

FILING INFORMATION

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DATE: 12/28/2020
TIME: 4:28 PM
PLAT BOOK: 02020
PAGE: 00061
RECORDING FEES: \$10.00
PARTICIPANT ID: 5601942203
CLERK: Wendy Whitaker-Lee
Charlton County, GA

CHARLTON COUNTY TAX PARCEL No. 0002 004 (portion of)

FINAL SUBDIVISION PLAT OF

RIVER HAVEN
BEING A PORTION OF LAND LOT 390,
FIRST LAND DISTRICT, CHARLTON COUNTY, GEORGIA
(BEING A PORTION OF LANDS AS DESCRIBED IN DEED RECORDED IN D.B. 196, PG. 231, PUBLIC RECORDS OF CHARLTON COUNTY)
FOR RAYDIENT LLC

NOW OR FORMERLY LANDS OF
JOHN E. PREWITT, JERRY C. PREWITT & JOAN WALDRON
(D.B. 36, PG. 469)

LOT 1
(±60.21 Acres)
(±2,622,924.83 Sq. Ft.)
(wooded & vacant)

LOT 2
(±95.39 Acres)
(±4,155,202.73 Sq. Ft.)
(wooded & vacant)

LOT 3
(±12.24 Acres)
(±533,014.36 Sq. Ft.)
(wooded & vacant)

NOW OR FORMERLY LANDS OF
STOKESVILLE GEORGIA LAND, LLC
(D.B. 146, PG. 568)

BARKER BOULEVARD
(±42' R/W BY USAGE -- GRADED)
(SEE NOTE No. 6)
(A.K.A. ST. GEORGE -- STOKESVILLE ROAD)

PROPOSED 20' INGRESS, EGRESS EASEMENT
(BY THIS PLAT)
(0.21 ACRES)

NOW OR FORMERLY LANDS OF
RAYONIER FOREST
RESOURCES, LLP
(D.B. 196, PG. 231)

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 308,073 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: SOKKIA CX ANGULAR: SOKKIA CX

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 BARKER BOULEVARD, R/W SHOWN HEREON WAS ESTABLISHED FROM EXISTING USAGE AND
VISIBLE MAINTENANCE.
- 7.) REGULATORY FLOODWAY LINE NOT SHOWN AT THIS TIME.

LEGEND:

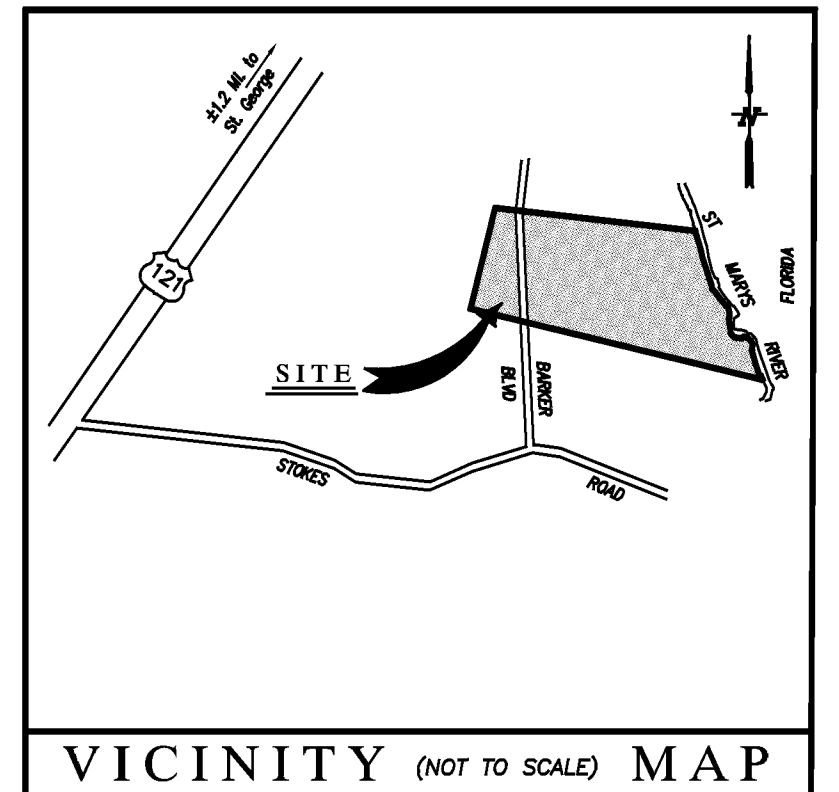
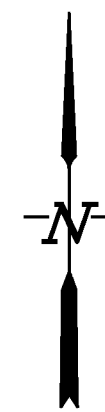
- DENOTES FD. 1/2" IRON PIPE UNLESS NOTED OTHERWISE
- DENOTES SET 1/2" IRON PIPE (RLS 2893)
- DENOTES FOUND CONCRETE MONUMENT (UNLESS NOTED OTHERWISE)
- ▲ DENOTES NAIL SET
- CONC. - CONCRETE
- R/W - RIGHT-OF-WAY
- P.T. - POINT OF TANGENCY
- P.C. - POINT OF CURVATURE
- (ch) - CHORD
- RAD. - RADIUS
- LL - 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.

F.B.:BSL_39, PG.: 76
SURVEY DATE: 12-21-2020

0' 100' 200' 400'
SCALE: 1" = 200'



PROPERTY OWNED BY:
RAYDIENT, LLC
1 RAYONIER WAY
YULEE, FLORIDA 32097
(844)-877-5263
(D.B. 196, PG. 231)

TOP OF BANK AS PLOTTED FROM COUNTY LIDAR
TOPOGRAPHICAL SURVEY AND SCALED FROM
AERIAL PHOTOGRAPHS
(TOP OF BANK IS PROPERTY LINE)

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. 12089C05200, COMM No. 130292, PANEL No. 0520
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 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 river haven sd2.dwg

OWN. BY: R.B.
CKD. BY: T.L.P.
BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR DRIVE, UNIT 103
KINGSBAY, GEORGIA 31546
(912) 673-8840
(912) 673-8840
REGISTERED PROFESSIONAL SURVEYOR
DWS: 12-21-2020