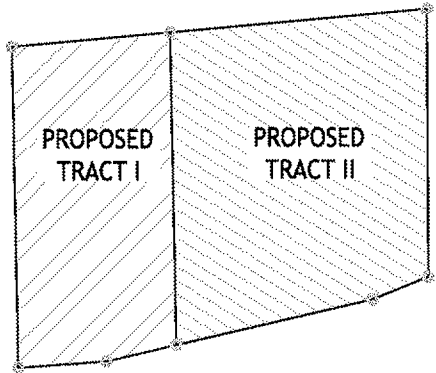


**BK:63 PG:53-55**  
Filed and Recorded  
Mar-22-2023 04:45 PM  
DOC# 2023 - 000055  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 3915475871

THE PURPOSE OF THIS PLAT IS TO  
SUBDIVIDE  
PARCEL ID:012-01003000



PROPOSED TRACT 1 AND TRACT 2  
1" = 200'



VICINITY MAP  
VICINITY MAP  
NOT TO SCALE

SUBDIVISION NOTES

OWNER'S NAME:MELISSA RUSSEL  
ZONING:C-1 - NEIGHBORHOOD COMMERCIAL DISTRICT  
THIS PROPERTY IS ON THE COUNTY WATER SYSTEM  
THIS PROPERTY IS ON PAVED COUNTY RIGHT-OF-WAY  
THIS PROPERTY IS NOT A PART OF A PLATTED SUBDIVISION.  
THIS PROPERTY DOES NOT HAVE BODIES OF WATER ON THE PROPERTY.  
THIS PROPERTY IS NOT IN A FLOOD PLAIN (PROVIDE FIRM AND DATE) .  
THIS PROPERTY IS NOT IN A WETLAND AREA.  
THIS PROPERTY IS/IS NOT IN A WATERSHED PROTECTION AREA.

NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
- THE PROJECT HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
- POINT OF COMMENCEMENT IS A CONCRETE RIGHT OF WAY MONUMENT: GDOT POINT 3350 LOCATED 100' LEFT, STATION 284+28.3221 AS REFERENCED ON GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (REF. #2), PROJECT NH-164-1(24), HENRY COUNTY, DATED 12/15/1997, LAST REVISED 1/04/2005, SHEET 31 AND 32 OF 42.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS LAYING WITHIN ZONE "AE" AS DEFINED BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF HENRY COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13151C0095D, EFFECTIVE DATE 10/26/21.

PLAT REFERENCES

- A PLAN DRAWING PREPARED BY MOORE BASS CONSULTING OF MT ZION SHOPS, STOCKBRIDGE, GEORGIA, DATED 8/24/15, LASTED REVISED 2/25/16, STAMPED AND SIGNED BY SEAN D. SHANKS, GA PE 031558.
- A GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NH-164-1(24), HENRY COUNTY, DATED 12/15/1997, LAST REVISED 1/04/2005, SHEET 31 AND 32 OF 42.
- GEORGIA DEPARTMENT OF TRANSPORTAION RIGHT-OF-WAY PLAN, FEDERAL PROJECT NH-164-1(24), PI NUMBER 721480.
- CONSTRUCTION PLANS BY REEVES CREEK OUTFALL & FORCE MAIN FOR CLAYTON COUNTY WATER AUTHORITY (CCWA), MORROW, GEORGIA, PREPARED BY ROBERT & COMPANY (RAC), ATLANTA, GEORGIA, DATED 8-18-87. CCWA JOB NO. S85-028, RAC JOB NO. 860003-07, PLAN SHEETS STATION 25+00 TO 43+00.
- A BOUNDARY SURVEY OF HWY 138 WEST PROPERTY PREPARED FOR PROVISIONAL HOLDINGS, LLC., PREPARED BY LONG ENGINEERING, DATED 11/1/21, LAST REVISED 12/13/22.

CERTIFICATION

PARCEL LINES DEPICTED HEREON NOTED AS PROPOSED ARE TENTATIVE AND DO NOT REPRESENT AN ACTUAL SUBDIVISION OF THE PROPERTY THAT HAS BEEN REVIEWED AND APPROVED BY THE JURISDICTIONAL GOVERNING AUTHORITY(S).

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR 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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89.193 FEET, AND AN ANGULAR ERROR OF 0.33" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 328.080 FEET. FIELD WORK PERFORMED: 10/20/21 DATE OF PLAT PREPARATION:10/27/21. EQUIPMENT UTILIZED: LEICA TS12 P 3".

*Jaime F. Higgins* 12/21/22  
JAIME F HIGGINS, PLS GA2802 DATE

DESCRIPTION OF PROPERTY

PROPOSED TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 55 & 42, 12TH DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) AND THE SOUTHERLY APPROXIMATE LAND LOT LINE OF LAND LOT 55 (LINE COMMON TO LAND LOT 55 & 42); THENCE ALONG SAID RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) SOUTH 75 DEGREES 4 MINUTES 8 SECONDS EAST, A DISTANCE OF 74.83 FEET TO A POINT; THENCE SOUTH 76 DEGREES 5 MINUTES 12 SECONDS EAST, A DISTANCE OF 607.33 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 261.21 FEET TO A POINT; THENCE NORTH 40 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 56.28 FEET TO A POINT; THENCE NORTH 73 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 51.29 FEET TO A POINT; THENCE NORTH 85 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 5.38 FEET TO THE POINT OF BEGINNING.

THE POINT OF BEGINNING THUS BEING ESTABLISHED:

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) NORTH 01 DEGREE 8 MINUTES 27 SECONDS WEST, A DISTANCE OF 334.36 FEET TO AN IRON PIN SET; THENCE NORTH 84 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 165.37 FEET TO A POINT; THENCE SOUTH 01 DEGREE 8 MINUTES 27 SECONDS EAST, A DISTANCE OF 325.95 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) SOUTH 76 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 74.54 FEET TO A POINT; THENCE SOUTH 85 DEGREES 56 MINUTES 23 SECONDS WEST, A DISTANCE OF 92.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 55,000 SQUARE FEET OR 1.263 ACRES OF LAND.

DESCRIPTION OF PROPERTY

PROPOSED TRACT II

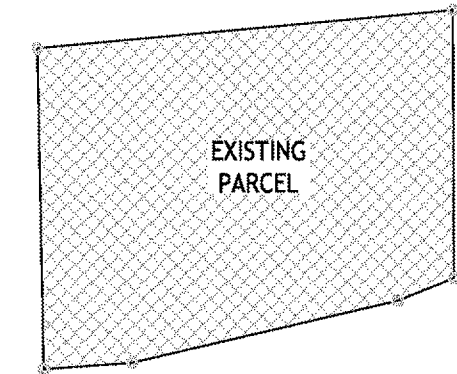
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 55 & 42, 12TH DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) AND THE SOUTHERLY APPROXIMATE LAND LOT LINE OF LAND LOT 55 (LINE COMMON TO LAND LOT 55 & 42); THENCE ALONG SAID RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) SOUTH 75 DEGREES 4 MINUTES 8 SECONDS EAST, A DISTANCE OF 74.83 FEET TO A POINT; THENCE SOUTH 76 DEGREES 5 MINUTES 12 SECONDS EAST, A DISTANCE OF 607.33 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 261.21 FEET TO A POINT; THENCE NORTH 40 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 56.28 FEET TO A POINT; THENCE NORTH 73 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 51.29 FEET TO A POINT; THENCE NORTH 85 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 5.38 FEET TO A POINT; THENCE NORTH 85 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 92.15 FEET TO A POINT; THENCE NORTH 76 DEGREES 51 MINUTES 30 SECONDS EAST, A DISTANCE OF 74.54 FEET TO THE POINT OF BEGINNING.

THE POINT OF BEGINNING THUS BEING ESTABLISHED:

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) NORTH 01 DEGREE 8 MINUTES 27 SECONDS WEST, A DISTANCE OF 325.95 FEET TO A POINT; THENCE NORTH 84 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 268.74 FEET TO A ONE INCH OPEN TOP PIPE FOUND (DISTURBED); THENCE SOUTH 0 DEGREES 15 MINUTES 51 SECONDS EAST, A DISTANCE OF 279.22 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 01 MINUTE 56 SECONDS WEST, A DISTANCE OF 62.66 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE SOUTH 76 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 209.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 81,377 SQUARE FEET OR 1.868 ACRES OF LAND.



BEFORE SUBDIVISION  
1" = 200'



2550 HERITAGE COURT, STE 250  
ATLANTA, GA 30339  
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LONG #0973.0010

SUBDIVISION PLAT OF

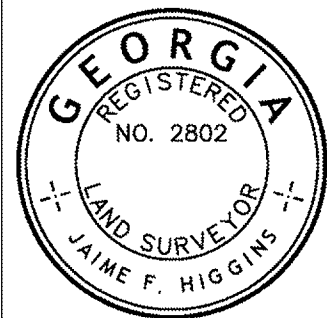
PARCEL ID:012-01003000

(MELISSA RUSSELL TRACT)

PREPARED FOR

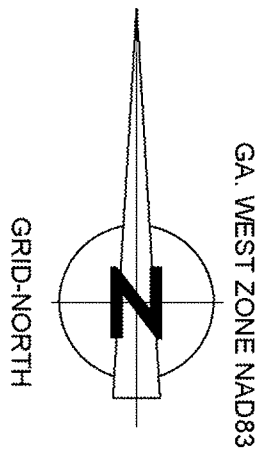
PROVOISION HOLDINGS, LLC.

LL 55 & 42 - 12TH DISTRICT - CITY OF STOCKBRIDGE - HENRY COUNTY - GEORGIA

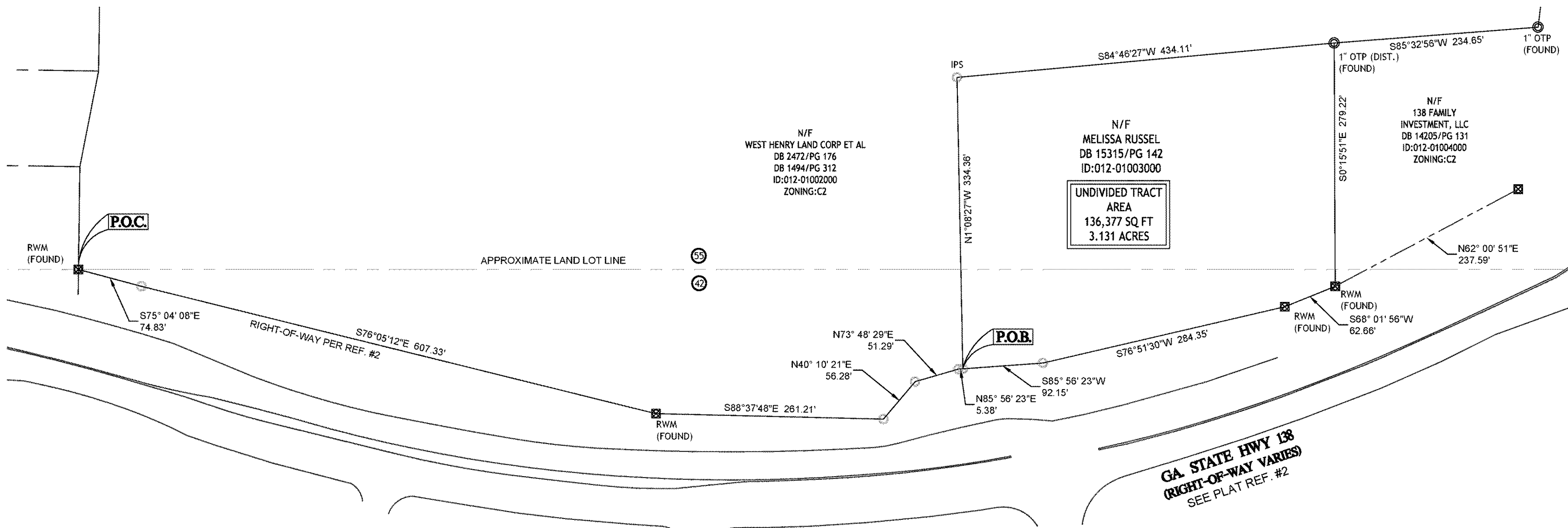


DATE 12/21/22  
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CADD QC: JFH  
SURVEYED BY: DM  
DRAWN BY: DAH

SHEET  
1 OF 3

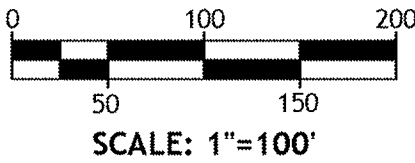


BEFORE SUBDIVISION



LEGEND

|  |                                                 |  |                             |
|--|-------------------------------------------------|--|-----------------------------|
|  | PROPERTY LINE                                   |  | SSE SANITARY SEWER EASEMENT |
|  | ADJOINER LINE                                   |  | N/F NOW OR FORMERLY         |
|  | RIGHT-OF-WAY LINE                               |  | R/W RIGHT-OF-WAY            |
|  | LAND LOT LINE                                   |  | DIST DISTURBED              |
|  | SANITARY SEWER LINE                             |  | DB DEED BOOK                |
|  | FENCE                                           |  | PG PAGE                     |
|  | CONCRETE RIGHT-OF-WAY MONUMENT                  |  | ① LOT NUMBER                |
|  | IRON PIN FOUND AS NOTED                         |  | ① LAND LOT NUMBER           |
|  | PROPERTY CORNER                                 |  | ⑤ SANITARY SEWER MANHOLE    |
|  | 1/2" RBR HALF INCH REBAR                        |  |                             |
|  | IPS IRON PIN SET                                |  |                             |
|  | P.O.B. POINT OF BEGINNING                       |  |                             |
|  | OTP OPEN TOP PIPE FOUND                         |  |                             |
|  | CTP CRIMPED TOP PIPE FOUND                      |  |                             |
|  | RBC HALF INCH REBAR WITH CAP                    |  |                             |
|  | RWM RIGHT-OF-WAY MONUMENT                       |  |                             |
|  | MH CENTERLINE OF MANHOLE LID AS PROPERTY CORNER |  |                             |



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LONG #0973.0010

SUBDIVISION PLAT OF  
**PARCEL ID:012-01003000**

(MELISSA RUSSELL TRACT)

PREPARED FOR

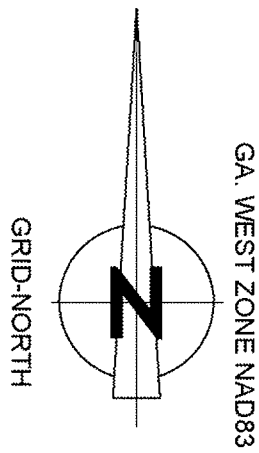
PROVOSION HOLDINGS, LLC.

LL 55 & 42 - 12TH DISTRICT - CITY OF STOCKBRIDGE - HENRY COUNTY - GEORGIA

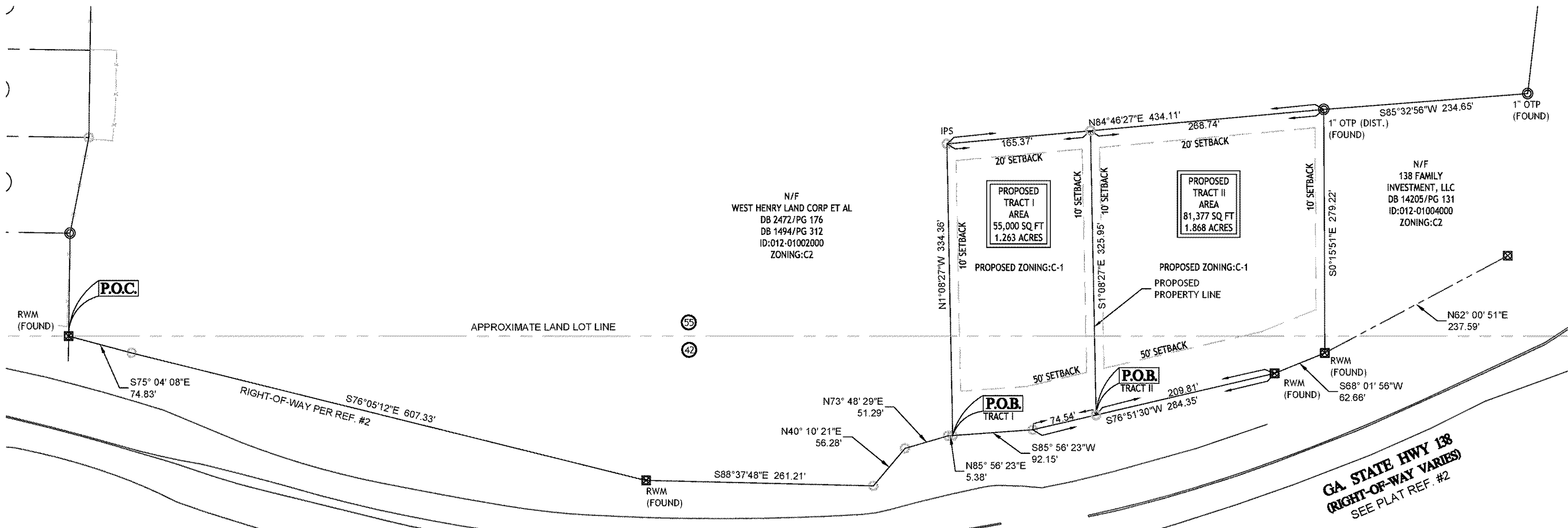


|              |          |
|--------------|----------|
| DATE         | 12/21/22 |
| SURVEY QC:   | JFH      |
| CADD QC:     | JFH      |
| SURVEYED BY: | DM       |
| DRAWN BY:    | DAH      |

**SHEET**  
**2 OF 3**

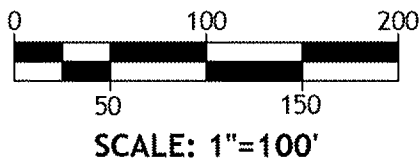


AFTER SUBDIVISION



LEGEND

|  |                                |  |                             |
|--|--------------------------------|--|-----------------------------|
|  | PROPERTY LINE                  |  | SSE SANITARY SEWER EASEMENT |
|  | ADJOINER LINE                  |  | N/F NOW OR FORMERLY         |
|  | RIGHT-OF-WAY LINE              |  | R/W RIGHT-OF-WAY            |
|  | LAND LOT LINE                  |  | DIST DISTURBED              |
|  | SANITARY SEWER LINE            |  | DB DEED BOOK                |
|  | FENCE                          |  | PG PAGE                     |
|  | CONCRETE RIGHT-OF-WAY MONUMENT |  | ① LOT NUMBER                |
|  | IRON PIN FOUND AS NOTED        |  | ② LAND LOT NUMBER           |
|  | PROPERTY CORNER                |  | ⑤ SANITARY SEWER MANHOLE    |
|  | 1/2" RBR                       |  |                             |
|  | IPS                            |  |                             |
|  | PAB                            |  |                             |
|  | OTF                            |  |                             |
|  | CTP                            |  |                             |
|  | RBC                            |  |                             |
|  | RWM                            |  |                             |
|  | MH                             |  |                             |



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PARCEL ID:012-01003000

(MELISSA RUSSELL TRACT)

PREPARED FOR

PROVOSION HOLDINGS, LLC.

LL 55 & 42 - 12TH DISTRICT - CITY OF STOCKBRIDGE - HENRY COUNTY - GEORGIA



|              |          |
|--------------|----------|
| DATE         | 12/22/22 |
| SURVEY QC:   | JFH      |
| CADD QC:     | JFH      |
| SURVEYED BY: | DM       |
| DRAWN BY:    | DAH      |

SHEET  
3 OF 3