. BROWN

4/09/21  
COA# LSF 000995  
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER  
2 OF 2

