

RESERVED FOR THE CLERK OF SUPERIOR COURT

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.

[Signature]

JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 4/19/2024

MATTISON & ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION LSF00690
EXPIRES JUNE 30, 2024



BOUNDARY PLAT FOR

TWIN CREEKS TIMBER, LLC

SHOWING PROPERTY KNOWN AS TAX MAP 127 003
PLAT BOOK 3-287
DEED BOOK 86-308

237th. G.M.D. 118.93 TOTAL ACRES

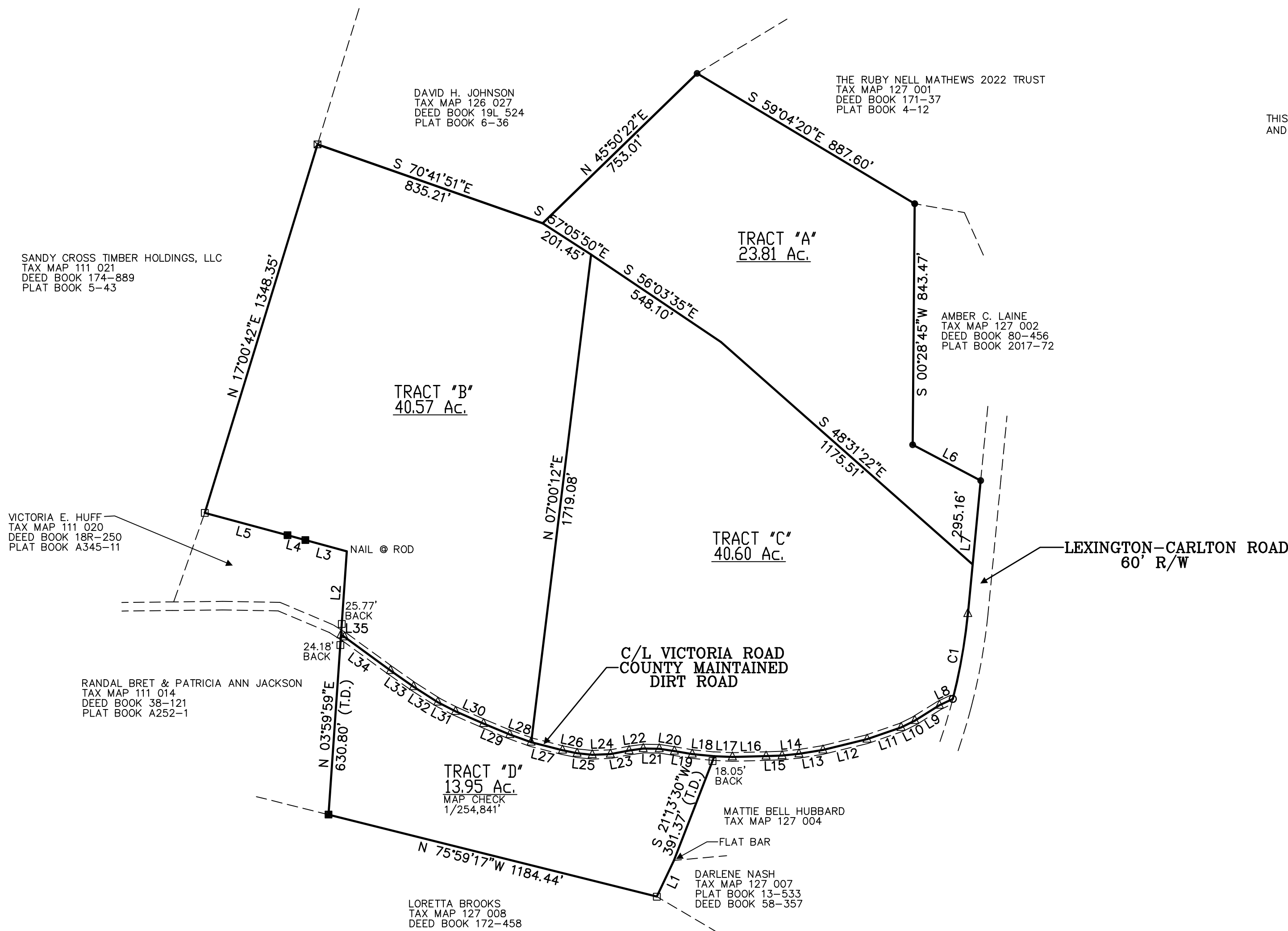
OGLETHORPE COUNTY, GEORGIA

SCALE: 1"=300' APRIL 8, 2024 (FIELD WORK)
APRIL 19, 2024 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER "V"
TRAVERSE CLOSURE 1/13,928'
ANGLE ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT

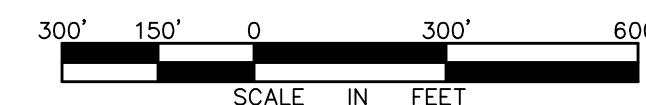
- - 1/2" REBAR SET
- ⊠ - 1.5" PIPE FOUND
- - 3/4" PIPE FOUND
- - 1/2" PIPE FOUND
- - 1/2" REBAR FOUND
- △ - COMPUTED POINT

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.



Course	Bearing	Distance
L1	S 25°17'18" W	139.83'
L2	N 03°59'59" E	292.62' (T.D.)
L3	N 74°47'12" W	150.49'
L4	N 74°53'37" W	64.87'
L5	N 74°51'36" W	299.81'
L6	S 62°16'42" E	269.11'
L7	S 05°29'03" W	467.27'
L8	S 64°34'31" W	51.89'
L9	S 58°04'21" W	101.36'
L10	S 63°35'57" W	53.19'
L11	S 70°54'12" W	126.09'
L12	S 76°17'39" W	159.29'
L13	S 80°47'38" W	84.95'
L14	S 84°15'37" W	59.12'
L15	S 87°48'31" W	55.99'
L16	S 88°41'42" W	118.13'
L17	N 87°44'51" W	63.37'
L18	N 84°42'22" W	77.56'
L19	N 80°17'49" W	63.36'
L20	N 81°16'44" W	53.56'
L21	N 89°15'48" W	56.01'
L22	S 82°08'43" W	49.98'
L23	S 79°05'32" W	66.96'
L24	S 88°02'58" W	63.13'
L25	N 84°19'08" W	53.54'
L26	N 78°15'44" W	52.24'
L27	N 75°40'22" W	113.30'
L28	N 70°18'24" W	79.20'
L29	N 67°24'47" W	99.54'
L30	N 66°18'36" W	106.84'
L31	N 62°47'26" W	70.19'
L32	N 57°22'47" W	100.37'
L33	N 55°02'39" W	98.38'
L34	N 53°52'36" W	199.60'
L35	N 57°53'33" W	14.54'

Curve	Radius	Length	Chord	Chord Bear.
C1	2061.60'	303.88'	303.60'	S 10°02'06" W



SCALE IN FEET

JOB#2024062L