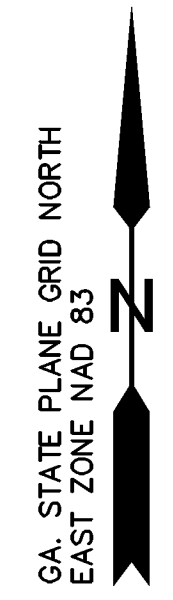


eFiled & eRecorded
 DATE: 5/3/2023
 TIME: 2:10 PM
 PLAT BOOK: 02023
 PAGE: 00017
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 7547066399
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NOW OR FORMERLY GRAND BAY COMPANY DB. 99 PG. 249

NOW OR FORMERLY JLH LAND COMPANY DB. 99 PG. 217

NOW OR FORMERLY THE LANGDALE COMPANY DB. 60 PG. 277

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NOW OR FORMERLY THE LANGDALE COMPANY DB. 60 PG. 277

NOW OR FORMERLY SULLIVAN AND SON'S FARM LLC DB. 20 PG. 115 DB. 91 PG. 145 PC. 1 SLIDE 100 PG. 1

NOW OR FORMERLY GRAND BAY COMPANY DB. 99 PG. 249

NOW OR FORMERLY GRAND BAY COMPANY DB. 99 PG. 249

TRACT "A" - 5.62 ACRES NOW OR FORMERLY THE LANGDALE COMPANY DB. 24 PAGE 203 TRACT III

PROPERTY LINE AND DEED LINE ACCORDING TO DEED INTO GRAND BAY COMPANY, DEED BOOK 99 PAGE 249 "VII WETHERINGTON COMP 220 ECGA"

PROPERTY LINE AND DEED LINE INTO JLH LAND COMPANY ACCORDING TO DEED BOOK 99 PAGE 217 "XIV CARTER COMP 221 & 222 ECGA" TRACT 4

NOW OR FORMERLY JLH LAND COMPANY DB. 99 PG. 217

NOW OR FORMERLY GRAND BAY COMPANY DB. 99 PG. 249

NOW OR FORMERLY GRAND BAY COMPANY DB. 99 PG. 249

WETLAND AREAS IN NORTH TRACT

Area	Lot Description	Acres	Sq. Feet
A1	1	2.27	98739.08
A2	2	2.45	107022.59
A3	3	174.74	7611674.40
A4	4	0.99	43048.20
A5	5	0.51	22042.05
A6	6	1.48	64508.40
A7	7	1.56	67922.25
A8	8	12.42	541190.96
A9	9	2.32	101164.46
A10	10	2.12	92467.72
A11	11	5.31	231488.75
A12	12	0.47	20370.60
A13	13	21.24	925068.33
A14	14	4.26	185602.22
A15	15	1.50	65476.02
A16	16	0.97	42139.03
Total		233.61	10176031.60

REVISION 03 NOV 2022
 TOTAL WETLANDS IN NORTH TRACT = 233.61 ACRES

LINE	BEARING	DISTANCE
L1	S76°04'51"W	159.82'
L2	S62°46'21"W	1198.18'
L3	S86°10'02"W	140.89'
L4	N66°02'16"W	1081.17'
L5	S53°09'54"W	890.52'
L6	S38°14'35"W	912.89'
L7	N71°54'34"W	416.38'
L8	S31°40'21"W	1048.96'
L9	S33°11'18"W	969.18'
L10	S38°00'48"W	1088.10'
L11	N58°49'42"W	816.06'
L12	S86°05'11"W	320.14'
L13	N59°00'25"W	139.81'
L14	N33°06'54"W	614.12'
L15	N45°14'09"W	1314.96'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	956.17	268.46'	S67°08'10"W	267.58'
C2	756.07	298.75'	S74°50'50"W	296.81'
C3	596.90	289.56'	N79°56'07"W	286.73'
C4	313.71	332.88'	S83°33'49"W	317.48'
C5	585.57	152.50'	S45°42'15"W	152.07'
C6	254.96	310.82'	S73°10'01"W	291.93'
C7	328.04	200.87'	N76°22'15"W	197.75'
C8	621.63	378.72'	N76°27'37"W	372.89'
C9	268.39	121.29'	N46°03'40"W	120.26'

WETLAND AREAS IN SOUTH TRACT

Area	Lot Description	Acres	Sq. Feet
A17	17	11.23	489178.80
A18	18	1.80	78417.61
A19	19	122.22	5323712.39
A20	20	1.54	67168.10
A21	21	8.87	386410.77
A22	22	1.88	81801.56
A23	23	1.05	45710.16
A24	24	3.03	131981.68
A25	25	45.37	1976194.77
A26	26	0.90	39094.06
A27	27	2.05	89203.69
A28	28	4.74	206270.85
A29	29	1.11	48461.71
A30	30	0.93	40520.42
A31	31	0.33	14199.77
A32	32	0.83	36252.46
A33	33	51.46	2241465.96
A34	34	2.81	122385.21
A35	35	0.92	40089.85
A36	36	0.79	34340.45
Total		263.84	11492870.40

REVISION 03 NOV 2022
 TOTAL WETLANDS IN SOUTH TRACT = 263.84 ACRES

WETLAND NOTE

WETLANDS SHOWN, WERE PLOTTED FROM THE NATIONAL WETLAND INVENTORY DIGITAL MAPS.

LEGEND

- POR POINT OF REFERENCE
- POB POINT OF BEGINNING
- NOT DRAWN TO SCALE
- PROPERTY BOUNDARY SURVEYED
- RIGHT OF WAY LINE
- LAND LOT LINE
- BARB WIRE FENCE
- WOVEN WIRE FENCE
- APPROXIMATE PROPERTY LINES
- CONCRETE REINFORCING ROD
- REBAR FOUND
- REBAR PLACED
- R/W RIGHT OF WAY
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- PLAT CAB. PLAT CABINET
- LL LAND LOT
- A ARC LENGTH OF CURVE
- R RADIUS OF CURVE
- B CHORD BEARING
- C CHORD LENGTH
- DOT DEPARTMENT OF TRANSPORTATION
- AC ACRES
- #5 REBAR PLACED WITH CAP NO. 2284
- ▲ COMPUTED ANGLE POINT - NO MARKER
- AS NOTED ON SURVEY
- CONCRETE MARKER FOUND
- ◇ WOOD STAKE PLACED
- #5 REBAR WITH CAP 2284 FOUND
- #5 RBF 5/8" RBF
- #4 RBF 1/2" RBF
- #3 RBF 3/8" RBF

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.07" AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA MEASUREMENTS WERE MADE USING A JAVAD LS AND TRIMPH-IM DUAL FREQUENCY RECEIVER AND A GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION AND 100' TAPE.

THE BEARING ARE GRID BEARINGS, NORTH AMERICAN DATUM OF 1983, GEORGIA EAST ZONE, ESTABLISHED USING THE REAL TIME GPS NETWORK PROVIDED BY EGPS SOLUTIONS.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 982,290'.

SOURCE OF TITLE DESCRIPTION:
 DEED BOOK 109 PAGE 196
 GRANTEE: B.J. SULLIVAN, JR.

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY, 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.

Stan Folsom
 STAN FOLSOM GA RPLS 2284

01 MAY 2023
 DATE



STAN FOLSOM RPLS 2284
 FOLSOM SURVEYING LLC
 COA LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229-244-2920

J4020-SULLIVAN