

GEORGIA HIGHWAY No. 121
(±100' R/W ~ GRADED)

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)

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

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

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

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

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

POINT OF BEGINNING

N28°47'07"W
118.98'
RAD. = 256.00'

LOT 2
(±27.9 Acres)
(wooded & vacant)

LOT 1
(±31.4 Acres)
(wooded & vacant)

LOT 3
(±29.3 Acres)
(wooded & vacant)

LOT 4
(±20.3 Acres)
(wooded & vacant)

LOT 5
(±23.8 Acres)
(wooded & vacant)

LOT 6
(±22.0 Acres)
(wooded & vacant)

LOT 7
(±17.8 Acres)
(wooded & vacant)

LOT 8
(±31.4 Acres)
(wooded & vacant)

ST. MARYS RIVER
(ACTUAL THALWEG IS STATE LINE)
(THALWEG NOT ESTABLISHED BY THIS SURVEY)

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. 12089C05100 COMM No. 130292, PANEL No. 0510
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

Y:\CAD\Charlton\raydient emmaus church site SD.dwg

OWN. BY:
R.B.

CKD. BY:
T.L.P.

BENNETT SURVEYING, INC.

Surveyors and Land Planners

102 MARSH HARBOR DRIVE, UNIT 103

KINGSTON, GEORGIA 30145

(912) 555-8888

(912) 673-8840

REGISTERED PROFESSIONAL SURVEYOR

NOV 17 2020

REGISTERED PROFESSIONAL ENGINEER

NOV 17 2020

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

0' 150' 300' 600'
SCALE: 1" = 300'

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.