

DATE: September 23, 2024

TO: Chairwoman Carlotta Harrell, Henry County Commission
ATTN TO: Kenta Lanham, Planner III, Henry County
RE: Development of Regional Impact Review
FROM: Mike Alexander, COO, Atlanta Regional Commission

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Strickland Tract DRI 4251

Submitting Local Government: Henry County

Date Opened: September 23, 2024 **Deadline for Comments:** October 7, 2024 **Date to Close:** October 7, 2024

Description: A DRI review of a proposal to construct a data center project with 1,253,754 SF of space in 4 buildings and associated support elements a 250-acre partially wooded site on Strickland Road east of Simpson Mill Road in Henry County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses."

The project could be better aligned with Developing Suburbs policies through retention of additional undisturbed areas around stream and wetland areas and through the dedication/management of the proposed preserved area for conservation purposes, utilizing a low-impact design and construction approach, and allocating some of the substantial local revenue generated toward natural area conservation and acquisition elsewhere in the County.

There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. The applicable water provider should carefully examine its capacity to meet peak-day project demands.

The project will generate a total of 1,241 daily new vehicular trips. A range of roadway modifications are proposed to address this impact.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations are provided at the end of these comments.

There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. ARC therefore recommends that the applicable water provider carefully examine its capacity to meet peak-day project demands, in addition to other current and projected peak-day demands. ARC also recommends the use of advanced "waterless" cooling technologies or "near waterless" technology for data center projects.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project will generate a total of 1,241 daily new vehicular trips. A range of roadway modifications are proposed to address this impact.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

Other Environmental Comments

Additional retention of natural areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed

open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is not aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas around streams, the provision of a management mechanism for the substantial amount of proposed preservation area, and utilization of green infrastructure and low impact development, and allocation of some revenue generated to support conservation land acquisition elsewhere in the County. Henry County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF LOCUST GROVE

GEORGIA CONSERVANCY
CITY OF McDONOUGH

CITY OF HAMPTON
SPALDING COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #4251

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Henry
Individual completing form: Kenta Lanham
Telephone: 7702887534
E-mail: klanham@co.henry.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Strickland Tract
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Strickland Rd, east of Simpson Mill Rd and north of Hampton-Locust Grove Rd
Brief Description of Project: 1,253,754 sq ft Data Center

Development Type:

- | | | |
|--|---|--|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input checked="" type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,253,754 sq ft

Developer: Red Wolf DCD Properties, LLC

Mailing Address: 1427 East 7 Street

Address 2:

City: Brooklyn State: NY Zip: 11230

Telephone: 470-893-1698

Email: greene.s@tandh.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Strickland Road Farms, LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?	
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: 0 Rocky Creek Project ID: 4198
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Amendment to Comprehensive Plan (Future Land Use Map)
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	50%
Estimated Project Completion Dates:	This project/phase: 2028 Overall project:

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DRI #4251

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Henry
Individual completing form: Kenta Lanham
Telephone: 7702887534
Email: klanham@co.henry.ga.us

Project Information

Name of Proposed Project: Strickland Tract
DRI ID Number: 4251
Developer/Applicant: Strickland Road Farms, LLC
Telephone: 206-724-7181
Email(s): christy@swearingenconsult.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$1.2 Billion at Buildout

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2.7 Million at Buildout

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Henry County Water Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.004

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Henry County Water Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.004

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

1,241 24-Hour 2-way Trips, 157 AM peak 2-way & 132 PM 2way

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

1,000,000

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 25%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management BMPs to include vegetated swales, natural buffers, stormwater detention basins.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☒ Yes ☐ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

The project will follow Henry County regulations regarding the protection of water supply sheds.

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DATA CENTER CAMPUS - HENRY COUNTY

DRI NUMBER :

DEVELOPER

RED WOLF PROPERTIES DCD LLC
1427 EAST 7 STREET; BROOKLYN, NY 11230

TRAFFIC CONSULTANT

ABDUL AMER, PE, PTOE
A&R ENGINEERING, INC.
2160 KINGSTON COURT, SUITE O; MARIETTA, GA 30067
TEL: 770-690-9255

CIVIL ENGINEER

SCOTT GREENE
THOMAS & HUTTON
5553 PEACHTREE ROAD, SUITE 175; ATLANTA, GA 30341
TEL: 470-893-1698
e: greenes.s@ tandh.com

SITE INFORMATION

LOCATION: 276 STRICKLAND RD, MCDONOUGH, GA 30253

PARCEL NUMBER: 059-01017000, 059-01017002,
059-01043000, 059-01017001 (CEMETERY)

LAND LOTS: 239 & 240 - 3RD DISTRICT - HENRY COUNTY, GA

LAND LOTS: 241 & 242 - 6TH DISTRICT - HENRY COUNTY, GA

TOTAL SITE AREA: 249.8 ACRES

LINEAR FOOTAGE (SIMPSON MILL RD): 3,300 FEET

LINEAR FOOTAGE (WALKER DR): 1,600 FEET

LINEAR FOOTAGE (HAMPTON LOCUST GROVE RD): 500 FEET

ZONING:

EXISTING ZONING: RA (AGRICULTURAL/RES.)
PROPOSED ZONING: OI (OFFICE INSTITUTIONAL)

SETBACK REQUIREMENTS:

REQUIRED:	PROVIDED:
FRONT YARD SETBACK: 50 FEET	50 FEET
SIDE YARD SETBACK: 15 FEET	40 FEET
REAR YARD SETBACK: 20 FEET	40 FEET

BUFFER REQUIREMENTS:

REQUIRED:	PROVIDED:
OI TO RA BUFFER: 40 FEET	40 FEET
TOTAL PRESERVED OPEN SPACE AREA :	75 ACRES

PROPOSED BUILDINGS: (4) TOTAL

BUILDING (1&2):	1 STORY	-	128 MW
BLDG. (1&2) AREA PER BLDG (G.S.F.):	253,377 G.S.F.		
BUILDING (1&2) TOTAL AREA (G.S.F.):	506,754 G.S.F.		
BUILDING (3&4):	1 STORY	-	192 MV
BLDG. (3&4) AREA PER BLDG (G.S.F.):	373,500 G.S.F.		
BUILDING (3&4) TOTAL AREA (G.S.F.):	747,000 G.S.F.		
TOTAL OFFICE AREA :	31,600 S.F.		
TOTAL BUILDING (1-4) AREA (G.S.F.) - 320 MW:	1,253,754 S.F.		
PERCENTAGE FLOOR AREA :	11.52%		
FLOOR AREA RATIO :	1,152: 10,000		

TOTAL PARKING REQUIREMENTS:

REQUIRED:	PROVIDED:
27 SPACES PER BUILDING	39 SPACES PER BUILDING
TOTAL SPACES= 108	TOTAL SPACES = 156

REFERENCE CODE: 2.01.03-A

THIS SITE IS WITHIN THE TOWALIGA WATERSHED
PROTECTION DISTRICT.

BUFFER REFERENCE CODE: 5.02.03



CONCEPTUAL SITE LAYOUT EXHIBIT
STRICKLAND TRACT
HENRY COUNTY, GA

MAY 20, 2024



5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700

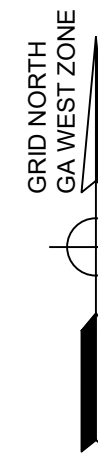
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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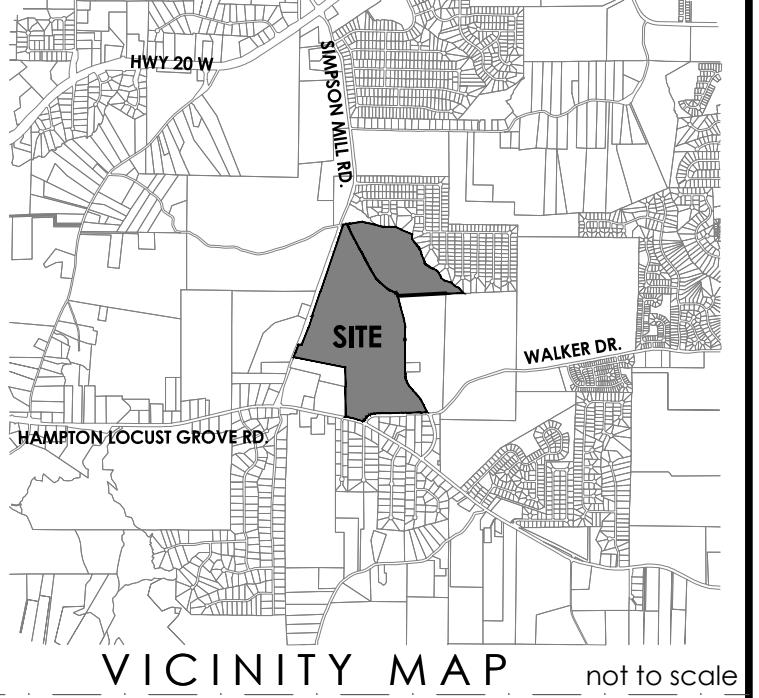
NOTES

1. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 149,018 FEET, AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS A PRECISION OF ONE FOOT IN TRACT-1 = 1,189,112 FEET, TRACT-2 = 530,323 FEET, TRACT-3 = 936,863 FEET.
3. A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL ZONE "A" OR "AP" FLOOD HAZARD ZONE AS PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C01650, MAP HAVING AN EFFECTIVE DATE OF OCTOBER 6, 2016.
4. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
5. THIS IS A RETRACEMENT SURVEY OF HENRY COUNTY TAX PARCEL MAP NUMBERS: 059-01017000; 059-01017002 & 059-01017003. PROPERTY OWNER: STRICKLAND ROAD FARMS, LLC - DEED BOOK 12869, PAGE 185 SHAWNA & ASHLEY SCHARLOW - DEED BOOK 15264, PAGE 270
6. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
7. LAST DATE OF FIELD SURVEY WAS 4/24/24.
8. THE PROPERTIES SHOWN ON THIS PLAT HAVE DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAYS OF:
TRACT-1 SIMPSON MILL ROAD, WALKER DRIVE, HAMPTON LOCUST GROVE ROAD AND STRICKLAND ROAD (ABANDONED)
TRACT-2 WALKER DRIVE AND STRICKLAND ROAD (ABANDONED)
TRACT-3 STRICKLAND ROAD (ABANDONED)



LEGEND

- BENCHMARK
- CABLE BOX
- CLEAN OUT
- CONC. MONUMENT FOUND
- CONC. MONUMENT SET
- CONTROL POINT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- GUY POLE
- GAS VALVE
- GUY WIRE
- IRON PIPE (SIZE & TYPE)
- LIGHT POLE
- MAIL BOX
- POINT (NO MONUMENT)
- POWER POLE
- SIGN
- SANITARY MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- WATER VALVE MARKER



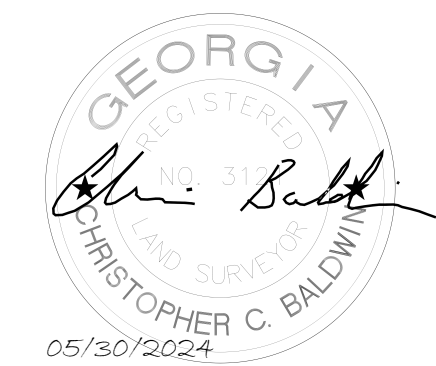
VICINITY MAP not to scale
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PREPARED FOR
RED WOLF PROPERTIES DCD, LLC
1427 EAST 7 STREET
BROOKLYN, NEW YORK 11230
CONTACT:
MR. AARON WOLOFSKY

PROJECT
STRICKLAND TRACTS
LAND LOTS 241 & 242, 6TH
DISTRICT
& 239, 240, 241 & 242
3RD DISTRICT
HENRY COUNTY, GA

PROJECT ADDRESS
276 STRICKLAND ROAD

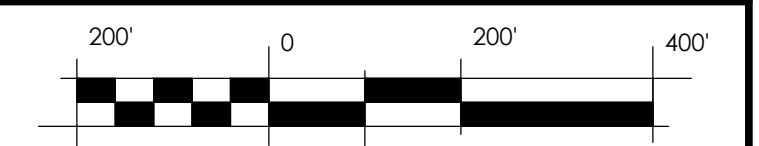
TASK
REZONING
EXHIBIT



CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	315.00'	356.73'	337.97'	S 55°55'07" W	64°53'10"
C2	1947.73'	305.70'	305.38'	N 73°24'45" W	8°59'33"

LINE	BEARING	DISTANCE
L1	S 88°21'41" W	333.95'
L2	S 1°38'19" E	10.00'
L3	S 88°21'41" W	308.01'
L4	S 88°21'41" W	711.17'
L5	S 23°28'33" W	4.88'
L6	S 67°00'27" W	35.49'
L7	N 78°27'41" W	169.88'
L8	S 42°08'00" E	38.08'
L9	S 41°32'18" E	34.73'
L10	S 13°08'52" E	14.76'
L11	S 59°31'18" E	17.83'
L12	S 38°20'28" E	38.43'
L13	S 28°44'00" E	59.05'
L14	S 27°13'00" E	31.27'
L15	S 23°13'02" E	48.29'
L16	S 18°34'09" E	33.17'
L17	S 12°26'03" W	21.30'
L18	S 38°59'54" E	13.54'
L19	N 87°39'25" E	9.81'
L20	S 4°52'39" E	26.29'
L21	S 65°55'32" E	12.73'
L22	S 2°59'07" E	28.33'
L23	S 11°59'12" E	32.27'
L24	S 3°09'16" W	6.00'
L25	S 74°59'52" E	10.77'
L26	S 19°34'37" E	45.16'
L27	S 4°10'46" E	33.76'
L28	S 47°11'23" E	14.00'
L29	S 11°48'45" E	21.97'
L30	S 3°45'20" W	17.96'
L31	S 84°00'56" E	18.03'
L32	S 16°10'38" E	33.75'
L33	S 89°48'21" E	30.21'
L34	S 35°04'39" E	24.39'
L35	S 69°07'13" E	16.70'
L36	S 41°54'04" E	26.44'
L37	S 71°54'12" E	16.05'
L38	S 62°42'03" E	45.36'
L39	S 56°08'26" E	35.04'

LINE	BEARING	DISTANCE
L40	S 70°38'34" E	12.05'
L41	S 83°29'00" E	17.70'
L42	S 62°02'40" E	31.51'
L43	S 74°09'14" E	15.57'
L44	S 50°07'49" E	37.40'
L45	S 30°21'23" E	10.43'
L46	S 44°34'56" E	32.59'
L47	S 65°48'42" E	23.18'
L48	S 33°43'33" E	45.74'
L49	S 11°34'32" E	19.87'
L50	S 32°21'38" E	19.29'
L51	S 16°31'23" E	17.47'
L52	S 47°12'00" E	11.75'
L53	S 28°11'37" E	25.29'
L54	S 15°12'53" E	18.42'
L55	S 1°38'38" W	17.61'
L56	S 72°56'42" E	7.42'
L57	S 43°19'04" E	36.67'
L58	S 47°33'04" E	29.64'
L59	S 58°11'06" E	16.74'
L60	S 62°14'20" E	33.31'
L61	S 80°49'13" E	41.67'
L62	S 66°32'11" E	50.20'
L63	S 68°08'20" E	52.33'
L64	S 66°20'15" E	47.19'
L65	S 37°57'24" E	33.72'
L66	S 36°42'03" E	36.52'
L67	S 44°08'57" E	31.42'
L68	S 70°31'02" E	45.54'
L69	S 56°11'49" E	21.20'
L70	N 87°57'45" E	20.84'
L71	S 48°47'54" E	28.08'
L72	S 78°59'35" E	21.48'
L73	S 51°35'40" E	32.45'
L74	S 50°05'21" E	34.62'
L75	S 42°48'54" E	30.28'
L76	S 52°34'06" E	42.33'
L77	S 45°23'49" E	29.10'
L78	S 43°02'38" E	17.58'



plot 5/30/24
drawn CCB
reviewed CCB
field 4/24/24
crew JE
job 31253.1001
SHEET 1 OF 1



ACREAGE CHART

TRACT 1 - 176.10 AC.
TRACT 2 - 9.57 AC.
TRACT 3 - 64.13 AC.

TOTAL ACREAGE - 249.80 AC.

