MAP TO SHOW BOUNDARY SURVEY OF ALL OF LOT 67 AND A PORTION OF LOT 65, PLAT 4 OF THE 1906 COLONY COMPANY HOMELAND SUBDIVISION, 32nd G.M.D., CHARLTON COUNTY, GEORGIA (ACCORDIND TO PLAT BOOK "A" PAGES 10 AND 43 AND DEED BOOK 142, PAGES 91-99, PUBLIC RECORDS OF SAID COUNTY) FOR: TERRAPOINTE, LLC LOT 69 UNNUMBERED FRACTIONAL LOT LOT 70 **NOW OR FORMERLY** LANDS OF DONNIE W. & NANCY L. LLOYD FOUND C.M. "RAYONIER" FOUND C.M. "RAYONIER" S40°41'27"E 659.69 FOUND C.M (NO ID) — 1.1' S. 9.1' W. G.A. C ENCROACHE NOW OR FORMERLY LANDS OF "POINT OF BEGINNING" FOUNDATION FOR PUBLIC BROADCASTING PARCEL 1 (DEED BOOK 142, PAGE 177) (PLAT BOOK "B", PAGE 143) LOT 67 PARCEL 1 LOT 68 (400,071 SQ. FT. LOT 44 9.18 ACRES±) **AUCTION PARCEL 7-A ± 9.29 ACRES** LEGEND: $\circ = SET \frac{1}{2}$ " IRON PIPE (L.S.F. 166) = FOUND REBAR (IDENTIFICATION AS NOTED) 20' ROADWAY BY PLAT ■ = FOUND CONCRETE MONUMENT (IDENTIFICATION AS NOTED) OHP = OVER HEAD POWER LINES P.T. = POINT OF TANGENCY = POWER POLE FOPT = FIBER OPTIC CABLE MARKER □ = TELEPHONE RISER LAND LOT 65 LOT 42 NOW OR FORMERLY LANDS OF JOHN EASON RECORDING DATA INFORMATION: (DEED BOOK 128, PAGE 310) FOUND C.M. "RAYONIER" FOUND C.M DOT R/W (PLAT BOOK "E", PAGE 99) STATE OF GEORGIA, COUNTY OF CHARLTON: OFFICE OF CLERK OF SUPERIOR COURT N40°40'38"W 309.03' FOUND C.M. N40°40'38"W 108.23' THE WITHIN PLAT RECORDED IN PLAT MAP No. "POINT OF BEGINNING" PARCEL 2 LOT 63 SCALE: 1" = 100' DEPUTY CLERK LOT 40 LOT 63 PARCEL 2010-1-6A **NOTES: NOW OR FORMERLY** SURVEY DATE: NOVEMBER 25, 2009 LANDS OF THELMA T. GOWEN BEARINGS SHOWN HEREON REFER TO THE BEARING OF N78'56'06"W FOR THE DWN. BY: CKD. BY: NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 (DEED BOOK 50, PAGE 563) DML B.S.B. ACCORDING TO RIGHT-OF-WAY MAPS FOR GA. D.O.T. PROJECT No. F77(2), (PLAT BOOK "A", PAGE 157) 2.) NO ATTEMPT HAS BEEN MADE TO DETERMINE WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY. **SURVEYOR'S CERTIFICATE:** PREPARED BY: 3.) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. PRIVETT I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY NOT SHOWN **CLOSURE NOTE:** AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY. ASSOCIATES, INC. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN SURVEYORS & LAND PLANNERS 72.933 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING 5.) SURVEY REPORT AND LEGAL DESCRIPTION FURNISHED SEPARATELY. LICENSED SURVEY FIRM No. 166, GA. THE COMPASS RULE LICENSED BUSINESS No. 4204, FL. **PRELIMINARY** 1201 SHADOWLAWN DRIVE THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE ST. MARYS, GEORGIA 31558 F.B. <u>215G</u> , PG. <u>42–43</u> FOOT IN 249,585 FEET. BEN BRANDON, JR. (912) 882-3738 GEORGIA REG. SURVEYOR No. 2053 CADD FILE: <u>K:\CAD\TERRAPOINTE\CHARLTON_CO_T2010—1—6A_CHARLTON.DWG</u> DWG. No.: B-1-3623(G)-1-10