

MAP TO SHOW FINAL SUBDIVISION PLAT OF
THE REFUGE,
 BEING A PORTION OF LAND LOTS 279 & 280,
 FIRST LAND DISTRICT, CHARLTON COUNTY, GEORGIA
 (BEING A PORTION OF LANDS AS DESCRIBED IN DEED RECORDED IN D.B. 140, PG. 175, PUBLIC RECORDS OF CHARLTON COUNTY)

FOR RAYDIENT LLC

FILING INFORMATION
 eFiled & eRecorded
 DATE: 11/17/2020
 TIME: 9:45 AM
 PLAT BOOK: 02020
 PAGE: 00054
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 5601942203
 CLERK: Wendy Whitaker-Lee
 Charlton County, GA

NOW OR FORMERLY LANDS OF
 TOLEDO MANUFACTURING CO.
 (BY COUNTY ASSESSOR'S RECORDS)
 (NO RECORDING DATA AVAILABLE)

NOW OR FORMERLY LANDS OF
 GEORGE W. & AMANDA B. RHODEN
 (D.B. 102, PG. 175)
 (P.B. "C", PG. 228)
 (SEE DETAIL)

NOW OR FORMERLY LANDS OF
 TOLEDO MANUFACTURING Co.
 (BY COUNTY ASSESSOR'S RECORDS)
 (NO RECORDING DATA AVAILABLE)

EMMAUS CHURCH ROAD
 (±33' R/W BY USAGE ~ GRADED)
 (SEE NOTE No. 6)

NOW OR FORMERLY LANDS OF
 TERRAPOINTE LLC
 (D.B. 140, PG. 175)

NOW OR FORMERLY LANDS OF
 TERRAPOINTE LLC
 (D.B. 140, PG. 175)

CLOSURE STATEMENT:
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 30,886 FEET AND AN ANGULAR ERROR OF 04
 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND
 TO BE ACCURATE WITHIN ONE FOOT IN 386,073 FEET.
 EQUIPMENT USED FOR FIELD MEASUREMENTS:
 LINEAR: SOKKIA CX ANGULAR: SOKKIA CX

LEGEND:
 ● DENOTES FD. 1/2" IRON PIPE UNLESS NOTED OTHERWISE
 ○ DENOTES SET 1/2" IRON PIPE (RLS 2893)
 ■ DENOTES FOUND CONCRETE MONUMENT (UNLESS NOTED OTHERWISE)
 ▲ DENOTES NAIL SET
 CONC. - CONCRETE
 R/W - RIGHT-OF-WAY
 P.T. - POINT OF TANGENCY
 PC - POINT OF CURVATURE
 (ch) - CHORD
 RAD. - RADIUS
 LL - LAND LOT

SURVEYOR'S CERTIFICATION:
 THIS PROPERTY LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR
 APPROVE ANY PLATS OF THIS TYPE OF PLAT PRIOR TO RECORDING. 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 SIGNING 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.

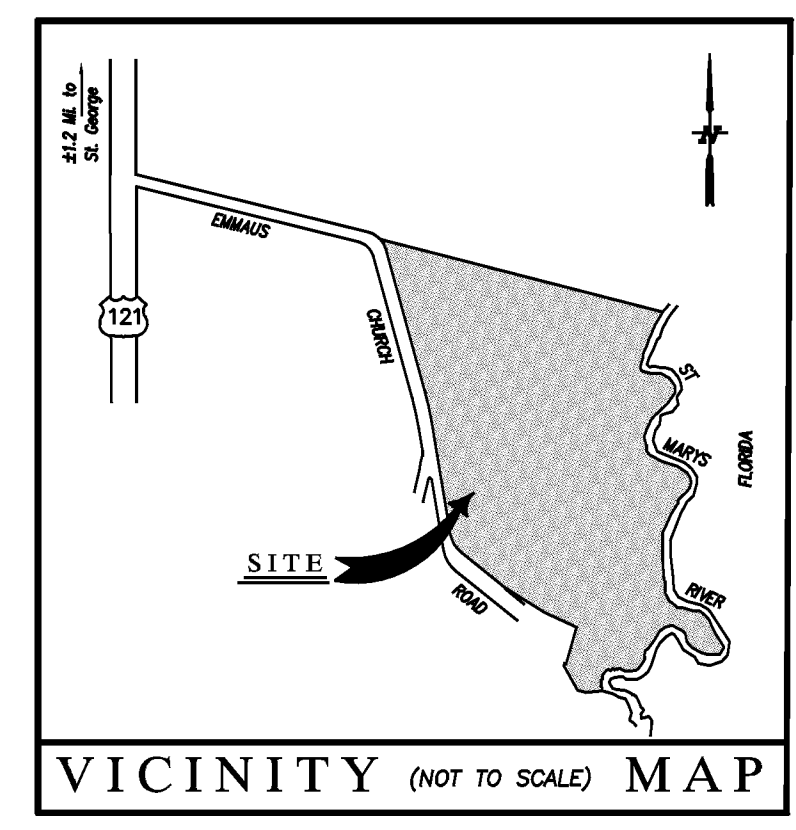
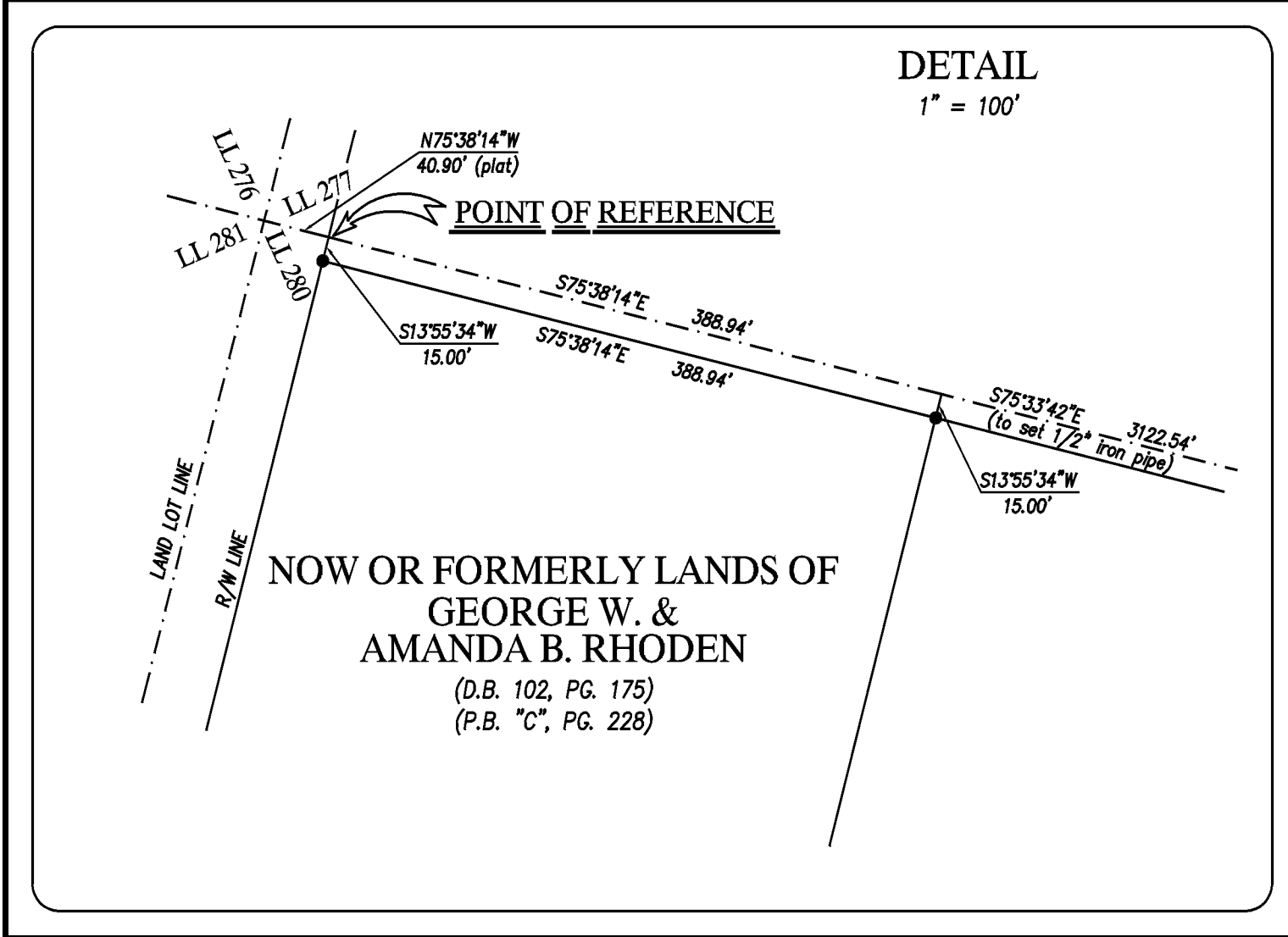
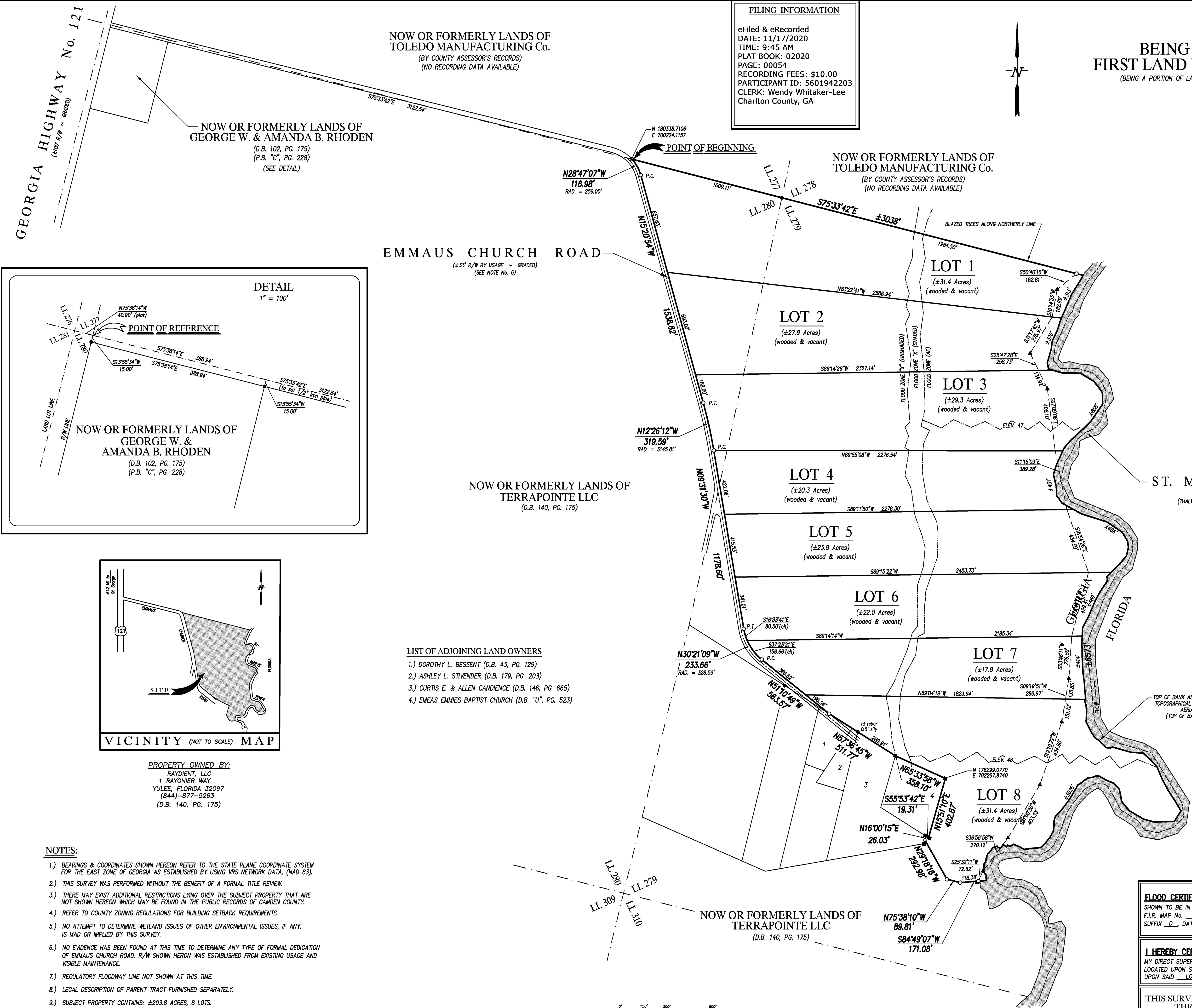
FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS
 SHOWN TO BE IN FLOOD HAZARD ZONES NOTED ON SURVEY AS PER
 F.I.R. MAP No. 12089C0510D COMM No. 130292, PANEL No. 051D
 SUFFIX D, DATED: 07-07-14 FOR: CHARLTON COUNTY, GEORGIA.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER
 MY DIRECT SUPERVISION AND THAT THE CORNERS & IMPROVEMENTS ARE
 LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS
 UPON SAID LOT EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS
 THE SEAL OF THE SIGNING SURVEYOR

OWN. BY: R.B.
 CKD. BY: T.L.P.

BENNETT SURVEYING, INC.
 Surveyors and Land Planners
 102 MARSH HARBOR DRIVE, UNIT 103
 KINGSDALE, GEORGIA 31748
 (912) 525-8899
 (912) 673-8940
 REG. NO. 161-2893
 REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 DWG. 2027 BE 2020-20

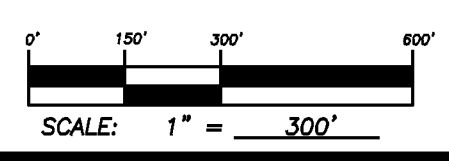


PROPERTY OWNED BY:
 RAYDIENT, LLC
 1 RAYONIER WAY
 YULEE, FLORIDA 32097
 (844)-877-5263
 (D.B. 140, PG. 175)

- LIST OF ADJOINING LAND OWNERS**
- 1.) DOROTHY L. BESSANT (D.B. 43, PG. 129)
 - 2.) ASHLEY L. STIVENDER (D.B. 179, PG. 203)
 - 3.) CURTIS E. & ALLEN CANDIENCE (D.B. 146, PG. 665)
 - 4.) EMEAS EMMIES BAPTIST CHURCH (D.B. "U", PG. 523)

- NOTES:**
- 1.) BEARINGS & COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF GEORGIA AS ESTABLISHED BY USING VRS NETWORK DATA, (NAD 83).
 - 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
 - 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
 - 4.) REFER TO COUNTY ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
 - 5.) NO ATTEMPT TO DETERMINE WETLAND ISSUES OF OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
 - 6.) NO EVIDENCE HAS BEEN FOUND AT THIS TIME TO DETERMINE ANY TYPE OF FORMAL DEDICATION OF EMMAUS CHURCH ROAD, R/W SHOWN HEREON WAS ESTABLISHED FROM EXISTING USAGE AND VISIBLE MAINTENANCE.
 - 7.) REGULATORY FLOODWAY LINE NOT SHOWN AT THIS TIME.
 - 8.) LEGAL DESCRIPTION OF PARENT TRACT FURNISHED SEPARATELY.
 - 9.) SUBJECT PROPERTY CONTAINS: ±203.8 ACRES, 8 LOTS.
 - 10.) ALL LOT CORNERS ARE 1/2" IRON PIPES CAPPED (LSF 1267).

F.B.:BSL_39, PG.: 21-22
 SURVEY DATE: 09-09-2020



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Y:\CAD\Charlton\rdient emmaus church site SD.dwg
 DWG 2027 BE 2020-20