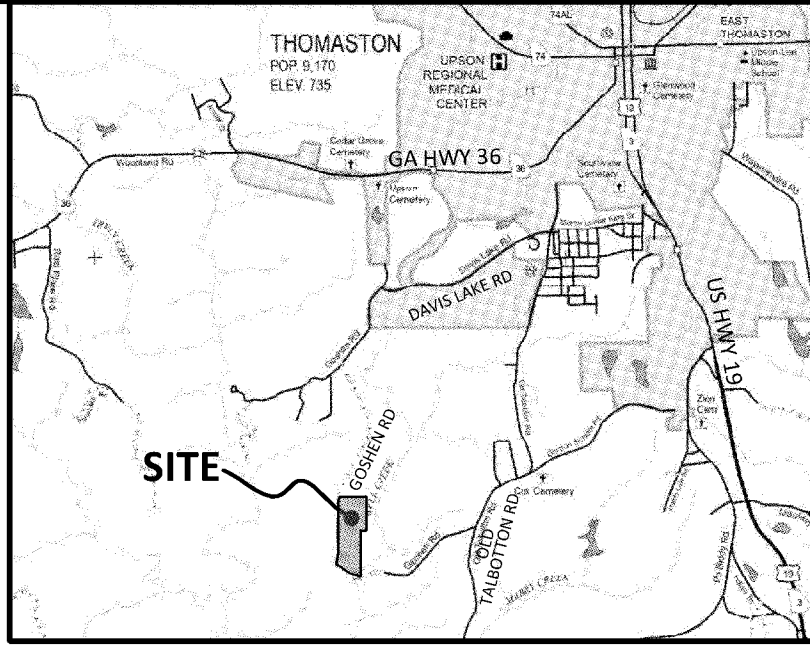


eFiled & eRecorded
DATE: 12/15/2023
TIME: 1:15 PM
PLAT BOOK: 00034
PAGE: 00074
RECORDING FEES: \$10.00
PARTICIPANT ID: 9045423917
CLERK: Teresa Meier
Upson County, GA

FOR CLERK'S OFFICE USE



VICINITY MAP

THE TOTAL AREA
OF TRACTS A AND B
IS 62.91 ACRES



SURVEYOR'S CERTIFICATION

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording (no review of plats depicting three parcels or fewer in Upson County). 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 Section 15-6-67.

Robert O. Jordan, GA RLS 2902

LINE TABLE

Line	Direction	Length
L1	S2°12'51"W	47.94'
L2	S2°12'51"W	39.98'
L3	S2°12'51"W	25.23'
L4	S80°07'24"E	46.84'
L5	S3°45'46"E	406.93'
L6	S40°55'20"W	141.98'
L7	N40°55'20"E	100.51'
L8	N3°45'46"W	377.00'
L9	N80°07'24"W	23.81'

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: TIMBERLANDS II, LLC
DEED RECORD: D.B. 1387, p. 145-160
PLAT RECORD: D.B. 342, p. 256
TAX RECORD: A PORTION OF PARCEL 036 006

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 662,374 FEET (TRACT A); 1 FOOT IN 388,888 FEET (TRACT B); AND 1 FOOT IN 86,375 FEET (TRACT C).

FIELD DATA WAS COLLECTED USING A TOPCON GM52 TOTAL STATION AND A JAVAD TRIUMPH-LS+ DUAL-FREQUENCY RTK GNSS RECEIVER REFERENCING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN NOVEMBER 2023.

A SMALL PORTION OF THE SOUTHEAST CORNER OF TRACT A NEAR BELL CREEK IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13293C 0180D FOR UPSON COUNTY, GEORGIA DATED 09-25-09.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83 (2011) IN US SURVEY FEET. VERTICAL DATUM: NAVD88 IN FEET.

LEGEND

- OPEN-TOP PIPE FOUND
- SOLID ROD (REBAR) FOUND
- 1/2" SOLID ROD (REBAR) SET
- BEARING CHANGE (NO PIN SET)
- △ SURVEYOR'S TRAVERSE NAIL SET
- ⊙ SURVEYOR'S PK NAIL SET
- POWER POLE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- NOF NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- LL LAND LOT
- OTP OPEN-TOP PIPE
- CMF CONCRETE MON. FD

— B — DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.

- B: BLUE PAINT
- W: WHITE PAINT
- Y: YELLOW PAINT
- R: RED PAINT
- TP: STEEL TEE POST
- HW: HOG WIRE
- BW: BARBED WIRE
- CL: CHAIN LINK

- OHP — PROPERTY BOUNDARY
- OVERHEAD POWER
- EASEMENT
- ADJOINING PROPERTY LINE
- CREEK OR SHORELINE
- ASPHALT PAVEMENT
- EDGE OF DIRT/GRAVEL
- BUILDING HATCH
- GRAVEL

DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.

- TP: STEEL TEE POST
- B: BLUE PAINT
- W: WHITE PAINT
- Y: YELLOW PAINT
- R: RED PAINT
- BW: BARBED WIRE
- HW: HOG WIRE

PARCEL CREATION SURVEY FOR
AMERICAN NATURAL RESOURCES, LLC
AND
TIMBERLANDS II, LLC
LAND LOTS 14 & 37, DISTRICT 16
GEORGIA MILITIA DISTRICT 561
UPSON COUNTY, GEORGIA

0' 200' 400' 600'
SCALE 1" = 200'
DECEMBER 5, 2023

N.T.S.

NOF
TIMBERLANDS II, LLC
D.B. 1387, p. 145-160
(CL#877, U20-B & U27B)
PLAT: D.B. 342, p. 256

PROPERTY LINE
ESTABLISHED 15' FROM
CL OF GOSHEN RD
APPROX. WIDTH OF
UNPAVED ROAD SURFACE

UNPAVED, COUNTY MAINTAINED,
APPROX. 30' PRESUMED EASEMENT;
NO RECORD OF DEDICATION FOUND
GOSHEN ROAD

LAND LOT 14
LAND LOT 37

TRACT U-20-B ON D.B. 342, p. 256
TRACT U-27-B ON D.B. 342, p. 256

NOF
TIMBERLANDS II, LLC
D.B. 1387, p. 145-160
(CL#877, U20-B & U27B)
PLAT: D.B. 342, p. 256

ROAD NAME
TRANSITIONS
AT BEND

W. GORDON SCHOOL RD

NOF
TIMBERLANDS II, LLC
D.B. 1387, p. 145-160
(CL#877, U20-B & U27B)
PLAT: D.B. 342, p. 256

NOF
JOHN A. FOUNTAIN, ET. AL.
D.B. 1829, p. 229

NOF
TIMBERLANDS II, LLC
D.B. 1387, p. 145-160
(CL#877, U20-B & U27B)
PLAT: D.B. 342, p. 256

NOF
THE CITY OF THOMASTON
TREATED WASTEWATER
OUTFALL SEWER LINE
D.B. 439, p. 165 (PARCEL 3)
P.B. 16, p. 158
0.31 ACRE

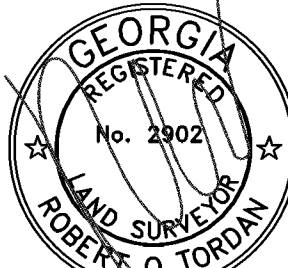
**PARCEL B
0.43 ACRE**

BELL CREEK

NOF
JOHNNIE YARBROUGH
D.B. 690, p. 127
P.B. 30, p. 212

NOF
GEORGE M. BARFOOT, JR.
D.B. 1274, p. 237
D.B. 654, p. 192
P.B. 30, p. 212
P.B. 9, p. 76

NOF
JOHNNIE YARBROUGH
D.B. 690, p. 127
P.B. 30, p. 212



Corporate License No. LSF 000768

JORDAN ENGINEERING

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(706) 468-8999 www.jordan-eng.com

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