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PARTICIPANT ID: 7682788104
CLERK: Wendy Whitaker-Lee
Charlton County, GA

DESCRIPTION OF LANDS SURVEYED:

DESCRIPTION: TRACT 130 (63.59 Ac.)

A Tract of land situated in a portion of Land Lots 1 and 2, in the First Land District, Charlton County, Georgia; Said tract being more particularly described as follows:
Commence at a concrete monument at the Northwest Corner of said Land Lot 1 run S 75 deg 45 min 04 sec E, along the north line of said Lot 1, a distance of 755.04 feet to the northeastern corner of lands described in Deed Book 204 on Page 168 of the Superior Court Records of Charlton County; thence continue S 75 deg 45 min 04 sec E, along said north line and along an easterly prolongation thereof, 2615.57 feet to the westerly right of way line of CSX Transportation Railroad (Formerly Seaboard Coastline Railroad); thence run S 39 deg 36 min 27 sec E, along said right of way line, 785.36 feet; thence leave said right of way line and run S 88 deg 25 min 39 sec W, 3003.50 feet to the centerline of an existing access road known as "Club Road Loop"; thence run N 28 deg 21 min 42 sec W, along said centerline, 542.83 feet; thence leave said centerline and run N 17 deg 10 min 50 sec E, 850.01 feet to the Point of Beginning.
Said Tract containing 63.59 acres more or less.
SUBJECT TO: An Easement for Ingress, Egress, Drainage and Utilities across the Westerly 25 feet of the above described lands lying east of and adjacent to the above described centerline of an existing access road known as "Club Road Loop" centerline.

CLUB ROAD LOOP 50' EASEMENT:

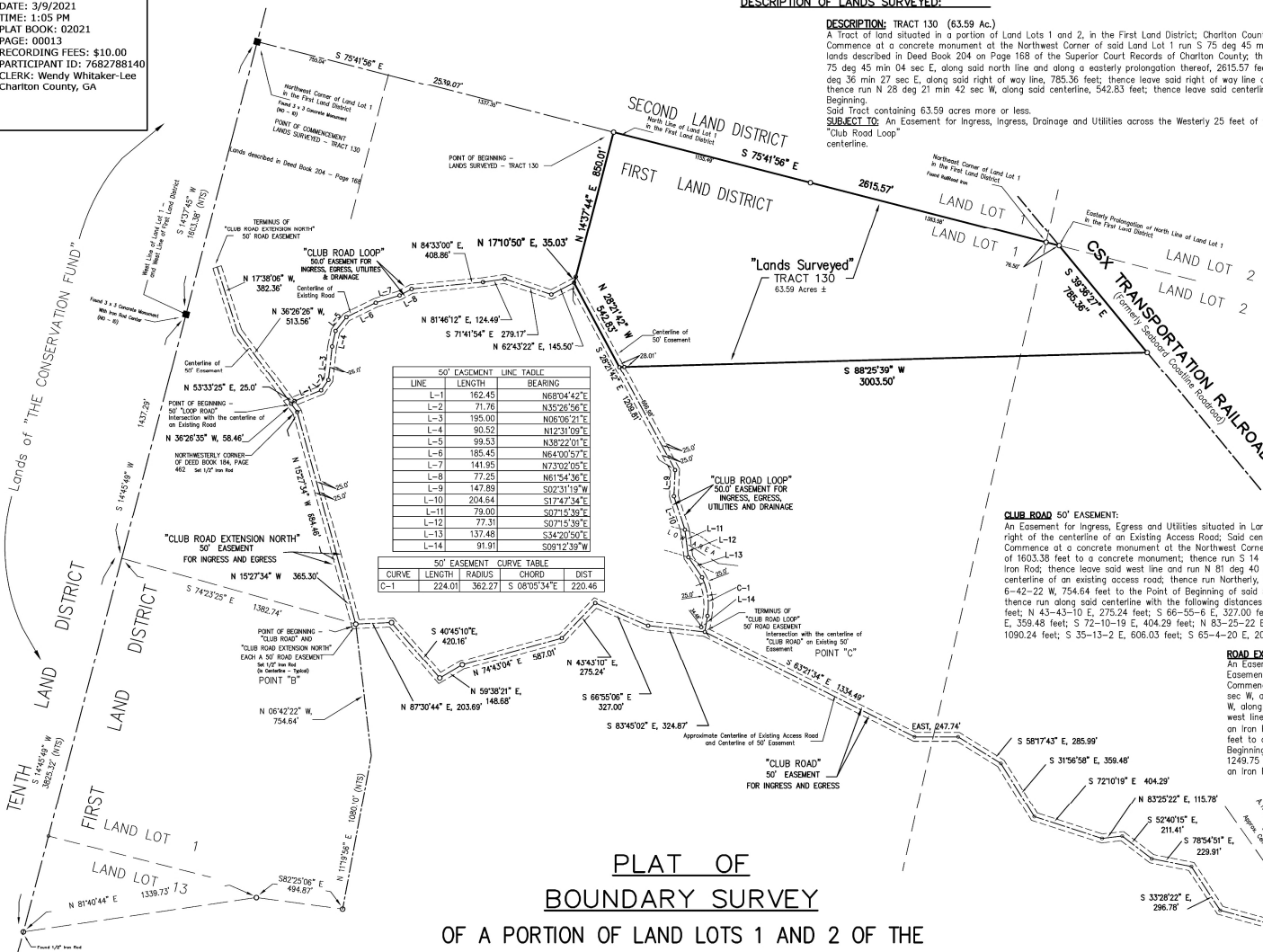
An Easement for Ingress, Egress, Utilities and Drainage situated in Land Lot 1 of the First Land District; Charlton County, Georgia; Said Easement Lying 25 feet left of and 25 feet right of the centerline of an Existing Access Road; Said centerline being described as follows:
Commence at a concrete monument at the Northwest Corner of Land Lot 1 in said First Land District and run S 14 deg 37 min 45 sec W, along the west line of said Lot 1, a distance of 1603.38 feet to a concrete monument; thence run S 14 deg 45 min 49 sec W, along said west line and along the west line of said Land Lot 13, a distance of 3825.32 feet to an Iron Rod; thence leave said west line and run N 81 deg 40 min 44 sec E, 1339.73 feet to an Iron Rod; thence run S 82 deg 25 min 06 sec E, 494.87 feet to the centerline of an existing access road known as "Club Road"; thence run along said centerline with the following distances and courses: N 11-19-56 E, 1080.10 feet; N 6-42-22 W, 754.64 feet to a point hereinafter referred to as Point "B"; thence run along said Club Road centerline in a general easterly direction with the following courses and distances: N 87-30-44 E, 203.69 feet; S 40-45-10 E, 420.16 feet; N 59-38-21 E, 148.68 feet; N 74-43-4 E, 587.01 feet; N 43-43-10 E, 275.24 feet; S 66-55-6 E, 327.00 feet; S 83-45-2 E, 324.87 feet to a point hereinafter referred to as Point "C"; thence return to the above described Point "B" and run N 15 deg 27 min 34 sec W, along the centerline of an existing access road known as "Club Road Extension North", 1249.75 feet to an Iron Rod at the northwesterly corner of lands described in Deed Book 184, Page 482 of the records of the Superior Court of said County; thence run N 36 deg 26 min 35 sec W, along said centerline, 58.46 feet to an Iron Rod at the intersection of an existing access road referred to as "Club Road Loop" and the Point of Beginning of said 50' Easement; thence run in a general northeasterly and southeasterly direction along said centerline with the following courses and distances: N 68 deg 04 min 42 sec E, 162.45 feet; N 35 deg 26 min 56 sec E, 71.76 feet; N 06 deg 06 min 21 sec E, 195.00 feet; N 12 deg 31 min 09 sec E, 90.52 feet; N 38 deg 22 min 01 sec E, 99.53 feet; N 64 deg 00 min 57 sec E, 185.45 feet; N 73 deg 02 min 02 sec E, 141.95 feet; N 61 deg 54 min 36 sec E, 77.25 feet; N 84 deg 33 min 00 sec E, 408.86 feet; N 81 deg 46 min 12 sec E, 124.49 feet; S 71 deg 41 min 54 sec E, 279.17 feet; N 62 deg 43 min 22 sec E, 145.50 feet; S 28 deg 21 min 42 sec E, 1203.81 feet; S 02 deg 31 min 19 sec W, 147.89 feet; S 17 deg 47 min 34 sec E, 204.64 feet; S 07 deg 15 min 39 sec E, 78.0 feet; S 07 deg 15 min 39 sec E, 77.31 feet; S 34 deg 20 min 50 sec E, 137.48 feet to a point of curve of a non-tangent curve having an arc length of 224.01 feet, a radius of 362.27 feet and a chord bearing and distance of S 08 deg 05 min 34 sec E, 220.46 feet to the end of said curve; thence run S 08 deg 12 min 39 sec W, along said centerline, 91.91 feet to the centerline of said "Club Road" at the above described Point "C" and the end of said 50' Easement centerline.

CLUB ROAD 50' EASEMENT:

An Easement for Ingress, Egress and Utilities situated in Land Lot's 1, 2, and 13 in the First Land District; Charlton County, Georgia; Said Easement Lying 25 feet left of and 25 feet right of the centerline of an Existing Access Road; Said centerline being described as follows:
Commence at a concrete monument at the Northwest Corner of Land Lot 1 in said First Land District and run S 14 deg 37 min 45 sec W, along the west line of said Lot 1, a distance of 1603.38 feet to a concrete monument; thence run S 14 deg 45 min 49 sec W, along said west line and along the west line of said Land Lot 13, a distance of 3825.32 feet to an Iron Rod; thence leave said west line and run N 81 deg 40 min 44 sec E, 1339.73 feet to an Iron Rod; thence run S 82 deg 25 min 06 sec E, 494.87 feet to the centerline of an existing access road; thence run Northerly, Easterly and Southeasterly along said centerline with the following distances and courses: N 11-19-56 E, 1080.10 feet; N 6-42-22 W, 754.64 feet to the Point of Beginning of said 50' Easement; thence run along said centerline with the following distances and courses: N 87-30-44 E, 203.69 feet; S 40-45-10 E, 420.16 feet; N 59-38-21 E, 148.68 feet; N 74-43-4 E, 587.01 feet; N 43-43-10 E, 275.24 feet; S 66-55-6 E, 327.00 feet; S 83-45-2 E, 324.87 feet; S 63-21-34 E, 1334.49 feet; EAST, 247.74 feet; S 58-17-43 E, 285.99 feet; S 72-10-19 E, 404.29 feet; N 83-25-22 E, 115.78 feet; S 31-56-58 E, 359.48 feet; S 72-10-19 E, 404.29 feet; N 83-25-22 E, 115.78 feet; S 52-40-15 E, 211.41 feet; S 78-54-51 E, 229.91 feet; S 33-28-22 E, 296.78 feet; S 74-57-34 E, 1090.24 feet; S 35-13-2 E, 606.03 feet; S 65-4-20 E, 209.77 feet to the westerly Right of way line of Spanish Creek Road and the End of said Easement.

ROAD EXTENSION NORTH 50' EASEMENT:

An Easement for Ingress, Egress and Utilities situated in Land Lot 1 of the First Land District; Charlton County, Georgia; Said Easement Lying 25 feet left of and 25 feet right of the centerline of an Existing Access Road; Said centerline being described as follows:
Commence at a concrete monument at the Northwest Corner of Land Lot 1 in said First Land District and run S 14 deg 37 min 45 sec W, along the west line of said Lot 1, a distance of 1603.38 feet to a concrete monument; thence run S 14 deg 45 min 49 sec W, along said west line and along the west line of said Land Lot 13, a distance of 3825.32 feet to an Iron Rod; thence leave said west line and run N 81 deg 40 min 44 sec E, 1339.73 feet to an Iron Rod; thence run S 82 deg 25 min 06 sec E, 494.87 feet to the centerline of an existing 50' Road Easement thence run N 11 deg 19 min 56 sec E, along said centerline, 1080.10 feet to an Iron Rod; thence run N 06 deg 42 min 22 sec W, along said centerline, 754.64 feet to an Iron Rod and the Point of Beginning; thence run Northwesterly along said centerline with the following distances and courses: N 15 deg 27 min 34 sec W, 1249.75 feet to an Iron Rod; N 36 deg 26 min 35 sec W, 571.94 feet to an Iron Rod; N 17 deg 38 min 06 sec W, 382.36 feet to an Iron Rod and the End of said Centerline.



PLAT OF BOUNDARY SURVEY

OF A PORTION OF LAND LOTS 1 AND 2 OF THE
FIRST LAND DISTRICT; CHARLTON COUNTY, GEORGIA.

LANDS OF "FOLKSTON PROPERTIES LLC"
"OKEEFENOCHEE CLUB"

TRACT 130

This Survey Certified To The Following Only:
Howard Hartley, III and Christy Hartley
First American Title Insurance Company
Folkston Properties, LLC

SURVEYOR'S CERTIFICATION:

I hereby certify that this meets the technical standards for property surveys as per Chapter 180-7 of Georgia Laws.
Also that the provisions relative to Official Code of Georgia Annotated Section 15-6-67(d), do not require approval of this plat by any planning authority of municipal or county governing authority prior to the recording of this plat.

By: Matthew M. Jordan Date of Signature: 3-4-2021
MATTHEW M. JORDAN - RLS 3011
Date of Field Survey: NOV. 22, 2020 & FEB. 18, 2021

Job No. H-07-113-TRACT 130
X REF: 007113

CUMBERLAND LAND SURVEYORS
300 CAMDEN AVENUE
WOODBINE, GEORGIA 31569
LAND SURVEYOR FIRM 882
(912) 576-8885

DWG. BY: MER CHECKED BY: MAU
DWG: 02/18/2021 SURVEYED: 11-22/23-2020
FILE NO: 21130 SCALE: 1" = 300'

NOTES:
The field work on this survey was accomplished using a Topcon Total Station instrument with Topcon Recon Collection system. Original Control was collected using Ashtech Promark 2 GPS units. The calculated error of closure was less than 1/10000 and a circular error of 0.0002 seconds. Final adjustment as achieved using the compass rule. This calculated error of closure as derived from actual field work on all points, previous points and existing monuments.
Coordinates and bearings are grid and based on Georgia State Plane Coordinate System, East Zone.
A portion of the lands shown herein possibly fall under the Wetlands Jurisdiction of State and Federal Government Agencies. No attempt to determine the limits of the jurisdiction is made or implied herein.