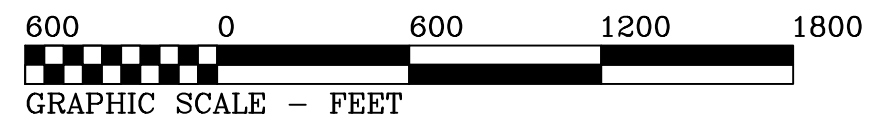


GA. RLS 3165
141 Eagle Dr.
Tifton, Ga. 31793
(229) 392-7690
GA. COA # LSF 1224

LEGEND

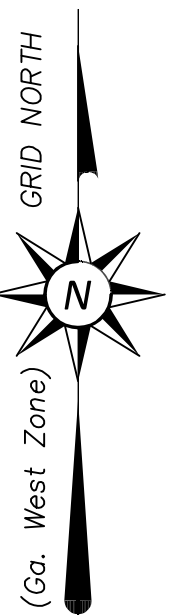
- IRON PIN FOUND
- 1/2" REBAR SET W/CAP 3165
- CONCRETE MONUMENT FOUND
- ▲ COTTON SPINDLE FOUND



GENERAL NOTES:

1. ACCORDING TO THE COUNTY TAX ASSESSORS OFFICE THE CURRENT OWNER IS M.C. DIXON FAMILY PARTNERSHIP, LLLP.
2. TYPE OF SURVEY: RETRACEMENT
3. SOURCE DEED: DB 114, PG 314
4. NO CURRENT TITLE OPINION HAS BEEN PROVIDED. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS WHICH COULD AFFECT THE BOUNDARIES.
5. TRACT 3 IS NOT DESCRIBED IN SOURCE DEED (DB 114, PG 314). IT IS POSSESSED BY M.C. DIXON FAMILY PARTNERSHIP, LLLP.

THIS SURVEY WAS MADE USING A JAVAD TRIUMPH LS DUAL FREQUENCY RECEIVER WITH EGPS REALTIME NETWORK AND A TRIUMPH-T3 BASE RECEIVER. THE RELATIVE POSITIONAL ACCURACY IS 0.10 FT. HORIZONTAL AT THE 95% CONFIDENCE LEVEL. PLAT CLOSURE FRO TRACT 1 IS 1' IN 2,567,945' PLAT CLOSURE FOR TRACT 2 IS 1' IN 481,731' PLAT CLOSURE FOR TRACT 3 IS 1' IN 912,632'



N/F PROPERTY OF
FOUR RIVERS LAND AND TIMBER GA LLC
DB 242/PG 1 AND DB 263/PG 78

N/F PROPERTY OF
FOUR RIVERS LAND AND TIMBER GA LLC
DB 242/PG 1 AND DB 263/PG 78

N/F PROPERTY OF
BURGIN LAND, LTD
DB 80/PG 410

N/F PROPERTY OF
FOUR RIVERS LAND AND TIMBER GA LLC
DB 242/PG 1 AND DB 263/PG 78

N/F PROPERTY OF
FOUR RIVERS LAND AND TIMBER GA LLC
DB 242/PG 1 AND DB 263/PG 78

N/F PROPERTY OF
FOUR RIVERS LAND AND TIMBER GA LLC
DB 242/PG 1 AND DB 263/PG 78

N/F PROPERTY OF
W.C. BRADLEY CO.
DB 76/PG 6

N/F PROPERTY OF
SCOTT SCHOVERLING
AND GARY TRZEPACZ
DB 259/PG 234

N/F PROPERTY OF
HURRICANE REAL ESTATE HOLDINGS, LLC
DB 270/PG 8

CURVE	ARC LENGTH	RADIUS	CH BEARING	CH LENGTH
C1	413.70'	3641.63'	N 65°19'50" W	413.48'
C2	852.16'	1553.27'	N 77°47'34" W	841.52'
C3	797.30'	1453.27'	S 77°47'34" E	787.34'
C4	523.93'	3741.63'	S 66°05'15" E	523.50'
C5	112.76'	3641.63'	N 69°28'19" W	112.76'

CANYON ROAD
100' R/W

TRACT 2
8.69 Acres

TRACT 3
9.05 Acres
SEE NOTE 5

SURVEYORS CERTIFICATION

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.

J. MARSHALL COLLINS GA RLS #3165

08-12-2025
DATE



PLAT OF SURVEY FOR:
M.C. DIXON FAMILY PARTNERSHIP, LLLP
PT. OF LAND LOTS 65, 66, 75, 76, 77, 98, 99, AND 100
22ND LAND DISTRICT, STEWART COUNTY-GEORGIA
SCALE: 1"=600' DATE: 08-12-2025
FIELD WORK COMPLETED 08-12-2025