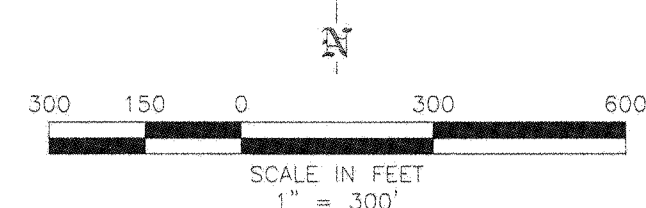


RECORDING DATA:  
STATE OF GEORGIA, COUNTY OF CAMDEN,  
OFFICE OF THE CLERK OF SUPERIOR COURT  
THE WITHIN PLAT RECORDED IN PLAT  
CABINET FILE NO. \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.  
BY: \_\_\_\_\_ DATED: \_\_\_\_\_  
DEPUTY CLERK

MAP TO SHOW FINAL SUBDIVISION PLAT OF  
**REFUGE II**  
RAYDIENT, LLC  
BEING A PORTION OF  
LAND LOT No. 279, LAND LOT No. 309,  
LAND LOT No. 310, LAND LOT No. 311,  
AND LAND LOT 312  
IN THE  
FIRST LAND DISTRICT  
ALL BEING IN CHARLTON COUNTY, GEORGIA



Site Description:

Being A Portion Of Land Lot No. 279, Land Lot 309, Land Lot 310, Land Lot 311 And Land Lot 312 All Of The First Land District Of Charlton County, Georgia.  
Commence On The Northeast Corner Of Lands Described In D.B. "U", Pg. 523 Of Said Land Lot No. 279 And Being On A Westerly Corner Of Lot 8 Of The Plat Of "The Refuge" As Recorded In P.B. 2020, Pg. 54; Thence S 15°52'06" W, Along The West Line Of Said Lot 8, A Distance Of 402.8 Feet To The Southeast Corner Of Said Land Described In D.B. "U", Pg. 523; Thence N 58°02'43" W, Along Said South Line, A Distance Of 19.01 Feet To The East Line Of Land Described In D.B. 146, Pg. 665; Thence S 15°47'23" W, Along Said East Line, A Distance Of 26.03 Feet To The South Line Of Lot 8 And The Point Of Beginning; Thence On The South Line Of Said Lot 8 For The Next 3 Courses; Thence S 29°31'08" East, 292.98 Feet; Thence S 73°50'33" E, 89.81 Feet; Thence N 83°23'58" E, A Distance Of 118.38 Feet To A Found 5/8" Iron Rod RLS 2893 Known As Reference Point "A"; Thence From Said Reference Point "A" N 83°23'58" E, A Distance Of 47 Feet More Or Less To The Westerly Top Of Bank Of The St. Mary's River; Thence Southeast Along Meanders Of Said Westerly Top Of Bank 821.1 Feet More Or Less To The Westerly Top Of Bank Of The St. Mary's River To A Reference Point Known As Point "B"; Thence From Said Reference Point "A" S 13°36'22" W Along Survey Tie Line A Distance Of 608.57 Feet To Said Reference Point "B"; Thence From Reference Point "B" N 57°58'46" W, A Distance Of 2936.39 Feet To Easterly Maintained Right-Of-Way Of Emmaus Barker Road (County Maintained Right-Of-Way); Thence Along Said Easterly Right-Of-Way For The Next 16 Courses; Thence N 80°17'17" E, 625.77 Feet; Thence N 75°47'30" E, 119.76 Feet; Thence N 65°48'13" E, 92.43 Feet; Thence N 63°32'17" E, 92.17 Feet; Thence N 63°20'31" E, 255.51 Feet; Thence N 63°11'04" E, 113.69 Feet; Thence N 58°13'04" E, A Distance Of 113.85 Feet; Thence N 73°50'07" E, 53.97 Feet; Thence N 45°06'34" E, 87.69 Feet; Thence N 38°45'40" E, 52.96 Feet; Thence N 26°13'19" E, 61.91 Feet; Thence N 8°09'24" W, 78.56 Feet; Thence N 4°13'15" W, 669.28 Feet; Thence N 3°52'07" W, 414.44 Feet; Thence N 4°25'21" W, 918.52 Feet; Thence N 3°08'04" W, 457.87 Feet To The Beginning Of A Curve, Concave Southeast, Having A Radius Of 500.00 Feet And A Central Angle Of 15°44'23"; Thence Along Said Easterly Right-Of-Way On The Arc Of Said Curve, A Distance Of 137.35 Feet Said Arc Being Subtended By A Chord Bearing And Distance Of N 4°44'07" E, 136.92 Feet To The Curves End; Thence Along Said Easterly Right-Of-Way For The Next 6 Courses; Thence N 12°36'19" E, A Distance Of 104.43 Feet; Thence N 13°54'09" E, 437.13 Feet; Thence N 14°53'32" E, 258.94 Feet; Thence N 14°51'50" E, 224.43 Feet; Thence N 12°47'37" E, 323.40 Feet; Thence N 15°19'04" E, 163.25 Feet To A Found 4"x4" Concrete Monument (Rayonier), To Intersection With The South Line Of Deed Book (D.B.) 226, Page 207; Thence Departing Said Easterly Right-Of-Way Line S 66°16'42" E Along Said South Line (D.B.) 226, Page 207 And (D.B.) 177, Page 144, A Distance Of 878.08 Feet To The South Line Of Said (D.B.) 177, Page 144; Thence N 80°10'07" E Along South Line Of Said (D.B.) 177, Page 144, (D.B.) 195, Page 55, And (D.B.) 146, Page 665, A Distance Of 1049.63 Feet; Thence N 15°47'23" E, A Distance Of 24.44 Feet To The Point Of Beginning.  
Containing 354.68 Acres More Or Less

VICINITY MAP

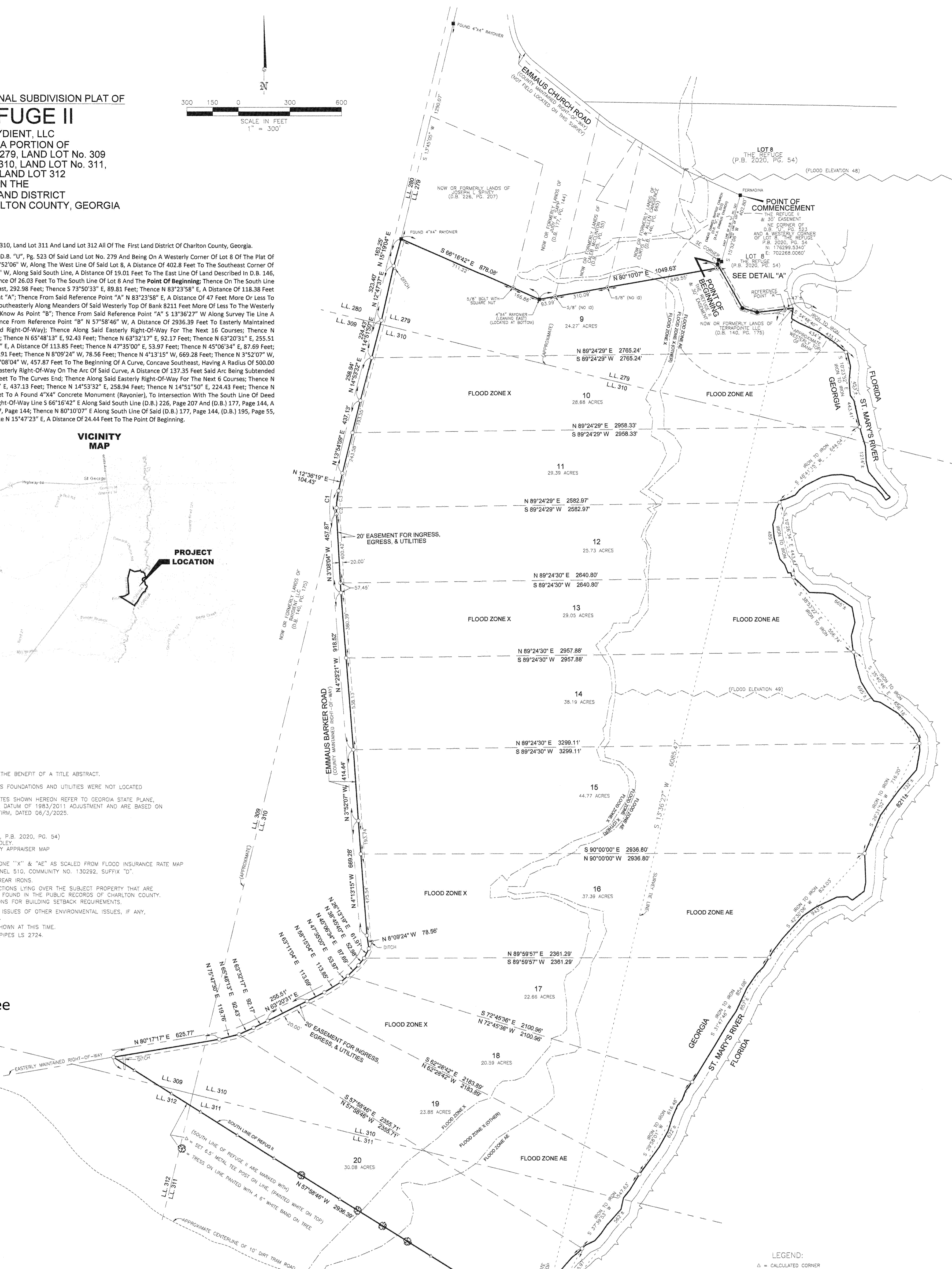


PROJECT LOCATION

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- 2.) UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
- 3.) BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON REFER TO GEORGIA STATE PLANE, GEORGIA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT AND ARE BASED ON GEODETIC SURVEY PERFORM BY THIS FIRM, DATED 06/3/2025.
- 4.) SOURCES OF INFORMATION:
  - DEEDS OF RECORD
  - PLATS OF RECORD (THE REFUGE, P.B. 2020, PG. 54)
  - SURVEYS BY THIS FIRM LB BRADLEY
  - CHARLTON COUNTY, GA PROPERTY APPRAISER MAP
  - FEMA FLOOD MAPS
- 5.) PROPERTY HEREON LIES IN FLOOD ZONE "X" & "AE" AS SCALED FROM FLOOD INSURANCE RATE MAP 13049C05100, DATED 7/7/2014, PANEL 510, COMMUNITY NO. 130292, SUFFIX "D".
- 6.) METAL T-POST, SET AT FRONT AND REAR IRONS.
- 7.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CHARLTON COUNTY.
- 8.) REFER TO COUNTY ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
- 9.) NO ATTEMPT TO DETERMINE WETLAND ISSUES OF OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
- 10.) REGULATORY FLOODWAY LINE NOT SHOWN AT THIS TIME.
- 11.) ALL LOT CORNERS ARE 1/2" IRON PIPES LS 2724.

eFiled & eRecorded  
STATE OF GEORGIA  
Charlton Superior Court  
Clerk: Wendy Whitaker-Lee  
07/23/2025 12:46 PM  
Plat Book: 02025  
Page: 0052  
\$10.00 FILING FEES



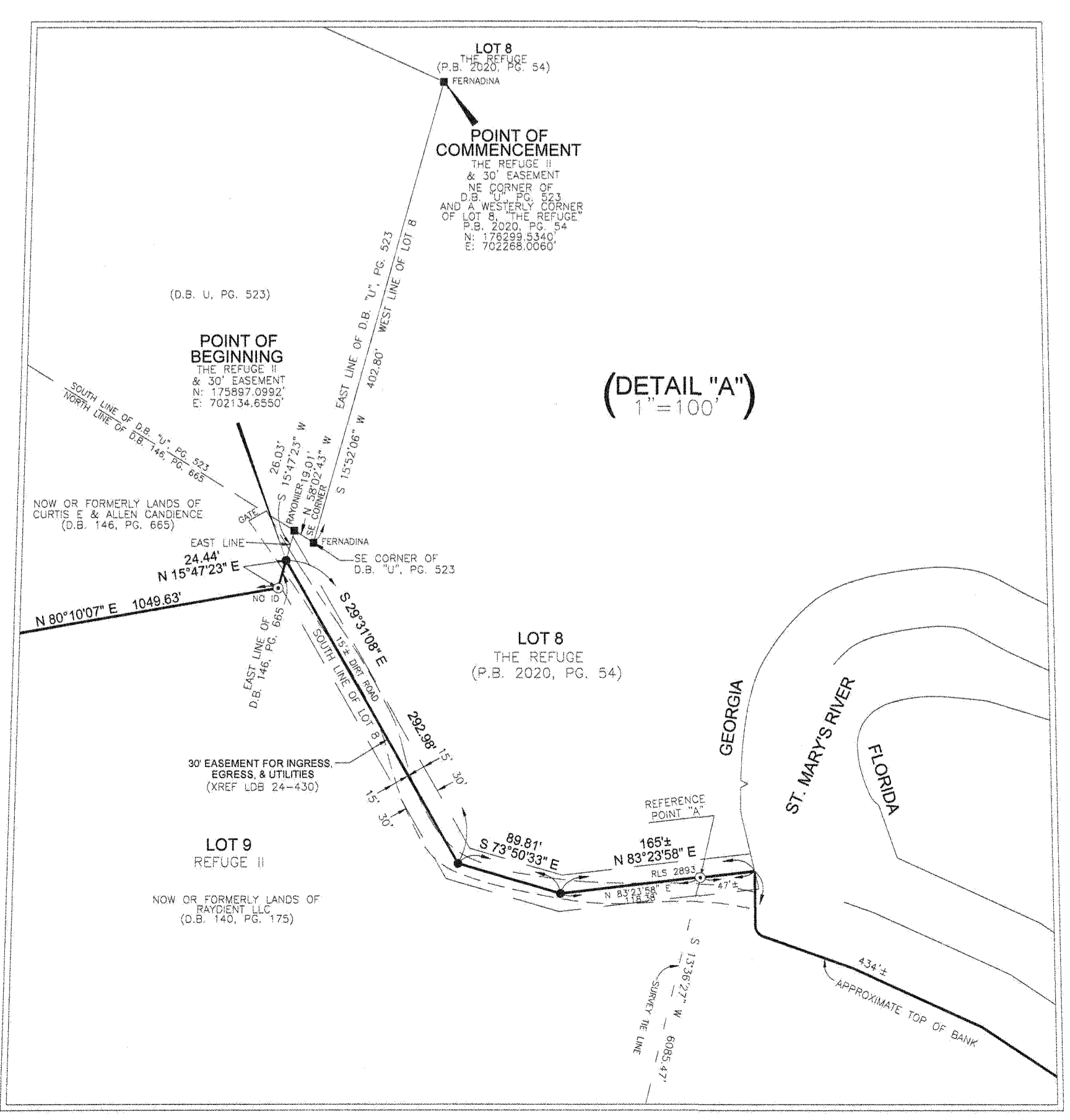
LEGEND:  
△ = CALCULATED CORNER  
■ = FOUND 4"x4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED  
● = FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED  
○ = FOUND IRON ROD UNLESS OTHERWISE NOTED  
○ = SET 1/2" IRON PIPE & CAP STAMPED LS 2724  
--- = DIRT ROAD  
(C) = CALCULATED  
(D) = DEED  
D.B. = DEED BOOK  
(F) = FIELD MEASURED  
(I) = IDENTIFICATION  
L.B. = LICENSED BUSINESS  
L.S. = LICENSED SURVEYOR  
N.G.S. = NATIONAL GEODETIC SURVEY  
N.A.D. = NORTH AMERICAN VERTICAL DATUM  
(P) = PLAT  
P.C. = POINT OF CURVE  
P.T. = POINT OF TANGENT  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
R.L.S. = REGISTERED LAND SURVEYOR  
R-W = RIGHT OF WAY  
--- = BOUNDARY

ERROR OF CLOSURE:

FIELD:	1/465913.84
PLAT:	N/A
METHOD OF ADJUSTMENT:	LEAST SQUARES
EQUIPMENT:	TRIMBLE R12i

**Surveyor's Certification:**  
This Property Lies Completely Within A Jurisdiction Which Does Not Review Or Approve And Plats Of This Type Of Plat Prior To Recording. Recording Of This Plat Does Not Imply Approval Of And Local Jurisdiction, Availability Of Permits, Compliance With Local Regulations Or Requirements, Or Suitability For And 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.  
Certification: 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 And As Set Forth In The Georgia Plat Act O.C.G.A. 15-6-67.  
Certification: This Is To Certify To The Clerk Of Superior Court Of Charlton County, Georgia, That To The Best Of My Knowledge And Belief: The Provisions Relative To The Act Created By Georgia Code Section 15-6-67(D) Amended (No. 1366-Senate Bill No. 735), Have Been Met And Approval Of This Plat By The Appropriate Local Governing Authority Is Not Necessary For Recording Purposes.  
I, **L.D. Bradley**, do hereby certify that the above plat was surveyed under my direct supervision and that the corners and improvements are located upon same as shown and that there are no encroachments upon said lot, except as shown.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	15°44'23"	500.00'	137.35'	69.11'	N 4°44'07" E	136.82'
C2	4°13'48"	500.00'	36.81'	18.46'	N 1°01'11" W	36.80'
C3	11°30'37"	500.00'	100.45'	50.39'	S 6°51'00" W	100.28'



**LD BRADLEY LAND SURVEYORS**  
L. D. BRADLEY LAND SURVEYORS  
510 SOUTH 5TH STREET  
MACCLENNY, FLORIDA 32063  
PHONE (904) 786-6400 FAX (904) 786-1479  
LICENSED BUSINESS NO. 6888

XREF: PLAT OF THE REFUGE  
XREF: C-24-430

W.O. NO.: D-25-213

W.O. NO.: 25-213 SURVEY DATE: 8-3-2025 DRAFTED BY: K.WEEKS  
CHECKED BY: AJJ CAD FILE: 25-213.dwg GPS