

PLAT OF TWO PARCELS OF LAND
 ① - 242.239 ACRES, ② - 69.223,
 BEING A TOTAL OF 311.462 ACRES
 LOCATED IN G.M.D. 65, BURKE COUNTY, AND
 G.M.D. 1434, RICHMOND COUNTY, GEORGIA.
 SURVEY DATE: OCT. 28, 2020 - PLAT DATE: NOV. 6, 2020
 SURVEYED FOR:

① MCBEAN CREEK TIMBER, LLC
 ② JIMMY L. NEVILLE

PARTIAL PARCEL 1 PROPERTY LINE CALL TABLE					
Course	Bearing	Distance	Course	Bearing	Distance
B1	N 42°01'56"E	247.99'	B35	N 27°23'21"W	59.79'
B2	N 41°30'25"E	60.26'	B36	N 38°04'05"W	113.19'
B3	N 41°25'03"E	249.90'	B37	N 65°36'03"W	105.12'
B4	N 48°30'49"W	176.34'	B38	N 30°30'47"W	153.10'
B5	N 48°28'00"W	176.49'	B39	N 61°32'28"W	34.95'
B6	N 48°28'04"W	172.90'	B40	N 60°26'04"W	141.73'
B7	N 25°22'36"W	197.75'	B41	N 35°59'12"W	111.96'
B8	N 25°20'27"W	194.00'	B42	N 01°11'06"E	142.61'
B9	N 48°33'28"W	282.26'	B43	N 33°11'19"W	58.67'
B10	N 89°48'52"E	91.94'	B44	N 06°40'48"W	29.01'
B11	N 84°56'35"E	51.38'	B45	N 60°06'53"W	21.95'
B12	N 83°49'06"E	77.54'	B46	N 79°43'36"W	20.34'
B13	N 51°19'21"E	89.11'	B47	N 39°14'28"W	35.38'
B14	N 65°54'04"E	67.65'	B48	N 35°51'33"W	20.97'
B15	N 36°42'33"E	108.13'	B49	N 13°44'15"W	37.41'
B16	N 07°21'15"E	100.27'	B50	N 03°43'48"W	28.07'
B17	N 17°30'38"W	58.74'	B51	N 29°47'38"W	48.12'
B18	N 10°03'37"E	92.79'	B52	N 62°45'13"W	28.84'
B19	N 04°59'07"E	98.20'	B53	N 71°20'58"W	22.80'
B20	N 16°05'28"E	81.55'	B54	N 44°01'57"W	32.74'
B21	N 04°02'22"W	78.00'	B55	N 05°06'31"W	18.32'
B22	N 47°10'30"E	31.39'	B56	N 17°27'05"E	19.00'
B23	N 34°11'04"W	75.74'	B57	N 17°27'05"E	218.26'
B24	N 66°10'00"E	81.55'	B58	N 48°33'33"E	83.54'
B25	N 53°28'58"E	59.51'	B59	N 18°47'37"E	80.24'
B26	N 16°45'52"W	87.83'	B60	S 04°32'47"W	105.63'
B27	N 05°37'56"E	152.17'	B61	S 74°16'48"E	110.37'
B28	N 27°13'35"E	70.84'	B62	S 23°23'16"E	204.99'
B29	N 55°40'21"E	76.32'	B63	S 11°06'23"W	117.86'
B30	N 74°42'16"E	120.50'	B64	S 44°17'30"E	130.80'
B31	N 82°37'43"E	90.07'	B65	S 47°19'43"E	130.96'
B32	S 53°29'18"E	81.00'	B66	S 62°22'41"E	2745.50'
B33	S 64°41'33"E	87.90'	B67	S 49°19'27"W	323.05'
B34	N 88°19'06"E	58.66'	B68	S 52°15'25"W	29.85'
B69	S 74°28'51"E	18.10'			
B70	S 47°14'22"E	28.33'			
B71	S 65°16'24"E	28.66'			
B72	N 64°15'16"E	31.67'			
B73	S 62°28'20"E	75.68'			
B74	S 67°02'20"E	77.20'			
B75	S 70°34'55"E	93.03'			
B76	S 66°14'42"E	92.53'			
B77	S 76°48'35"E	39.02'			
B78	S 64°14'18"E	55.36'			
B79	S 66°13'54"E	102.56'			
B80	N 82°40'48"E	46.11'			
B81	N 30°58'02"E	67.11'			
B82	S 37°28'00"E	80.44'			
B83	S 84°56'35"E	54.96'			
B84	N 89°50'07"E	56.72'			
B85	S 42°15'28"E	33.85'			
B86	S 71°09'24"E	59.44'			
B87	N 81°19'22"E	58.56'			
B88	S 60°21'13"E	32.11'			
B89	N 56°37'54"E	60.28'			
B90	S 52°23'29"E	50.24'			
B91	N 78°39'41"E	58.66'			
B92	N 62°09'36"E	60.07'			
B93	S 81°04'50"E	63.39'			
B94	S 82°27'38"E	74.87'			
B95	S 88°54'39"E	65.17'			
B96	S 28°15'27"E	22.09'			
B97	N 69°13'58"E	38.94'			
B98	S 47°35'47"E	103.41'			
B99	S 61°37'23"E	54.64'			
B100	S 59°43'28"E	75.03'			
B101	S 88°22'51"E	63.52'			
B102	S 77°05'51"E	61.11'			
B103	N 83°25'21"E	59.81'			
B104	S 69°03'59"E	38.62'			
B105	N 90°43'59"E	62.38'			
B106	S 33°21'24"E	54.57'			

ADJOINER PROPERTY LINE CALL TABLE					
Course	Bearing	Distance	Course	Bearing	Distance
A1	N 48°20'40"W	72.74'	A21	N 07°51'18"W	238.25'
A2	N 48°40'38"W	123.45'	A22	N 07°51'18"W	0.98'
A3	N 48°25'48"W	154.23'	A23	R=1986.93'	A:319.27'
A4	N 65°24'26"W	78.29'	A24	Chd: N 49°52'41"E	318.93'
A5	N 65°40'43"W	195.58'	A25	N 54°29'38"E	604.21'
A6	N 65°35'56"W	60.08'	A26	N 53°59'04"E	15.08'
A7	N 65°37'25"W	189.60'	A27	N 00°00'00"E	0.00'
A8	N 65°35'18"W	127.71'	A28	S 10°06'40"E	34.96'
A9	N 47°41'30"W	39.52'	A29	S 65°18'27"E	26.99'
A10	N 47°29'38"W	184.29'	A30	N 14°21'56"W	15.31'
A11	N 49°30'24"W	160.70'	A31	N 76°45'36"E	26.77'
A12	N 43°55'43"W	198.40'	A32	S 29°53'39"E	14.16'
A13	R=3800.30'	A:322.73'	A33	S 52°06'49"E	35.68'
A14	N 36°19'58"E	372.65'	A34	S 71°45'50"E	41.62'
A15	S 07°05'07"E	1.16'	A35	S 34°58'23"E	27.65'
A16	S 07°05'07"E	295.41'	A36	N 89°07'34"E	15.34'
A17	S 53°35'08"E	55.43'	A37	S 33°28'54"E	67.46'
A18	S 53°27'51"E	143.77'	A38	S 06°47'12"E	72.52'
A19	N 36°28'40"E	90.93'	A39	S 29°35'18"E	35.96'
A20	N 01°41'44"W	345.19'	A40	S 82°38'49"E	32.92'

INSERT - SCALE: 1" = 100'

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

RICHMOND COUNTY ADMINISTRATOR
 DATE:

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

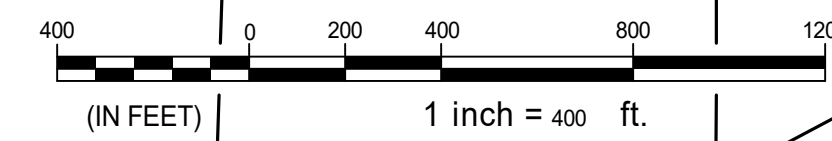
BURKE COUNTY BUILDING OFFICIAL
 DATE:

DONALDSON SURVEYS
 616 West Moring St., P.O. Box 1138
 Swainsboro, GA 30401
 478-237-7339 - Fax 478-237-3456
 email: wdsurvey@pineland.net
 Drawn by: PEZ Plat Drawer: 16-035 S:\data\17059.CRD

- REFERENCES:**
- ① TAX MAP 028B, PARCEL 029 DONNIE R. LONG & SHELIA C. LONG DEED BOOK 708, PAGE 157 PLAT BOOK A, PAGE 690
 - ② TAX MAP 028B, PARCEL 028 DEBORAH DANIEL DEED BOOK 211, PAGE 786 PLAT BOOK A, PAGE 690
 - ③ TAX MAP 028B, PARCEL 027 LINDA K. JOHNSON DEED BOOK 211, PAGE 795 PLAT BOOK A, PAGE 690
 - ④ TAX MAP 028B, PARCEL 026 JOHN C. WILLIAMS & MARY C. WILLIAMS DEED BOOK 1059, PAGE 091 PLAT BOOK A, PAGE 690
 - ⑤ TAX MAP 028B, PARCEL 025 EDDIE J. TAYLOR DEED BOOK 837, PAGE 087 PLAT BOOK A, PAGE 690
 - ⑥ TAX MAP 028B, PARCEL 020 RUSSELL H. YEOMANS & WILLIAM B. HEATH & CAROL F. YEOMANS DEED BOOK 1117, PAGE 281 PLAT BOOK A, PAGE 6791
 - ⑦ TAX MAP 028B, PARCEL 024 JOHN PAUL REEVES DEED BOOK 853, PAGE 108 PLAT BOOK A, PAGE 690
 - ⑧ TAX MAP 028B, PARCELS 023 & 022 RUSSELL H. YEOMANS & WILLIAM B. HEATH & CAROL F. YEOMANS DEED BOOK 1117, PAGE 281 PLAT BOOK A, PAGE 6791
 - ⑨ TAX MAP 028B, PARCEL 021 WILLIE B. BLOUNT & SERRANZO BLOUNT DEED BOOK 315, PAGE 315 PLAT BOOK A, PAGE 690
 - ⑩ TAX MAP 028B, PARCEL 020 KRISTI M. WILLIAMS & TROY HAMILTON DEED BOOK 836, PAGE 026 PLAT BOOK A, PAGE 690
 - ⑪ TAX MAP 028B, PARCEL 019 NICOLE DANIELLE RAE COMBS & ANNETTE M. HOLLEY DEED BOOK 1089, PAGE 090 PLAT BOOK A, PAGE 690
 - ⑫ TAX MAP 028B, PARCEL 018 DURAND STEPHEN & ARIEL DURAND DEED BOOK 1122, PAGE 248 PLAT BOOK B, PAGE 639
 - ⑬ TAX MAP 028B, PARCELS 018 & 017 RUSSELL H. YEOMANS & WILLIAM B. HEATH & CAROL F. YEOMANS DEED BOOK 1117, PAGE 281 PLAT BOOK A, PAGE 6791
 - ⑭ TAX MAP 028B, PARCEL 016 RODNEY PRICE DEED BOOK 985, PAGE 213 PLAT BOOK A, PAGE 690
 - ⑮ TAX MAP 028B, PARCEL 015 DAVID PHILLIPS & RUTH PHILLIPS DEED BOOK 458, PAGE 140 PLAT BOOK A, PAGE 690
 - ⑯ TAX MAP 028B, PARCELS 014, 013, 012 & 011 MARLENE C. CLARK DEED BOOK 1079, PAGE 303 PLAT BOOK B, PAGE 658
 - ⑰ TAX MAP 028B, PARCEL 010 RUSSELL H. YEOMANS & WILLIAM B. HEATH & CAROL F. YEOMANS DEED BOOK 1117, PAGE 281 PLAT BOOK A, PAGE 6791
 - ⑱ TAX MAP 028B, PARCEL 009 JIMMY L. NEVILLE & LAURA ENGLISH NEVILLE DEED BOOK 1107, PAGE 282 PLAT BOOK B, PAGE 668
 - ⑲ TAX MAP 028B, PARCEL 008 JIMMY L. NEVILLE & LAURA ENGLISH NEVILLE DEED BOOK 1107, PAGE 282 PLAT BOOK B, PAGE 668
 - ⑳ TAX MAP 028B, PARCEL 007 JIMMY L. NEVILLE & LAURA ENGLISH NEVILLE DEED BOOK 1107, PAGE 282 PLAT BOOK B, PAGE 668

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.



LEGEND

CMF	CONC. MARKER FOUND	OS	OFFSET
CMR	CONC. MARKER RESET	BRK	BROKEN
RFB	REBAR FOUND	FND	FOUND
RBS	REBAR SET	RW	RIGHT OF WAY
IPF	IRON PIPE or PIN FOUND	CL	CENTERLINE
AS	AS NOTED IN DRAWING	PL	PROPERTY LINE
PO	POWER POLE or LIGHT POLE	PC	POINT OF CURVATURE
PL	POWER LINE	FL	FENCE LINE
		PL	POWER LINE

FLOOD ZONE STATEMENT
 THIS PROPERTY IS LOCATED IN A REGIONALLY DESIGNATED FLOOD ZONE. FROM FLOOD MAPS L-288-030965, EFFECTIVE 11/15/2015, & L-3033306450, EFFECTIVE 11/15/2015.

PRECISION DATA
 THIS SURVEY WAS COMPLETED USING A SOKKIA GRS-II DUAL FREQUENCY GPS BASE STATION REPAIR. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL. PLAT E.O.C. 1-1335968

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1867 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

GEORGE WILLIAM DONALDSON
 GA. REG. LAND SURVEYOR # 1970
 DATE: NOVEMBER 6, 2020

