

Plat Doc: PLAT
Recorded 10/31/2022 01:25PM

GAYLE W. ANDERSON
Clerk Superior Court, EARLY County, Ga.
Bk 02022 Pg 0123
Penalty: \$0.00
Interest: \$0.00
Participants: 1176929154

SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

SURVEY NOTES:

- HOLMAN LAND SURVEYING, INC., & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A LINEAR PRECISION OF ONE FOOT IN $\frac{1}{6310}$ FEET AND AN ANGULAR ERROR OF $\frac{1}{55}$ SECONDS PER ANGLE. POINT AND WAS BALANCED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN $\frac{1}{1000000}$ FEET. A TOPCON ES-105 TOTAL STATION AND A CHAMPION PRO GPS WERE USED IN SURVEYING THIS PROPERTY. GPS CORRECTIONS WERE OBTAINED FROM EGPS SOLUTIONS REAL TIME NETWORK.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- 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.
- POINT OF BEGINNING(TRACT NO.2) IS SOUTH 84 DEGREES 05 MINUTES 51 SECONDS EAST THE DISTANCE OF 2224.81 FEET FROM POINT OF BEGINNING(TRACT NO.1)

SURVEYORS CERTIFICATION

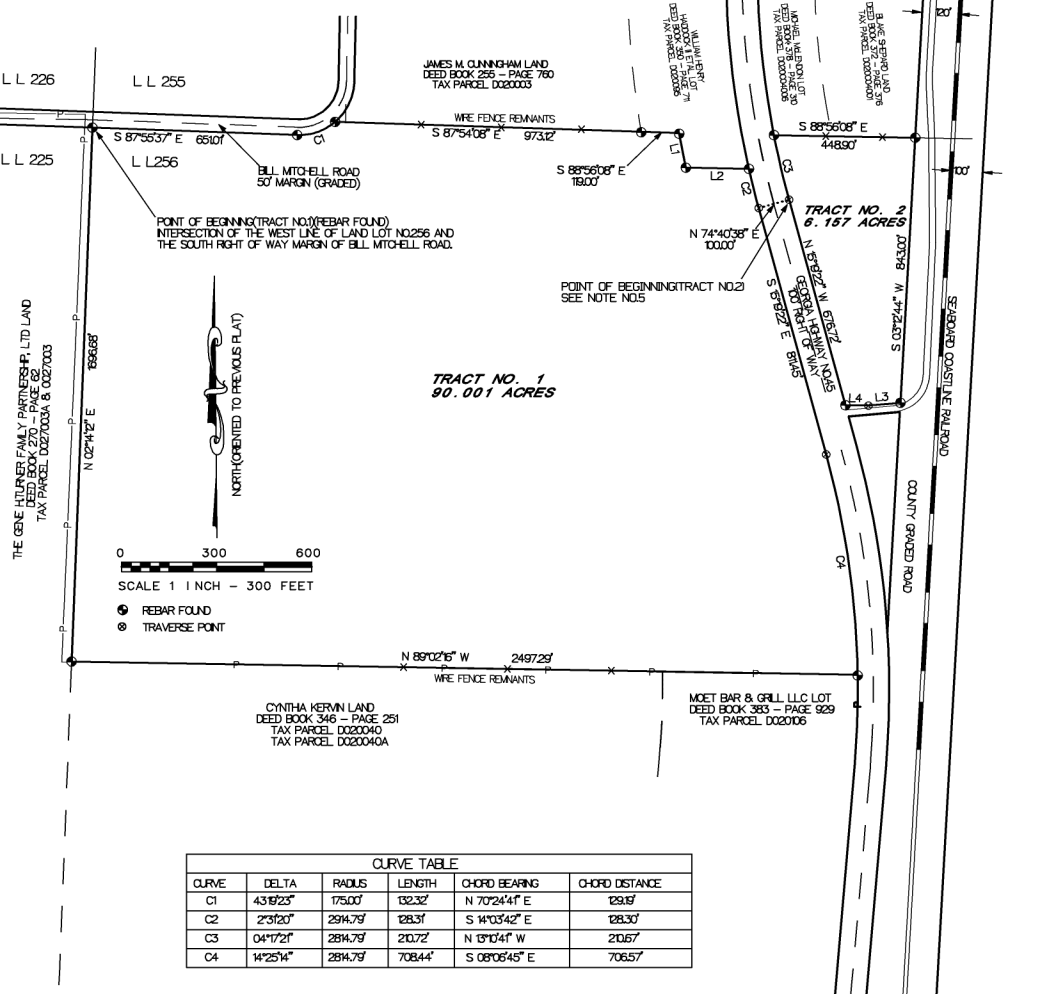
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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.

S. J. Holman

GRADY LODGE HOLMAN
GEORGIA REGISTERED LAND SURVEYOR NO. 2033

10-25-2022
DATE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°56'08" E	1100'
L2	S 88°56'08" E	200.54'
L3	S 84°58'11" W	0198'
L4	N 89°05'32" W	73.24'



TRACT NO.1

All that tract of land situate, lying and being in Domosicus, Early County, Georgia and being more particularly described as follows: Commencing at the intersection of the west line of Land Lot No.256 and the south right of way margin of Bill Mitchell Road being the POINT OF BEGINNING; thence South 87 degrees 55 minutes 37 seconds East, along the south right of way margin of Bill Mitchell Road, a distance of 651.01 Feet to the point of curvature of a nontangent curve, concave to the North, having a radius of 175.00 Feet, a chord of 129.19 Feet bearing North 70 degrees 24 minutes 41 seconds East; thence East, along said curve and the south right of way margin of Bill Mitchell Road, a distance of 132.32 Feet; thence South 88 degrees 56 minutes 08 seconds East, a distance of 19.00 Feet; thence South 10 degrees 59 minutes 08 seconds East, a distance of 11.00 Feet; thence South 88 degrees 56 minutes 08 seconds East, a distance of 200.54 Feet to the point of curvature of a nontangent curve, concave to the East, having a radius of 294.79 Feet, a chord of 128.30 Feet bearing South 14 degrees 03 minutes 42 seconds East; thence South along said curve and the west right of way margin of Georgia Highway No.45, a distance of 128.31 Feet; thence South 15 degrees 19 minutes 22 seconds East, along the west right of way margin of Georgia Highway No.45, a distance of 811.45 Feet to the point of curvature of a nontangent curve, concave to the West, having a radius of 284.79 Feet, a chord of 706.57 Feet bearing South 08 degrees 06 minutes 45 seconds East; thence South along said curve and the west right of way margin of Georgia Highway No.45, a distance of 706.44 Feet; thence North 09 degrees 02 minutes 16 seconds West, a distance of 2457.23 Feet to point that is on the West line of Land Lot No.256; thence North 2 degrees 14 minutes 12 seconds East, along the West line of Land Lot No.256, a distance of 1696.68 Feet to the POINT OF BEGINNING; said described tract containing 90.001 acres, more or less, being located in Land Lot No.256 - 6th Land District of Early County, Georgia.

TRACT NO.2

All that tract of land situate, lying and being in Domosicus, Early County, Georgia and being more particularly described as follows: Commencing at an existing 1/2 inch rebar at the intersection of the west line of Land Lot No.256 and the south right of way margin of Bill Mitchell Road thence South 84 degrees 05 minutes 51 seconds East, a distance of 2224.81 Feet to a point on the east right of way margin of Georgia Highway No.45 and the POINT OF BEGINNING; said point being the beginning of a nontangent curve, concave to the East, having a radius of 284.79 Feet, a chord of 20.67 Feet bearing North 13 degrees 10 minutes 41 seconds West; thence North along said curve and the east right of way margin of Georgia Highway No.45, a distance of 210.72 Feet; thence South 88 degrees 56 minutes 08 seconds East, a distance of 448.90 Feet to a point on the west right of way margin of the Seaboard Coastline Railroad; thence South 3 degrees 12 minutes 44 seconds West along the west right of way margin of the Seaboard Coastline Railroad right of way, a distance of 843.00 Feet to the north right of margin of a Graded County Road; thence South 84 degrees 58 minutes 11 seconds West along the north right of way margin of the Graded County Road, a distance of 73.24 Feet to a point on the east right of way margin of Georgia Highway No.45; thence North 15 degrees 19 minutes 22 seconds West along the east right of way margin of Georgia Highway No.45, a distance of 676.72 Feet to the POINT OF BEGINNING; said described tract containing 6.157 acres, more or less, being in Land Lot No.256 - 6th Land District of Domosicus, Early County, Georgia.

SURVEY FOR

SFF GA LLC, A GEORGIA LIMITED LIABILITY COMPANY

LAND LOT NO. 256 - 6TH LAND DISTRICT

DAMASCUS, EARLY COUNTY, GEORGIA

DRAWING 071922TF DRAWN BY G.L.H. FIELD WORK BY J.S.T. SCALE: 1" = 300' DATE 08-01-2022 REVISION DATE 10-25-2022

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HOLMAN LAND SURVEYING INC.

PROFESSIONAL LAND SURVEYORS

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BLAKELY, GA. 39823
TEL: 229-723-4040 FAX: 229-723-8477
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GA RLS NO. 2033
AL RLS NO. 13658



SHEET NO. 2 OF 2 SHEETS