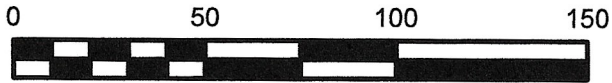


DPH PROPERTIES LLC

BEING IN LAND LOT 161 4th DISTRICT 4th SECTION
CITY OF ROME FLOYD COUNTY GEORGIA
also being PART OF LOTS 1, 4 and 5 of
MORETON S/D DEED BOOK LL PAGES 466 & 467

SCALE 1" = 50' PLAT DATE: JULY 2, 2026



TP = TAX PARCEL
○ = 1/2" REBAR SET
● = MONUMENT FOUND 1/2" REBAR UNLESS NOTED OTHERWISE

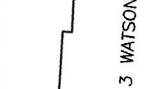
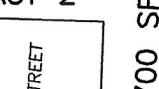
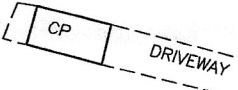
ELLISON STREET

N/F SOUTHERN RAILROAD
66'R/W

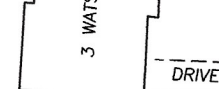
AKSHAR PLATINUM LLC 2807-926
TP H13W-334 ZONE C-C

AKSHAR PLATINUM LLC 2807-926
TP H13I-011 ZONE C-C

TRACT 1
20,644 SF



TRACT 2
8,700 SF



TRACT 3
5,934 SF



TRACT 3
76.07'

WATSON STREET 30'R/W



DATE OF FIELD WORK: JULY 2026
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
CURRENT TAX RECORDS SHOW OWNER AS: DPH PROPERTIES LLC

TRACT 1: TP H13I-009
DPH PROPERTIES LLC
5 WATSON STREET
REF DEED 2679-78
ZONE C-C 0.474 ACRES

TRACT 2: TP H13I-008
DPH PROPERTIES LLC
3 WATSON STREET
REF DEED 2679-78
ZONE C-C 0.200 ACRES

TRACT 3: TP H13I-007
DPH PROPERTIES LLC
1800 SHORTER AVE
REF DEED 2679-78
ZONE C-C 0.136 ACRES

SALAZAR INVESTMENTS 2911-936
TP H13I-010 ZONE C-C

09'61" W 63'53'19" W 79.60'

40.0' centerline

SHORTER AVENUE R/W VARIES

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 stated 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 is set forth in O.C.G.A. Section 15-6-67



ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
958 ADAMS ROAD
CEDARTOWN, GA. 30125
(770) 748-0419
angelsurveying@msn.com

This plat has been calculated for closure and is found to be accurate within one foot in 85,000 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.