BOUNDARY SURVEY OF TRACTS 1 & 2 412.62 ACRES

SURVEYORS 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 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67. IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

NOTES:
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCCA).

C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE GSCCCA WEBSITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	670.05	N65°42'21"E
L2	468.11	S01°22'28"E
L3	347.47	S84°10'18"W
L4	307.58	N59°33'48"W
L5	729.65	N42°04'34"W
L6	654.46	N46°23'47"W
L7	652.34	S46°23'47"E
L8	727.66	S42°04'34"E
L9	308.03	S59°33'48"E
L10	345.34	N84°10'18"E
L11	623.77	S14°43'48"W
L12	229.00	N67°57'00"W
L13	94.50	N10°43'00"E
L14	309.50	N48°33'00"W
L15	215.00	N48°36'00"W
L16	395.00	N82°19'00"W
L17	518.00	S84°15'00"W
L18	135.50	N44°30'00"W
L19	166.05	N83°32'23"W
L20	273.64	S10°55'08"W
L21	239.01	S26°18'53"W
L22	563.06	S10°39'16"W
L23	452.50	S33°26'25"W
L24	356.00	S23°50'25"W
L25	447.00	S20°21'25"W
L26	161.91	N20°29'22"E
L27	186.88	N42°58'59"E
L28	131.45	N82°14'35"E
L29	193.69	N07°56'06"W
L30	134.64	S88°25'02"W
L31	505.28	N54°31'31"W
L32	294.82	N16°53'56"E
L33	61.82	N01°37'17"W
L34	401.18	N19°40'03"W
L35	281.39	N03°11'48"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C 1	466.48	848.40	N 76°32'18" W	460.62	31°30'11"
C 2	624.45	1153.60	N 77°13'57" W	597.56	30°01'17"
C 3	278.22	793.22	N 50°43'59" W	276.79	20°05'46"
C 4	347.07	984.75	N 56°00'24" W	345.16	20°48'41"
C 5	341.93	928.81	S 56°07'15" E	340.00	21°05'29"
C 6	288.09	823.22	S 50°44'29" E	286.58	20°02'34"
C 7	621.82	1183.60	S 71°14'18" E	614.69	30°06'04"
C 8	458.14	818.40	S 76°03'30" E	452.15	32°06'58"

N/F
HOBBS FAMILY, LLLP
DB. 410, PG. 187
TAX MAP 091, PARCEL 013

N/F
HOBBS FAMILY, LLLP
DB. 410, PG. 187
PB. 14, PG. 187
TAX MAP 091, PARCEL 014B

N/F
HOBBS FAMILY, LLLP
DB. 410, PG. 187
PB. 6, PG. 12
TAX MAP 091, PARCEL 016

YOUNG ROAD, 30' R/W

MINOR ROAD, 30' R/W

N/F
CHRIS WOOD
DB. 462, PG. 336
PB. BB, PG. 444
TAX MAP 091, PARCEL 018

N/F
WEYERHAEUSER COMPANY
DB. 1656, PG. 88
TAX MAP 091, PARCEL 016

N/F
WTWIN CREEK TIMBER LLC
DB. 1320, PG. 101
TAX MAP 088, PARCEL 020

N/F
MDH TIMBER HOLDINGS, LLC
DB. 1332, PG. 282
PB. 16, PG. 43
TAX MAP 11, PARCEL 009

N/F
WILLIAM M. & CLAUDIE M. FINNEY
DB. 514, PG. 229
PB. 15, PG. 94
TAX MAP 080, PARCEL 028

N/F
NORTH AMERICAN TIMBER CORP
DB. 149, PG. 05
TAX MAP 081, PARCEL 001

N/F
SCARBORO WILDLIFE REFUGE, LLC
DB. 442, PG. 220
PB. 5, PG. 107
TAX MAP 082, PARCEL 001

N/F
SCARBORO WILDLIFE REFUGE, LLC
DB. 442, PG. 220
PB. 2, PG. 156
TAX MAP 082, PARCEL 002

TRACT 1
11026 ACRES

TRACT 2
242.36 ACRES

BALDWIN COUNTY

HANCOCK COUNTY

CENTERLINE OF CREEK IS PROPERTY LINE & COUNTY LINE

2.58 ACRES OF ROAD RIGHT-OF-WAY

OFF 26.75 OFF ROAD

SPRING CREEK

RUN OF BRANCH IS P.O.B.

IFF BLADE

IFF 3/4" RB

IPS 1/2" RB

24" HICKORY TREE

IFF 9/8" RB AT BASE OF LARGE PINE STUMP WITH OLD WIRE FENCE EMBEDDED IN STUMP.

P.O.B.

PAINTED TREES ALONG PROPERTY LINE

OLD WIRE FENCE ALONG PROPERTY LINE

REMNANCE OF OLD WIRE FENCE

OLD WIRE FENCE ALONG PROPERTY LINE

S 38°07'43" E 2362.59'

N 86°55'33" E 1159.10'

S 14°43'48" W 1170.48'

N 24°56'24" E 86.43'

S 65°08'17" E 656.89'

N 40°57'07" E 160.04'

N 43°03'01" W 845.36'

S 68°33'10" W 1317.00'

S 03°35'32" W 1461.35'

N 31°11'25" E 1838.21'

59.45'

THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE, 1994 HARN ADJUSTMENT.

GRAPHIC SCALE
0 400 600 800
(IN FEET)
1 inch = 400 ft.

REGISTERED GEORGIA LAND SURVEYOR NO. 3250 BRENT E TANNER

DATE:

REVISIONS		
DATE	DESCRIPTION	BY

TANNER
& ASSOCIATES LAND SURVEYORS
1888 WILCOX DRIVE 478-278-9492
DUBLIN, GEORGIA 31021

SURVEYED FOR
MIKE NEWSOME

G.M.D. 171, HANCOCK COUNTY, GEORGIA

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 887,532 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 226,807 AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

BASED ON GRAPHICS PLOTTED FROM THE FEMA FLOOD INSURANCE RATE MAP NO. 13245C0150D, EFFECTIVE 9/29/10 IT IS ALTER MY OPINION THAT THIS PROPERTY LIES WITHIN A ZONE "X" & ZONE "A".

INSTRUMENT USED: TOPCON GRS-1RTK SYSTEM

LEGEND:
IFF-IRON PIN FOUND ●
IPS-IRON PIN SET ○
CMF-CONC. MON. FOUND ■
CMS-CONC. MON. SET □
R/W-RIGHT OF WAY
RB-REBAR
P.O.B.-POINT OF BEGINNING
P.O.R.-POINT OF REFERENCE

SCALE:	DATE OF PLAT:
1" = 400'	02/25/2022
C.C.	DATE OF FIELD WORK: 02/21/2022
BT	
R/W/M:	P.B. #	PAGE #
CT	L.L.	81
FILE #	DRAWN BY:
BT02237	BET

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