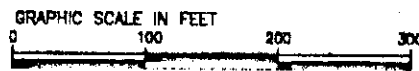


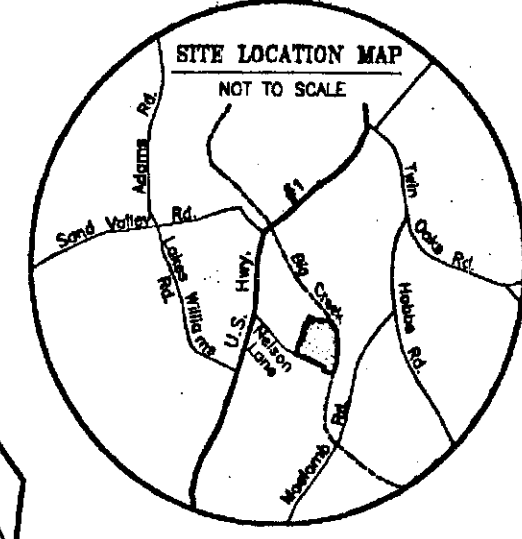
PLAT SHOWING SECTION I OF OAK HILL SUBDIVISION PREPARED FOR JEFFERSON LAND GROUP, LLC

PROPERTY LOCATED IN THE 78th. G.M.D. JEFFERSON COUNTY, GEORGIA SCALE: 1" = 100' AUGUST 19, 2002 Prepared by STEVE BARGERON & ASSOCIATES WAYNESBORO, GEORGIA (706)654-2582



Pursuant to the land subdivision regulations of Jefferson County, Georgia, all the requirements for approval having been fulfilled, this final plat was given approval by the Jefferson County Planning Commission on August 19, 2002.

JIMMY R. SMITH DB 168 PG 368 PB 3R PG 241



NOTE: ANGLE IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.

NOTE: A 20 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED ALONG ROAD RIGHT-OF-WAY. A 15 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED ALONG SIDE & REAR LOT LINES.

MINIMUM SETBACK REQUIREMENTS COUNTY ROADS FROM R/W: 75' SETBACK LINE SIDE & REAR LOT LINES: 15' SETBACK LINE

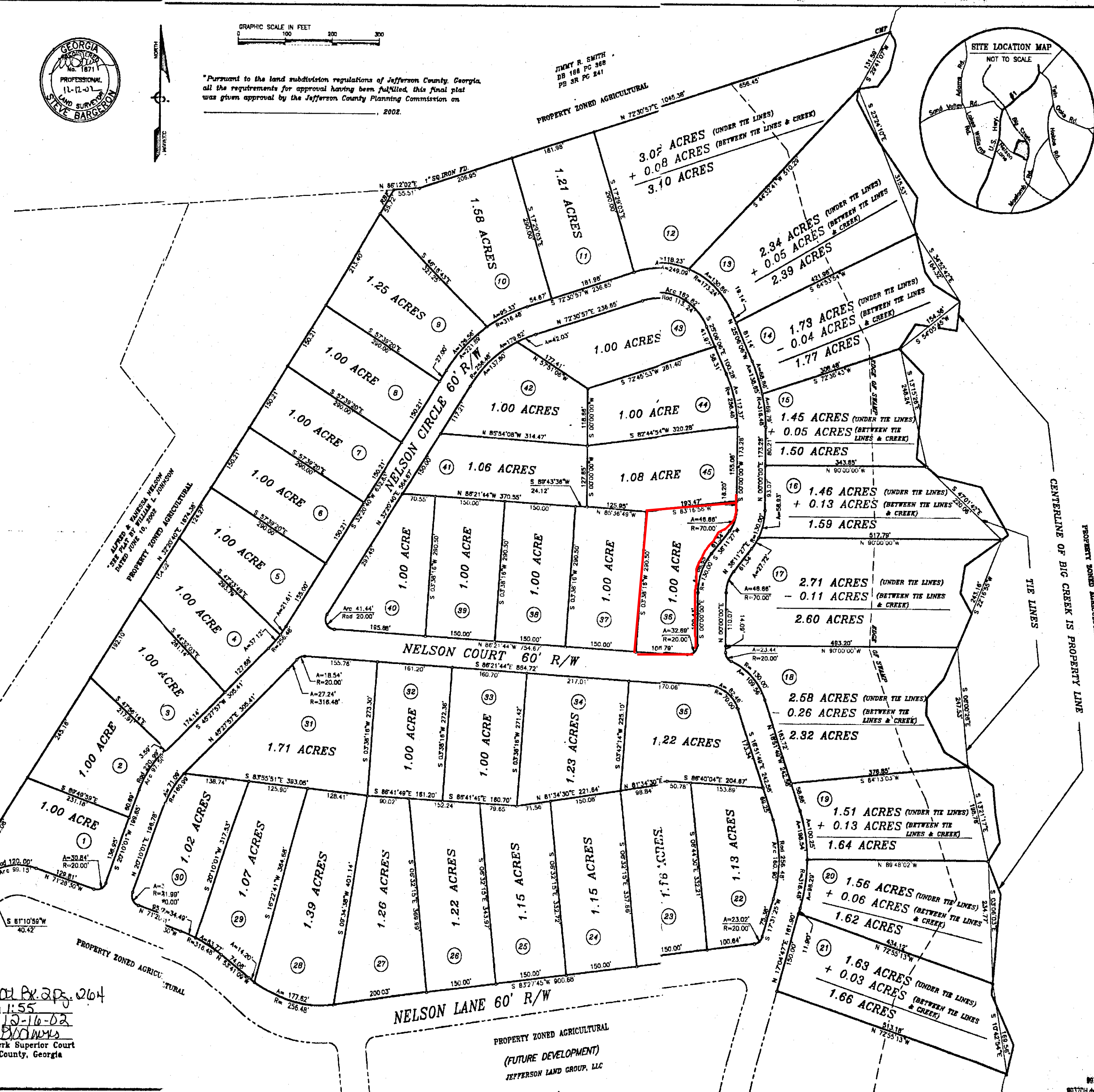
- NOTES: 1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS 303 TOTAL STATION AND 100' STEEL TAPE. 2. FIELD WORK REQUIRED TO PREPARE THIS PLAT WAS PERFORMED RADIALY USING CONTROL FROM A PREVIOUS SURVEY WITH A CLOSURE PRECISION OF ONE FOOT IN 17,412 FEET AND AN ANGULAR ERROR OF 00'00.05" PER POINT AND WAS ADJUSTED BY LEAST SQUARES. 3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.

FINAL PLAT APPROVAL DATE 11/19/02 Jefferson County Planning Commission Chairman

- LEGEND: 1. IPF - IRON PIPE FOUND, 2. IPS - IRON PIPE SET, 3. AIF - ANGLE IRON FOUND, 4. AIS - ANGLE IRON SET, 5. CTF - CRIMPED TOP PIPE FOUND, 6. CMF - CONC. MONUMENT FOUND, 7. CMS - CONC. MONUMENT SET, 8. RBF - REBAR FOUND, 9. RBS - REBAR SET, 10. SIF - SQUARE IRON FOUND, 11. OTF - OPEN TOP PIPE FOUND, 12. RRI - RAILROAD IRON, 13. CSS - COTTON SPIKE SET, 14. CSF - COTTON SPIKE FOUND, 15. F - FENCE, 16. FH - FLOOD HAZARD

PROJECT DATA table with fields for Owner & Developer (Jefferson Land Group, LLC), Project Area (59.08 Acres), Present Zoning (Agricultural), Average Lot Size (1.0 - 2.0 Acres), and Number of Lots (45 Lots).

File No. 2002-264-264 Hour Filed 1:55 Date Filed 12-16-02 Deputy Clerk Superior Court Jefferson County, Georgia



Barbara Silvera

