

JOINT APPLICATION  
FOR  
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,  
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,  
REVOCABLE LICENSE AGREEMENT  
AND REQUEST FOR  
WATER QUALITY CERTIFICATION  
AS APPLICABLE

**INSTRUCTIONS FOR SUBMITTING APPLICATION:**

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. \_\_\_\_\_

2. Date 2/9/25

3. For Official Use Only \_\_\_\_\_

4. Name and address of applicant. The Bluffs at Laurel View, LLC (c/o Charles Gaskin, Jr.)/ 2640 Sunbury Road, Midway, GA, 31320, USA

5. Location where the proposed activity exists or will occur.

Lat. 31.788030° Long. -81.304011°

Liberty

County

Midway

Near City or Town

1 Acre

Lot Size

Laurel View River

Name of Waterway

1359th

Military District

The Bluffs at Laurel View

Subdivision

10 ft

Approximate Elevation of Lo

Laurel View River

Name of Nearest Creek, River, Sound, Bay or Hammock

Midway

In City or Town

"Dock Area"

Lot No.

GA

State

6. Name, address and title of applicant's authorized agent for permit application coordination.

Sam LaBarba (912) 215-1255

139 Altama Connector #161 Brunswick, GA 31525

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

DocuSigned by:  
  
 Signature of Applicant 5A3EC62A7265450... 3/9/2025  
 Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

See attached project narrative and drawings.

8. Proposed use: Private ☒ Public ☐ Commercial ☐ Other ☐ (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

See attached project narrative

10. Date activity is proposed to commence. Upon approval  
 Date activity is expected to be completed. Within 5 year

11. Is any portion of the activity for which authorization is sought now complete ☐ Y ☒ N

a. If answer is "Yes", give reasons in the remarks in the remarks section.

Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

<u>Issuing Agency</u>	<u>Type Approval</u>	<u>Identification No.</u>	<u>Date/Application</u>	<u>Date/Approval</u>
GA DNR	CMPA Permit	TBD		TBD

13. Has ~~any~~ agency denied approval for the activity described herein or for any activity directly related to the activity described herein?  
☐ Yes ☒ NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill \_\_\_\_\_.

1. Access channel      length \_\_\_\_\_      depth \_\_\_\_\_      width \_\_\_\_\_

2. Boat basin      length \_\_\_\_\_      depth \_\_\_\_\_      width \_\_\_\_\_

3. Fill area      length \_\_\_\_\_      depth \_\_\_\_\_      width \_\_\_\_\_

4. Other \_\_\_\_\_ length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions \_\_\_\_\_

-- Type of bulkhead construction (material) \_\_\_\_\_

1. Backfill required: Yes \_\_\_\_\_ No \_\_\_\_\_ Cubic yards \_\_\_\_\_

2. Where obtained \_\_\_\_\_

c. Excavated material

1. Cubic yards \_\_\_\_\_

2. Type of material \_\_\_\_\_

15. Type of construction equipment to be used \_\_\_\_\_

a. Does the area to be excavated include any wetland? Yes ☐ No ☐

b Does the disposal area contain any wetland? Yes ☐ No ☐

c. Location of disposal area \_\_\_\_\_

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: \_\_\_\_\_

e. Will dredged material be entrapped or encased? \_\_\_\_\_

f. Will wetlands be crossed in transporting equipment to project site? \_\_\_\_\_

g. Present rate of shoreline erosion (if known) \_\_\_\_\_

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

The dock portion of the project proposed project will be entirely pile supported and will not require compensatory mitigation. The bulkhead is covered under the separate PCN, but similarly will not require compensatory mitigation.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

DocuSigned by:



Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

#### PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

**SUPPORTING REMARKS:**



**U.S. Army Corps of Engineers  
Regulatory Branch, Coastal Area Section  
100 West Oglethorpe Avenue  
Savannah, Georgia 31401-3640**

To Whom It May Concern:

This is to certify the work subject to the jurisdiction of the U.S. Army Corps of Engineers as described in my application dated 2/9/25, is to the best of my knowledge, consistent with the Georgia Management Plan.

Since my project is located in the Coastal Area of Georgia, I understand the U.S. Army Corps of Engineers must provide this statement to the Georgia Department of Natural Resources, Coastal Resources Division, Ecological Services Section (GADNR-CRD) for its review, and a Department of Army permit will not be issued until the GADNR-CRD concurs with my findings. I also understand additional information may be required by the GADNR-CRD to facilitate its review of my project and the additional information certifications may be required for other Federal or State authorizations.

*Signature of Application:*

DocuSigned by:



5A3EC62A7265450...

*Date:*

**2/9/25**

*Printed Name of Applicant:*

The Bluffs at Laurel View, LLC (c/o Charles Gaskin, Jr.)

*Street Address:*

**2640 Sunbury Road**

*City, State, Zip Code:*

**Midway, GA, 31320, USA**

*Phone Number:*

**(912) 213-1333**

*Fax Number:*

*E-Mail Address:*

**chuck@huntedsp.com**

**For questions regarding consistency with the Georgia Coastal Management Program,  
Please contact Kelie Moore, GADNR-CRD, (912) 264-7218.**

## Attachments

# Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

## LOCATION:

County Liberty Landmarks Laurel View River  
Municipality Midway Waterway Laurel View River

## FACILITY:

Facility Type x Private        Public x Commercial        Other  
Dock Space        Leased        Sold        Rented x Other

Size of Upland Area (sq. ft.) 1 acre Size of Submerged Area (sq. ft.) 2,334

## WATERWAY INFORMATION:

open water        river ☒ creek        basin       

Tidal Range (ft. MLW) 1.89' - 9.75' Water Depth (ft. MLW) ≈25'  
Channel Width (ft. MLW) ?? Depth of Dredging (ft. MLW) N/A

Distance facility will extend into the waterway beyond MLW ??

## EXISTING OR PLANNED SERVICES IN JURISDICTION:

<u>      </u> boat ramp	<u>      </u> hoist	<u>      </u> mobile lift	<u>      </u> vessel TV hookup
<u>      </u> railway	<u>      </u> fuel	<u>      </u> propeller repair	<u>      </u> electrical repair
<u>      </u> pump-out vessels	<u>      </u> hull repair	<u>      </u> engine repair	<u>      </u> vessel electric hookup
<u>      </u> boat building	<u>      </u> ship's store	<u>      </u> dockmaster's office	<u>      </u> fire protection
<u>      </u> restrooms	<u>      </u> showers	<u>      </u> restaurant	<u>      </u> laundromat
<u>      </u> hotel	<u>      </u> # of vehicle parking spaces		<u>      </u> # of trailer parking spaces

## DREDGING/FILLING/ShORELINE STABILIZATION:

N Will dredging be required for the access channel?  
N Will dredging be required for boat basin?  
N Is filling proposed in tidal wetlands?  
N Is filling proposed in open water?  
N Will dredge disposal sites be required?  
N Have future dredge disposal sites been identified?  
N Have future dredge spoil sites been set aside with deeds or easements?  
Y Is shoreline stabilization proposed? If so, what type? Bulkhead and Rip Rap  
N Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

**HABITAT/WILDLIFE/CULTURAL RESOURCES:** (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

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NO Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?  
If yes, what is the distance? \_\_\_\_\_

NO \*Is this habitat identified as “essential fish habitat”?

YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

NO Do oyster or clam beds occur in or near the project site or access channels?  
If yes, what is the distance? \_\_\_\_\_ If yes, what is the acreage? \_\_\_\_\_

NO \*Is project site near active crabbing areas?

NO \*Is the project site in designated bait zones?

NO Is the project site in or near an area of historic, archeological, or scenic value?  
If yes, explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* GA DNR Coastal Resources Division’s Marine Fisheries staff can direct the applicant to appropriate source materials.

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**Liberty Consolidated Planning Commission**

100 Main Street, Suite 7520  
Hinesville, Georgia 31313  
Phone: 912-408-2030



**Jeff Ricketson, AICP**

Executive Director

May 19, 2025

Sam LaBarba  
LaBarba Environmental Consultants  
Brunswick, Ga,

RE: Dock Project at The Bluffs at Laurel View

Dear Mr. LaBarba,

The above-mentioned project and those identified on the attached plans do not represent a violation of the Liberty County Code of Ordinance.

The Liberty County Building & Licensing Department handles all site plans and building permits.

If you have any questions, please contact me at 912-408-2030.

**Lori Parks, Zoning Administrator**  
Liberty Consolidated Planning Commission  
(912) 408-2041 Office  
lparks@thelcpc.org

DOC# 004113<sup>06</sup>  
FILED IN OFFICE  
5/7/2021 02:17 PM  
BK#2149 PG#797-803  
LINDA DIXON THOMPSON  
CLERK OF SUPERIOR  
COURT  
LIBERTY COUNTY

REAL ESTATE TRANSFER  
TAX PAID: \$20000.00  
P#61-089-2021-1376

\_\_\_\_\_  
ABOVE SPACE RESERVED FOR RECORDING INFORMATION

This instrument prepared by and to be returned to:

L. Kelly Davis  
JONES, OSTEEN & JONES  
206 E. Court Street  
Hinesville, Georgia 31313  
(912) 876-0111

STATE OF GEORGIA     )  
                                  )  
COUNTY OF LIBERTY    )

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 13th day of April, 2021, by **LAUREL VIEW PROPERTIES, LLC ("Grantor")**, a Delaware limited liability company authorized to transact business in the State of Georgia, having an address for purposes of this instrument of 21 West Perry Street, Savannah, Georgia 31401, in favor of **THE BLUFFS AT LAUREL VIEW, LLC ("Grantee")**, a Georgia limited liability company, having an address for purposes of this instrument of 2640 Sunbury Road, Midway, Georgia 31320. The terms "Grantor" and "Grantee" refer to and include the parties' respective heirs, successors, and assigns where the context requires or permits.

**WITNESSETH:**

GRANTOR, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, cash in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby expressly acknowledged, has granted, bargained, sold, alienated and conveyed, and by these presents does hereby grant, bargain, sell, alienate and convey unto Grantee all that certain real property, containing, in the aggregate, **2,817.41 acres, more or less**, and lying and being in **Liberty County, Georgia**, as more particularly described in the attached Exhibit "A", which by this specific reference is incorporated herein for all purposes, together with all and singular the estates, rights, privileges, easements, prescriptive rights or titles, hereditaments and appurtenances belonging or in any wise appertaining to said real property or any portion(s) thereof (collectively, the **"Property"**).

TO HAVE AND TO HOLD the Property, together with all and singular the estates, rights, privileges, easements, members, prescriptive rights or titles, hereditaments, and appurtenances, belonging or in any wise appertaining to the only proper use, benefit and behoof

Liberty County Clerk of Court  
Received

MAY 07 2021

Bv 06:14 PM

BK: 2149 PG: 798

of Grantee forever in FEE SIMPLE; subject only to those matters set out in the attached Exhibit "B" and incorporated herein by specific reference (collectively, the "Permitted Exceptions").

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

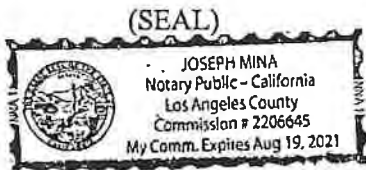
IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed, under seal, in the manner prescribed by law as of the day and year first above written.

GRANTOR:

LAUREL VIEW PROPERTIES, LLC

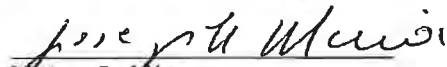
By:

Travis Stringer, its Authorized Signatory



Signed, sealed and delivered  
in the presence of:

  
Witness

  
Notary Public  
My Commission Expires: 08-19-2021  
(NOTARY SEAL)

[ Acknowledgment and Exhibits Attached ]

BK: 2149 PG: 799

STATE OF GEORGIA     )  
                                  )  
COUNTY OF LIBERTY    )

ACKNOWLEDGMENT OF GRANTEE

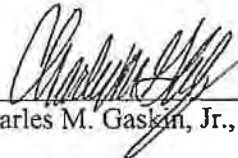
The undersigned Grantee does hereby acknowledge receipt of the Limited Warranty Deed to which this Acknowledgment is attached and made a part of, and agrees to be bound by those agreements on its part made and set forth in said Limited Warranty Deed, including, without limitation, the agreement and indemnification appearing in item (10) on the Exhibit "B" which follows this Acknowledgment.

DATED this April 13, 2021.

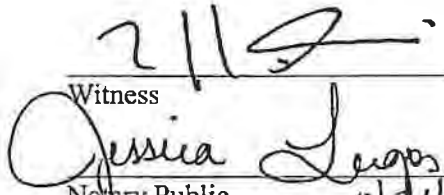
GRANTEE:

THE BLUFFS AT LAUREL VIEW, LLC

(SEAL)

By:   
Charles M. Gaskin, Jr., its Manager

Signed, sealed and delivered  
in the presence of:

  
Witness  
Notary Public  
My Commission Expires: 11/24/24  
(NOTARY SEAL)





**EXHIBIT "A"****Description of Property**

THIS EXHIBIT "A" is made a part of that certain Limited Warranty Deed to which this Exhibit "A" is attached, and provides for all purposes a description of the Property referred to therein, to wit:

All those certain lots, tracts or parcels of land situate, lying and being in the **1359th G.M. District of Liberty County, Georgia**, containing, in the aggregate, **2,817.41 acres**, more or less, and shown and designated as "**Tract: 1**" (899.07+/- acres), "**Tract: 2**" (341.27+/- acres), "**Tract 3**" (836.47+/- acres), and "**Tract: 4**" (740.60+/- acres), on that certain plat of survey, consisting of four (4) sheets, entitled "**Boundary Plat of the Laurel View Tract**", made and prepared by T.R. Long Engineering, P.C. and certified by Joseph C. Riley, Georgia Registered Land Surveyor No. 3048, bearing an initial date of April 12, 2021, and being recorded in **Plat Book 25, Pages 307-310**, in the Office of the Clerk of Superior Court of Liberty County, Georgia, which plat is by this specific reference made a part hereof for descriptive and all other purposes.

Said Property is a portion of those certain **Tax Parcel Nos. 302001 and 334001**, according to the official tax maps and records of Liberty County, Georgia.

TOGETHER WITH, those perpetual easements and rights set forth in that certain Declaration of Easements (the "**Declaration**") between Laurel View Properties, LLC and The Bluffs at Laurel View, LLC, dated April 13, 2021, recorded immediately following this instrument in **Deed Book 2149, beginning at Page 364**, in the Office of the Clerk of the Superior Court of Liberty County, Georgia, as now or hereafter amended, restated, supplemented, or otherwise modified, which easements and rights shall inter alia be appurtenant to and run with the above described real property, in perpetuity, as further provided in the aforesaid Declaration. Except for any easements which may be specifically reserved or expressly established under of the Declaration, all rights, title, and interests (including, without limitation, any licenses and easements) that Grantor may have or claim to have in and to any roadways, logging trails, paths, or similar access routes over and across the Property are hereby forever released, extinguished, and terminated.

[ Exhibit "B" Appears on Following Page(s) ]

Ex. A

## **EXHIBIT "B"**

### **Permitted Exceptions**

THIS EXHIBIT "B" is made a part of that certain Limited Warranty Deed to which this Exhibit "B" is attached, and provides for all purposes an enumeration of the Permitted Exceptions relating to the Property described therein, to wit:

- (1) Subject to proration as agreed upon by Grantor and Grantee, all taxes and special assessments required to be paid with respect to the Property in the current year and subsequent years which are not yet due and payable, including; provided that any and all taxes assessed in connection with timber harvested from the Property prior to the date of this conveyance shall be the sole responsibility of Grantor.
- (2) Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, overlapping of improvements or other facts which would be disclosed by a current inspection and comprehensive and accurate updated survey of the Property.
- (3) No warranty is afforded as to the exact amount of acreage contained in the Property.
- (4) Any lawful claims by the State of Georgia, any governmental body of the State or Federal government or other person or entity to such portions of the Property as may be "marshland" or "wetland," as well as any interests created by or limitations imposed by the Federal Coastal Zone Management Act or other Federal law and regulations or by comparable Georgia statutes or any regulations promulgated pursuant to such Federal or State laws.
- (5) Any and all restrictions on use of the Property due to environmental protection laws, including, without limitation, all laws, rules, regulations and orders promulgated by the Georgia Department of Natural Resources, the U.S. Corps of Engineers, or any other governmental agency or body.
- (6) All pipelines, lines, drainage channels, and other improvements relating to stormwater management, water and/or wastewater service, and any and all other utilities serving or affecting the Property or any portion thereof (e.g. electricity, cable, telephone, etc.), together with all claims and rights of any governmental authority or private or quasi-public utility provider therein.
- (7) Any and all public roads or rights-of-way, whether established by instrument or prescription, within the Property.
- (8) Any lease, grant, conveyance, exception, or reservation of minerals or mineral rights (as well as royalty rights in connection therewith) appearing in the Office of the Clerk of Superior Court of Liberty County, Georgia, to include, without limitation, that certain reservation of the right to receive a portion of net proceeds from any development or

production of minerals, mineral substances, and oil, gas and associated hydrocarbons located on the Property, including, without limitation, the following (and to the extent set forth in the below instruments): (1) that certain Limited Warranty Deed, dated March 31, 2004, from International Paper Realty Corporation to Jabot Investments, N.V., and recorded in **Deed Book 1223, beginning at Page 621** (See Ex. B-1); and (2) that certain Limited Warranty Deed, dated June 23, 2003, from International Paper Realty Corporation to Jabot Investments, N.V., and recorded in **Deed Book 1156, beginning at Page 605** (See Ex. B).

- (9) That certain Land Lease, dated September 1, 2007, between Laurel View Properties, LLC and Charles M. Gaskin, Sr. and Charles M. Gaskin, Jr., and recorded in **Deed Book 1498, beginning at Page 121**, in the Office of the Clerk of Superior Court of Liberty County, Georgia, as modified by that certain Quitclaim Deed, dated July 28, 2011, from Charles M. Gaskin, Sr. and Charles M. Gaskin, Jr. to Laurel View Properties, LLC, and recorded in **Deed Book 1683, beginning at Page 74**, in the Office of the Clerk of Superior Court of Liberty County, Georgia. Note: Contemporaneously with this conveyance, said Land Lease will be superseded and replaced with a Land Lease for Limited Purposes between Grantee, as lessor, and Dorchester Lodge, LLC, as lessee, with respect to that portion of the Property described therein, a short form and memorandum of which is recorded in **Deed Book 1499, beginning at Page 321**, in the Office of the Clerk of Superior Court of Liberty County.
- (10) That certain Covenant for Forest Land Protection Act of 2008 established pursuant to O.C.G.A. § 48-5-7.7 and recorded in **Deed Book 1599, beginning at Page 499**, in the Office of the Clerk of Superior Court of Liberty County, Georgia (the "**FLPA Covenant**"), which inter alia provides for the payment of taxes, penalties, and interest in accordance with law in the event that its terms and conditions are breached. Note: Grantor and Grantee shall promptly take such action as may be necessary to continue the current term of the FLPA Covenant, which expires December 31, 2023, as to both the Property and the property remaining from the tax parcel that the Property is a part. This obligation on the part of Grantor and Grantee shall survive this conveyance. **IN THIS CONNECTION, AND UNTIL EXPIRATION OF THE FLPA COVENANT, GRANTOR AND GRANTEE SHALL EACH INDEMNIFY AND HOLD THE OTHER HARMLESS FROM AND AGAINST ANY TAXES, PENALTIES, INTEREST, AND OTHER AMOUNTS WHICH MAY BE ASSESSED OR COLLECTED FROM THE OTHER PARTY AS A RESULT OF ANY ACTION ON THE PART OF GRANTOR OR GRANTEE, AS THE CASE MAY BE, WHICH RESULTS IN A BREACH OF THE FLPA COVENANT.**
- (11) All outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights and claims of persons not holding by, through, or under Grantor or which otherwise existed prior to Grantor's acquisition of the Property.

BK: 2149 PG: 803

- (12) Those easements, rights, agreements, and obligations set forth in that certain Declaration of Easements (the "**Declaration**"), dated April 13, 2021, between Laurel View Properties, LLC and The Bluffs at Laurel View, LLC, recorded immediately following this instrument in **Deed Book 2149**, beginning at **Page 804**, in the Office of the Clerk of the Superior Court of Liberty County, Georgia, as now or hereafter amended, restated, supplemented, or otherwise modified

NOTE: Grantor does not by this **Exhibit "B"** and the non-exclusive itemization of title exceptions contained herein intend to make any warranties as to the Property beyond the limited warranty set forth in the body of the Limited Warranty Deed.

All capitalized terms appearing in this **Exhibit "B"** shall have the same meaning as set forth in the Limited Warranty Deed (or any exhibits thereto) to which this Exhibit "B" is attached, unless the context clearly requires otherwise.

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P2021000124

FILED IN OFFICE  
CLERK OF COURT  
05/07/2021 11:15 AM  
LINDA DIXON THOMPSON,  
CLERK  
SUPERIOR COURT

BK:25 PG:307-307

4128793075  
PARTICIPANT ID

SHEET C-02

N/2 LAWRENCE HAMMOCK &  
KATHRYN COBB  
PARCEL # 301001

TRACT : 4  
32260371 SQ FT  
740.60 ACRES  
TAX PARCEL 302001

TRACT : 3  
36436456 SQ FT  
836.47 ACRES  
TAX PARCEL 302001

TRACT : 2  
14865636 SQ FT  
341.27 ACRES  
TAX PARCEL 302001

LAUREL VIEW RIVER

SHEET C-04

TAX PARCEL 334001

SUNBURY ROAD  
40' PREScriptive R/W  
PUBLIC ROAD

TRACT : 1  
39163375 SQ FT  
899.07 ACRES  
TAX PARCEL 302001

THE VILLAGE OF SUNBURY  
SUBDIVISION

TAX PARCEL 334001

N/2 EASTERN DISTRICT FIRE  
RESERVE INC.  
PARCEL # 335001

N/2 COASTAL UTILITIES  
PARCEL # 335002

N/2 SENEY P &  
PATSY C SMITH  
PARCEL # 335004

N/2 TIMOTHY A &  
MARY C BEATTY  
PARCEL # 335001

N/2 BRUCE G MUNCHER  
PARCEL # 335019

N/2 BERNARD MALEY  
PARCEL # 335020

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
14 APR 2021  
DATE

REFERENCE:  
PLAT BOOK N15, PAGE 1AB-2AB  
PLAT BOOK N37, PAGE 100  
PLAT BOOK 061, PAGE 2A-2F

GRAPHIC SCALE

( IN FEET )  
1 inch = 800 ft.



T. R. Long Engineering, P.C.



SAVANNAH  
308 Commercial St.  
Savannah, Georgia 31406  
Office (912) 335-1046

BOUNDARY PLAT OF THE LAUREL VIEW TRACT  
FOR  
LAUREL VIEW PROPERTIES, LLC; THE BLUFFS AT LAUREL VIEW, LLC; JONES, OSTEN & JONES;  
& OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
LIBERTY COUNTY, GEORGIA

SHEET NAME:  
BOUNDARY  
PLAT

REVISIONS:

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INITIAL DATE: 4/12/2021  
DRAWN BY: JAD  
CHECKED BY: JOR  
PROJECT #: 2020-125

SHEET NUMBER:

I of 4

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.G.C.A. SECTION 15-6-67.

JOSEPH C. RILEY GA REG. L.S. LIC. NO. 3048  
13 APR 2021  
DATE

4128793075  
PARTICIPANT ID

BK:25 PG:308-308

P2021000124

*Paul Dixon Thompson*

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05/07/2021 11:15 AM  
LINDA DIXON THOMPSON,  
CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT

N/T LAWRENCE HANCOCK &  
KATHRYN COBB  
PARCEL # 301001



T. R. Long Engineering, P.C.

SAVANNAH  
308 Commercial Drive  
Savannah 31406  
Office (912) 335-1046



HINESVILLE  
174 North Commerce St.  
Hinesville 31313  
Office (912) 386-5664

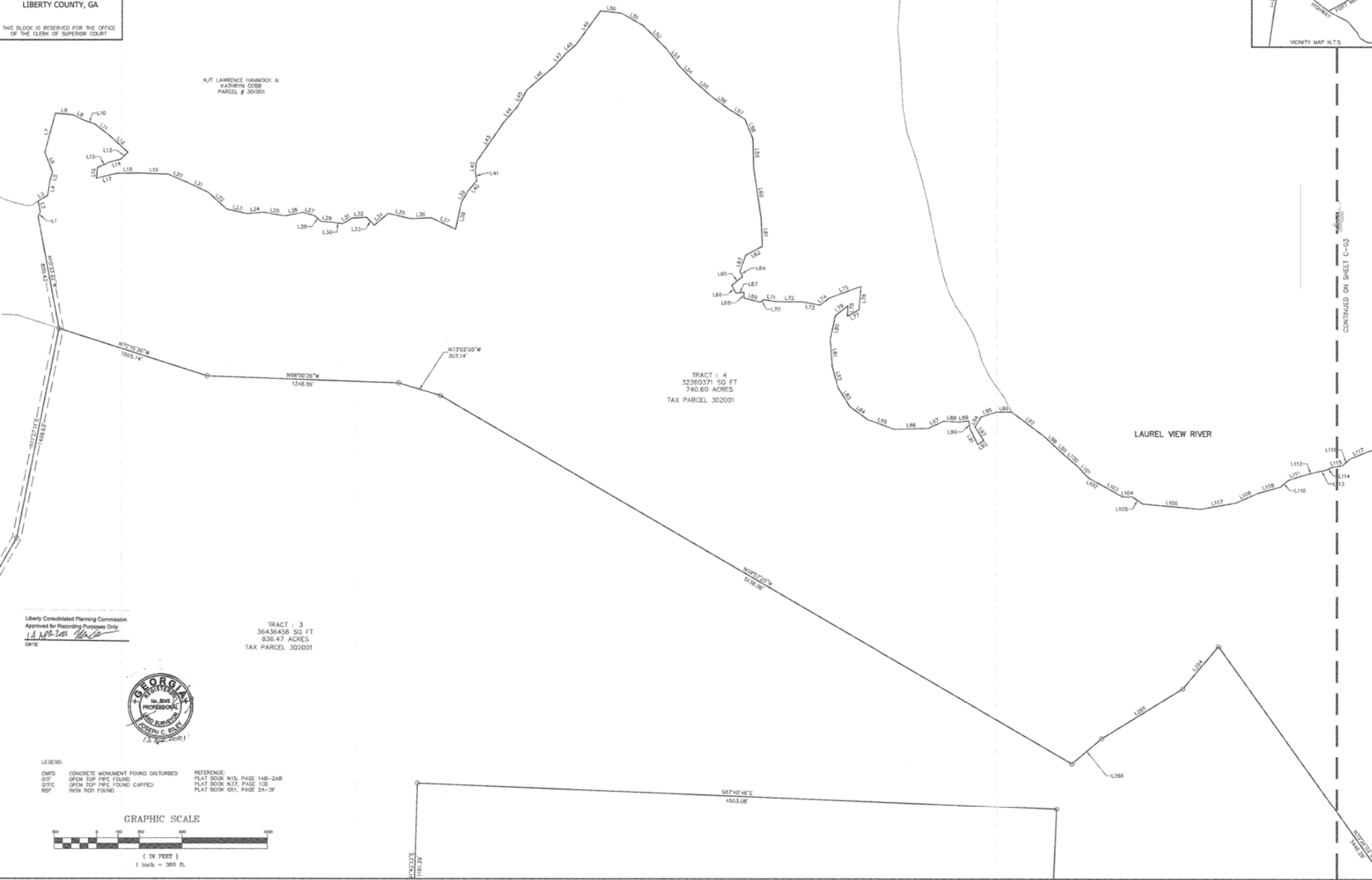
BOUNDARY PLAT OF THE LAUREL VIEW TRACT  
FOR

LAUREL VIEW PROPERTIES, LLC; THE BLUFFS AT LAUREL VIEW, LLC; JONES, OSTERBERG & ASSOCIATES, P.C.  
& OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
139TH GMD DISTRICT

SHEET NAME:  
BOUNDARY  
PLAT

REVISIONS:
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INITIAL DATE: 4/12/2021  
DRAWN BY: RAD  
CHECKED BY: JCB  
PROJECT #: 2020-125  
SHEET NUMBER:



P2021000124

LAUREL VIEW RIVER



T. R. Long Engineering, P.C.

**SAVANNAH**  
308 Commercial Drive  
Savannah, Georgia 31406  
Office(912) 335-1046



**HINESVILLE**  
114 North Commerce St.  
Hinesville, Georgia 31313  
Office(912) 368-5664

BOUNDARY PLAT OF THE LAUREL VIEW TRACT  
FOR  
LAUREL VIEW PROPERTIES, LLC; THE BLUFFS AT LAUREL VIEW, LLC; JONES, OSTEN & JONES;  
& OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
1359TH GM DISTRICT

SHEET NAME:  
BOUNDARY  
PLAT

REVISIONS:
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INITIAL DATE: 4/12/2021  
DRAWN BY: RAD  
CHECKED BY: JCR  
PROJECT #: 2020-125

SHEET NUMBER:

3 of 4

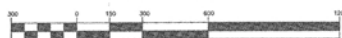
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OTF	OPEN TOP PIPE FOUND
OTFC	OPEN TOP PIPE FOUND CAPPED
RRF	IRON ROD FOUND

REFERENCE:  
PLAT BOOK N15, PAGE 1AB-2AB  
PLAT BOOK N37, PAGE 1CD  
PLAT BOOK G81, PAGE 2A-2F



GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

SUNBURY ROAD  
40' PRESCRIPTIVE EASEMENT  
PUBLIC ROAD

4128793075  
PARTICIPANT ID

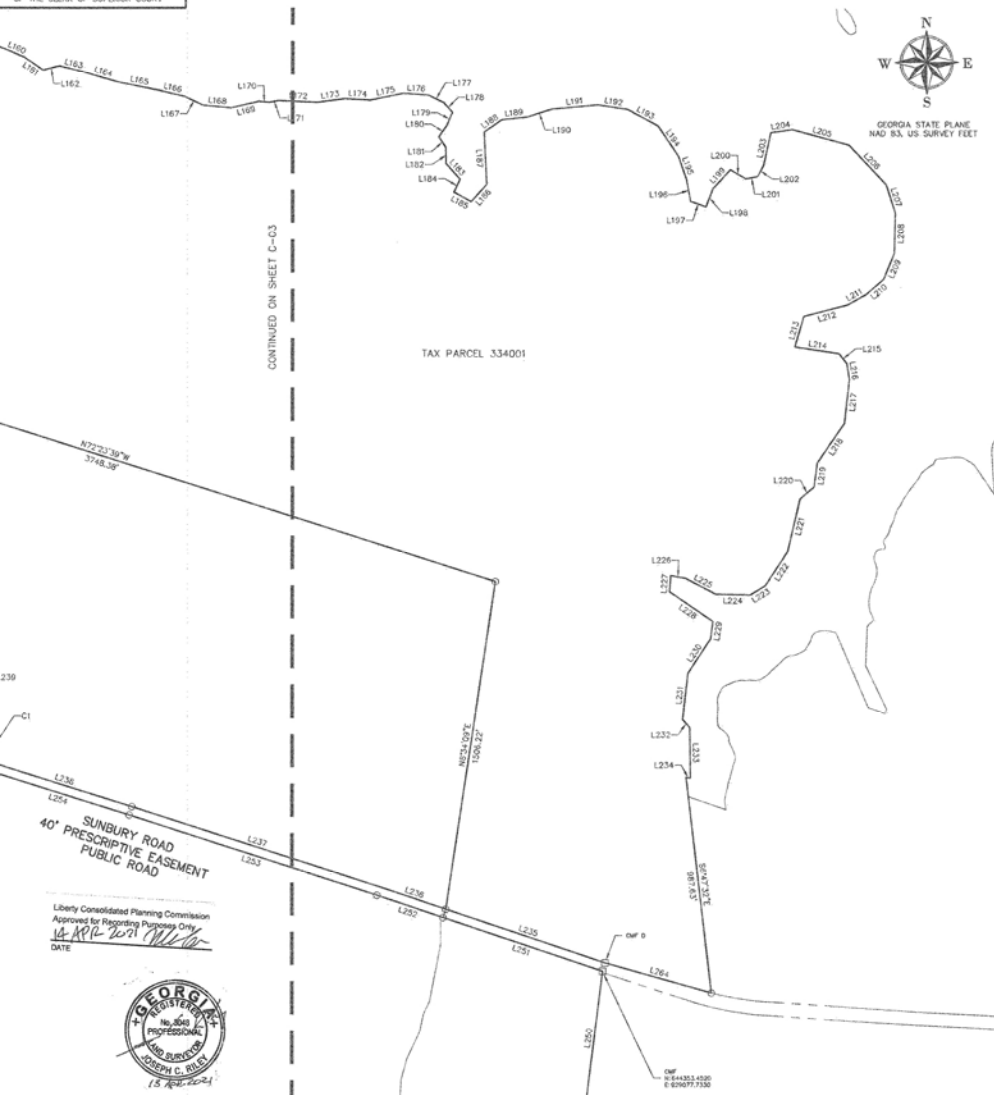
FILED IN OFFICE  
CLERK OF COURT  
05/07/2021 11:15 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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OF THE CLERK OF SUPERIOR COURT

P2021000124

BK:25 PG:310-310



Line #	Length	Direction
L1	33.69	N05° 34' 43"E
L2	79.04	N09° 57' 20"W
L3	75.85	N59° 54' 28"E
L4	105.58	N08° 50' 06"E
L5	63.09	N16° 56' 02"E
L6	148.11	N21° 26' 09"W
L7	284.03	N15° 05' 11"E
L8	121.43	S05° 12' 36"E
L9	95.84	S64° 03' 55"E
L10	71.68	S72° 16' 03"E
L11	128.15	S52° 25' 06"E
L12	180.09	S47° 40' 58"E
L13	70.20	S45° 53' 57"W
L14	73.16	S78° 12' 44"W
L15	100.45	S66° 25' 06"W
L16	76.04	S09° 48' 17"W
L17	144.14	N76° 21' 12"E
L18	163.19	N89° 02' 04"E
L19	201.28	S67° 41' 21"E
L20	132.41	S66° 55' 07"E
L21	178.85	S64° 53' 54"E
L22	172.10	S47° 29' 54"E
L23	150.22	S73° 37' 34"E
L24	114.35	N85° 05' 45"E
L25	152.72	S60° 51' 01"E
L26	127.76	N78° 48' 13"E
L27	85.96	S74° 21' 22"E
L28	58.95	S48° 30' 16"E
L29	81.30	S65° 04' 44"E
L30	74.63	S63° 01' 22"E

Line #	Length	Direction
L31	74.08	N58° 53' 11"E
L32	102.55	N89° 03' 00"E
L33	78.88	S43° 30' 30"E
L34	129.85	N49° 27' 05"E
L35	163.34	S76° 53' 10"E
L36	144.16	N67° 28' 03"E
L37	189.42	S64° 48' 19"E
L38	193.31	N12° 11' 21"E
L39	90.42	N30° 22' 07"E
L40	96.16	N39° 56' 34"E
L41	61.75	N09° 20' 27"W
L42	70.35	N05° 34' 45"E
L43	338.11	N34° 40' 34"E
L44	146.41	N41° 13' 53"E
L45	134.16	N29° 51' 32"E
L46	259.28	N49° 16' 55"E
L47	118.30	N41° 32' 18"E
L48	91.59	N49° 45' 24"E
L49	293.81	N35° 56' 18"E
L50	148.79	S63° 38' 09"E
L51	173.76	S60° 30' 18"E
L52	232.07	S45° 10' 03"E
L53	145.67	S36° 59' 50"E
L54	141.19	S43° 59' 30"E
L55	169.36	S48° 52' 10"E
L56	159.92	S53° 29' 07"E
L57	130.91	S08° 14' 59"E
L58	148.48	S22° 01' 18"E
L59	200.20	S01° 31' 00"E
L60	264.09	S08° 20' 33"E

Line #	Length	Direction
L61	193.71	S02° 38' 07"E
L62	132.15	S62° 09' 59"W
L63	122.91	S19° 55' 25"W
L64	38.87	S30° 24' 25"E
L65	98.50	S50° 35' 26"W
L66	61.43	S20° 51' 22"E
L67	57.56	N83° 51' 31"E
L68	41.29	S01° 23' 14"E
L69	112.20	S76° 03' 05"E
L70	28.96	N54° 00' 01"E
L71	88.54	S81° 43' 33"E
L72	170.82	N89° 58' 27"E
L73	132.06	S79° 41' 57"E
L74	80.50	N52° 09' 46"E
L75	238.93	N89° 52' 47"E
L76	165.53	S07° 00' 39"W
L77	92.67	S61° 00' 40"W
L78	73.05	N02° 17' 25"E
L79	111.60	S51° 51' 04"W
L80	170.34	S12° 15' 34"W
L81	189.47	S04° 08' 13"E
L82	158.41	S15° 23' 57"E
L83	154.95	S32° 13' 50"E
L84	156.32	S54° 25' 10"E
L85	198.88	S70° 08' 41"E
L86	237.63	N88° 20' 29"E
L87	120.55	N65° 16' 19"E
L88	109.37	S87° 09' 11"E
L89	67.46	N83° 54' 30"E
L90	56.29	S08° 16' 06"E

Line #	Length	Direction
L91	123.43	S26° 50' 55"E
L92	50.88	N54° 22' 54"E
L93	113.28	N33° 10' 10"W
L94	81.95	N31° 34' 49"E
L95	112.84	N72° 30' 12"E
L96	107.76	N89° 16' 27"E
L97	287.56	S53° 15' 46"E
L98	112.44	S47° 06' 19"E
L99	76.95	S47° 06' 19"E
L100	120.17	S50° 36' 27"E
L101	114.90	S43° 30' 37"E
L102	87.97	S61° 07' 39"E
L103	188.58	S61° 07' 39"E
L104	65.90	N89° 47' 41"E
L105	87.56	S59° 36' 43"E
L106	406.36	S84° 43' 24"E
L107	250.53	N79° 52' 07"E
L108	173.56	N66° 32' 45"E
L109	161.41	N74° 22' 56"E
L110	72.89	N49° 41' 33"E
L111	112.19	N72° 26' 45"E
L112	105.40	N75° 26' 33"E
L113	97.27	N78° 37' 54"E
L114	40.92	N62° 52' 04"E
L115	82.35	N80° 09' 05"E
L116	65.89	N47° 37' 33"E
L117	157.33	N68° 02' 35"E
L118	198.64	S81° 02' 04"E
L119	79.27	S61° 31' 20"E
L120	65.53	S46° 19' 56"E

Line #	Length	Direction
L121	47.48	S67° 53' 14"E
L122	69.69	S62° 43' 22"W
L123	111.15	N44° 22' 03"E
L124	62.34	S50° 01' 57"E
L125	59.37	S28° 55' 22"E
L126	113.77	S62° 00' 40"E
L127	93.33	S08° 40' 05"E
L128	78.13	S40° 36' 08"E
L129	58.56	S19° 40' 24"E
L130	56.92	S59° 40' 51"E
L131	61.37	S41° 51' 04"E
L132	234.16	S01° 23' 39"E
L133	69.64	S43° 10' 57"E
L134	68.25	S62° 47' 35"E
L135	148.81	S58° 14' 09"E
L136	143.05	S30° 49' 30"E
L137	83.90	S00° 38' 25"E
L138	124.59	S13° 34' 14"E
L139	210.03	S02° 46' 40"E
L140	127.21	S54° 29' 42"W
L141	89.34	S19° 34' 35"E
L142	127.68	S43° 28' 50"E
L143	51.99	S02° 27' 42"W
L144	88.75	S13° 22' 28"E
L145	113.90	S19° 23' 15"E
L146	67.55	S49° 45' 38"E
L147	133.68	S29° 06' 49"E
L148	72.96	S21° 42' 59"E
L149	87.98	S37° 55' 11"E
L150	30.46	S18° 42' 10"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	89.27	1880.00	2.58	N71° 20' 11"W	89.27
C2	402.68	1295.00	17.82	N78° 57' 11"W	401.06
C3	91.08	2020.00	2.58	N71° 20' 11"W	91.07
C4	390.24	1255.00	17.82	N78° 57' 10"W	389.67



T. R. Long Engineering, P.C.



SAVANNAH  
308 Commercial Drive  
Savannah, Georgia 31406  
Office (912) 335-1046

BOUNDARY PLAT OF THE LAUREL VIEW TRACT  
FOR  
LAUREL VIEW PROPERTIES, LLC; THE BLUFFS AT LAUREL VIEW, LLC; JONES, OSTEN & JONES;  
& OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
LIBERTY COUNTY, GEORGIA

SHEET NAME:  
BOUNDARY  
PLAT

REVISIONS:  
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INITIAL DATE: 4/12/2021  
DRAWN BY: JLR  
PROJECT #: 2020-128

SHEET NUMBER:



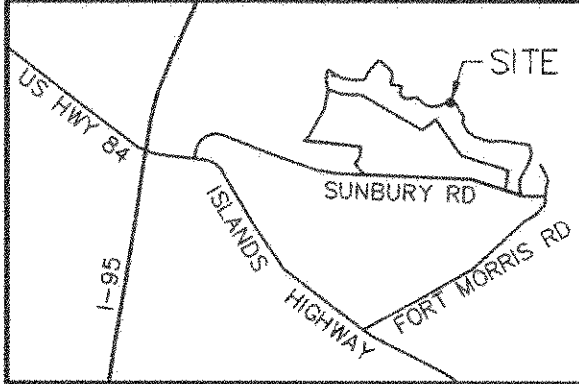
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PARTICIPANT ID

**BK:26 PG:612-612**  
**P2024000034**

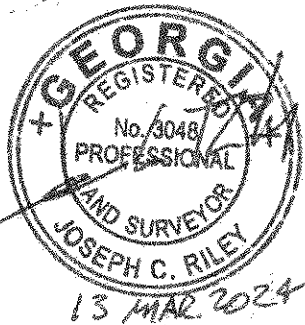
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03/14/2024 10:12 AM  
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LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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VICINITY MAP N.T.S.

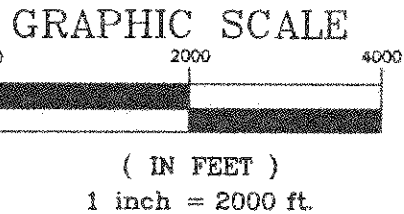


**SURVEY CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S NO. 3048

*13 MAR 2024*  
DATE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON  
TOTAL STATION & RANGER  
DATA COLLECTOR

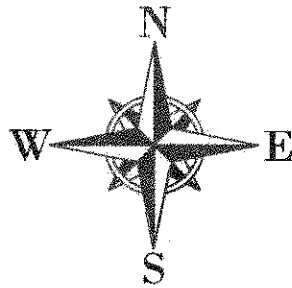
**NOTE:**  
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**T. R. Long Engineering, P.C.**  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

**BOUNDARY PLAT  
FOR  
THE BLUFFS AT LAUREL VIEW, LLC**  
DOCK AREA - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

DOCK AREA - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
PARENT TAX PARCEL: 320 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 1 OF 2



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

120' ACCESS EASEMENT

RBS  
N: 650538.7431  
E: 923602.8781

N/F THE BLUFFS AT  
LAUREL VIEW, LLC  
PARCEL 320001

SUNBURY ROAD  
(120' R/W)

SUNBURY ROAD  
(40' PRESCRIPTIVE R/W)

N/F THE BLUFFS AT  
LAUREL VIEW, LLC  
PARCEL # 334001

CMF\*  
N: 644391.4560  
E: 929089.4800

**LEGEND:**

CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
○ NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

**REFERENCE:**  
PLAT BOOK 25, PAGE 609-615

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
*3-14-24 Jodi Parker*  
DATE

9003789553  
PARTICIPANT ID

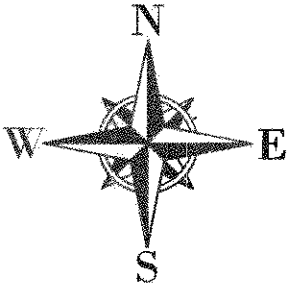
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P2024000035

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SUPERIOR COURT  
LIBERTY COUNTY, GA

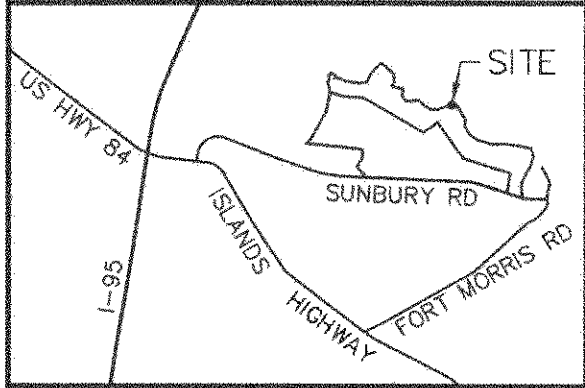
Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24 *Lori Parks*  
DATE

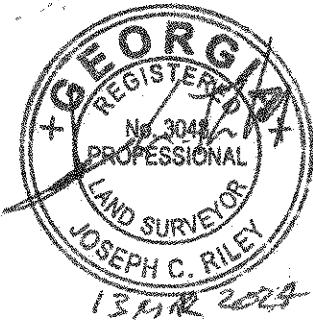


GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

THIS BLOCK IS RESERVED FOR THE OFFICE  
OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.

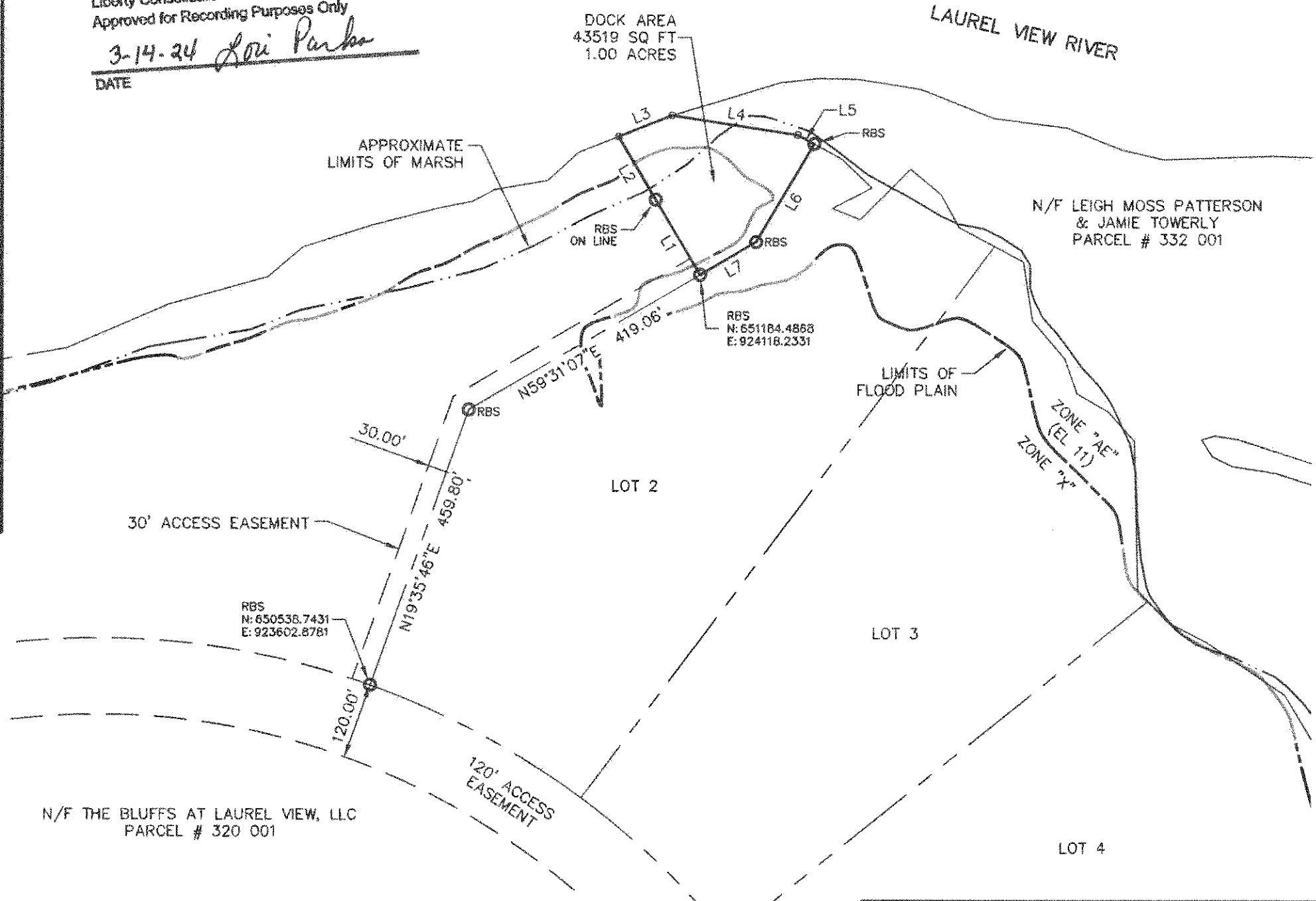


SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S NO. 3048

13 MAR 2024  
DATE



Parcel Line Table		
Line #	Length	Direction
L1	137.12	N30° 28' 53"W
L2	114.52	N30° 28' 53"W
L3	90.35	N68° 02' 35"E
L4	198.64	S81° 02' 04"E
L5	29.96	S61° 31' 20"E
L6	178.84	S30° 38' 32"W
L7	101.58	S59° 31' 07"W

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

DATE

LEGEND:

- CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
○ NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.

NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

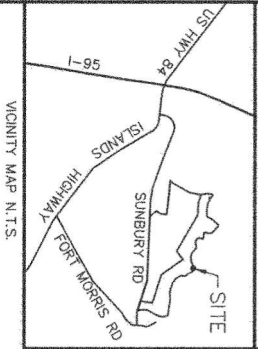
BOUNDARY PLAT  
FOR  
THE BLUFFS AT LAUREL VIEW, LLC  
DOCK AREA - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

DOCK AREA - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
PARENT TAX PARCEL: 320 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2

9003789553  
PARTICIPANT ID  
BK:26 PG:612-612  
P2024000034

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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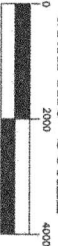
### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY SUCH APPROVALS, CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. THIS PLAT, AS TO INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSTOOD 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

13 MAR 2024  
DATE

### GRAPHIC SCALE

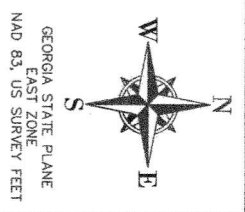
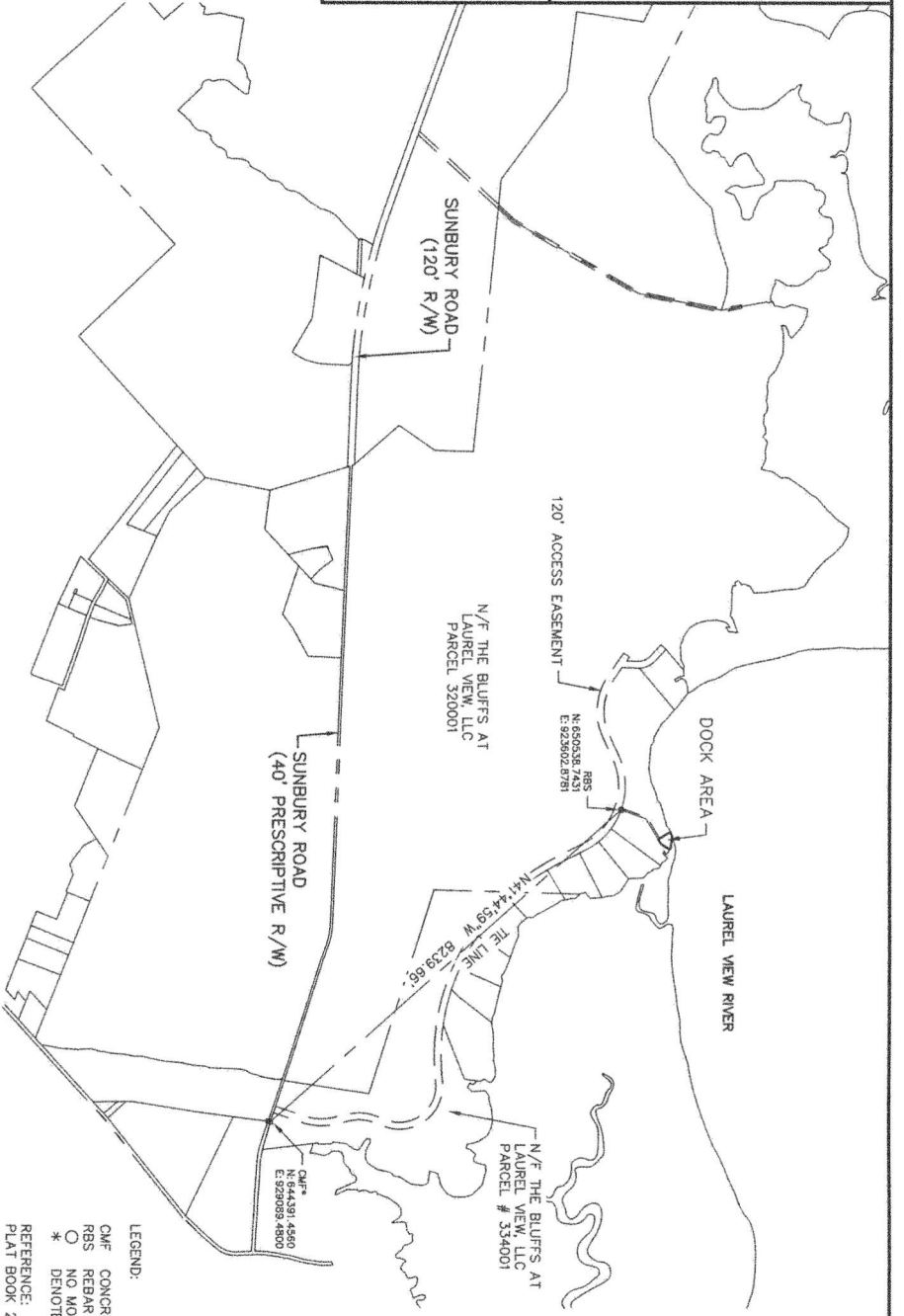


( IN FEET )  
1 inch = 2000 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON  
TOTAL STATION & RANGER  
DATA COLLECTOR



Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
3-14-24 *Lori Parker*  
DATE

### LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RSB REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

### BOUNDARY PLAT

FOR

THE BLUFFS AT LAUREL VIEW, LLC  
DOCK AREA - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA

NOTE: THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 131790C029SE) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

DOCK AREA - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
135811 GA DISTRICT 320 001  
PARENT TAX PARCEL 320 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 1 OF 2

9003789553  
PARTICIPANT ID  
**BK:26 PG:613-613**  
**P2024000035**  
FILED IN OFFICE  
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03/14/2024 10:12 AM  
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SUPERIOR COURT  
LIBERTY COUNTY, GA

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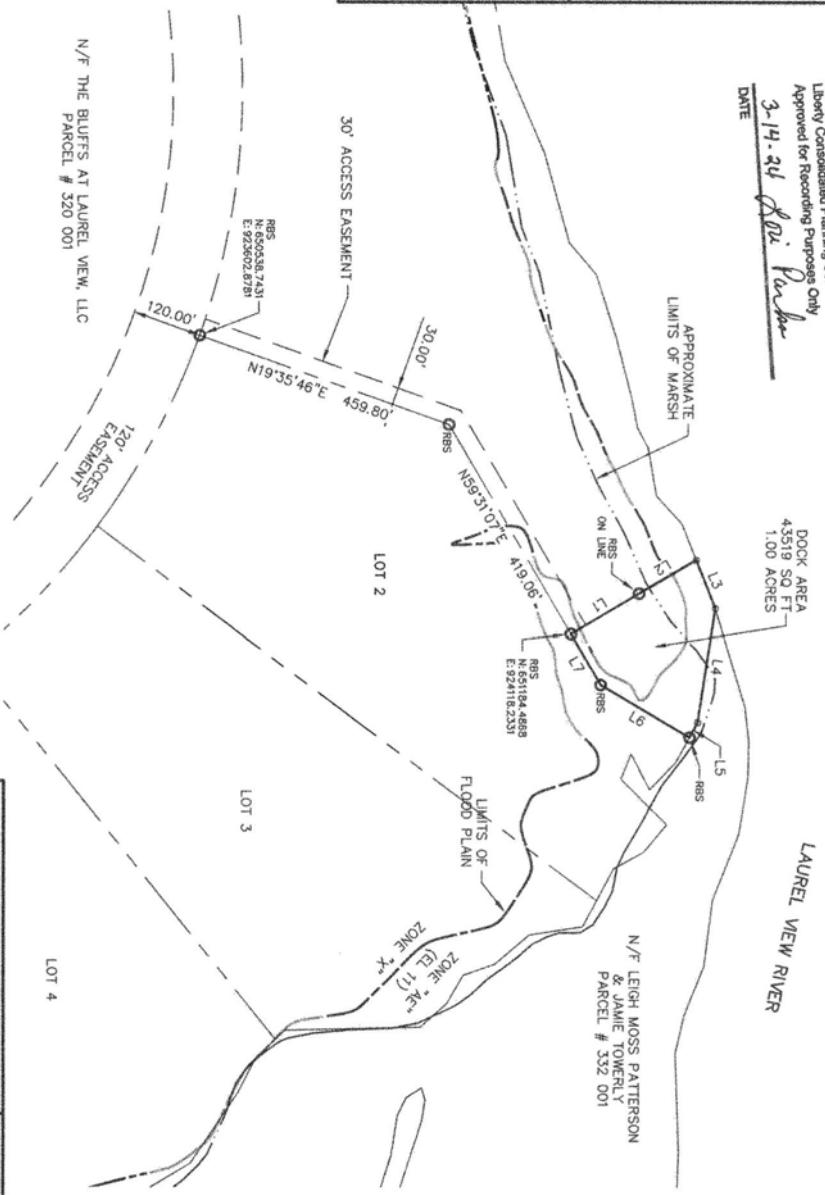
Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
**3-14-24 Joe Parker**  
DATE



**SURVEY CERTIFICATION**  
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL AGENSIES FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR CONTRIBUTED BY THE APPLICABLE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT. THE INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

**1314R 2024**  
DATE

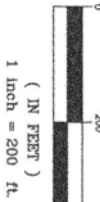


**LEGEND:**

- CMF CONCRETE MONUMENT FOUND
- REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

**GRAPHIC SCALE**



Parcel Line Table		
Line #	Length	Direction
L1	137.12	N30° 28' 53" W
L2	114.52	N30° 28' 53" W
L3	90.35	N68° 02' 35" E
L4	198.64	S81° 02' 04" E
L5	29.96	S61° 31' 20" E
L6	178.84	S30° 38' 32" W
L7	101.58	S59° 31' 07" W

GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET



Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
DATE

**BOUNDARY PLAT  
FOR**

**THE BLUFFS AT LAUREL VIEW, LLC  
DOCK AREA - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA**

**NOTE:**  
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**T. R. Long Engineering, P.C.**  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

DOCK AREA - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
LIBERTY COUNTY, GEORGIA  
PARENT G.A. DISTRICT 320 001  
PARENT G.A. PARCEL 320 001  
PARENT G.A. PARCEL 320 001  
FILE NUMBER 2020-125  
PAGE 2 OF 2

9003789553  
PARTICIPANT ID

BK:26 PG:614-614  
P2024000036

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SUPERIOR COURT  
LIBERTY COUNTY, GA

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**SURVEY CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

JOSEPH C. RILEY, GA PLS. NO. 3048

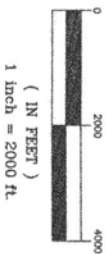
13 MAR 2024  
DATE

**LEGEND:**

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

**GRAPHIC SCALE**



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTION

**NOTE:**

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**T. R. Long Engineering, P.C.**

1114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

**BOUNDARY PLAT  
FOR**

**412 REAL ESTATE, LLC**  
LOT 1 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LOT 1 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
LIBERTY G.M. DISTRICT  
PLAT BOOK 25, PAGE 609-615  
FILE NUMBER: 2020-125  
PAGE 1 OF 2

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24  
DATE

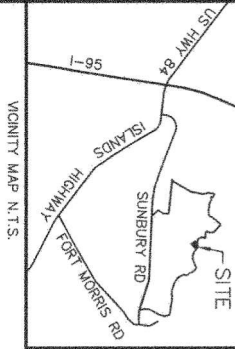


GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

9003739553  
PARTICIPANT ID  
BK.26 PG.615-615  
P2024000037

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LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDATION AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFINED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

JOSEPH C. RILEY, GA P.L.S. NO. 30418

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24 *Spencer*  
DATE

N/F THE BLUFFS AT  
LAUREL VIEW, LLC  
PARCEL # 320001

Parcel Line Table		
Line #	Length	Direction
L1	28.98	S87° 09' 11"E
L2	67.46	N83° 54' 35"E
L3	56.29	S08° 18' 06"E
L4	123.43	S26° 50' 55"E
L5	50.88	N54° 22' 54"E
L6	113.28	N33° 10' 10"W
L7	81.95	N31° 34' 49"E
L8	112.84	N72° 30' 12"E
L9	107.76	N89° 18' 27"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	332.47	410.00	46.46	N24° 21' 04"W 323.43

LEGEND:

CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
O NO MONUMENT SET/FOUND  
\* DEMOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft.

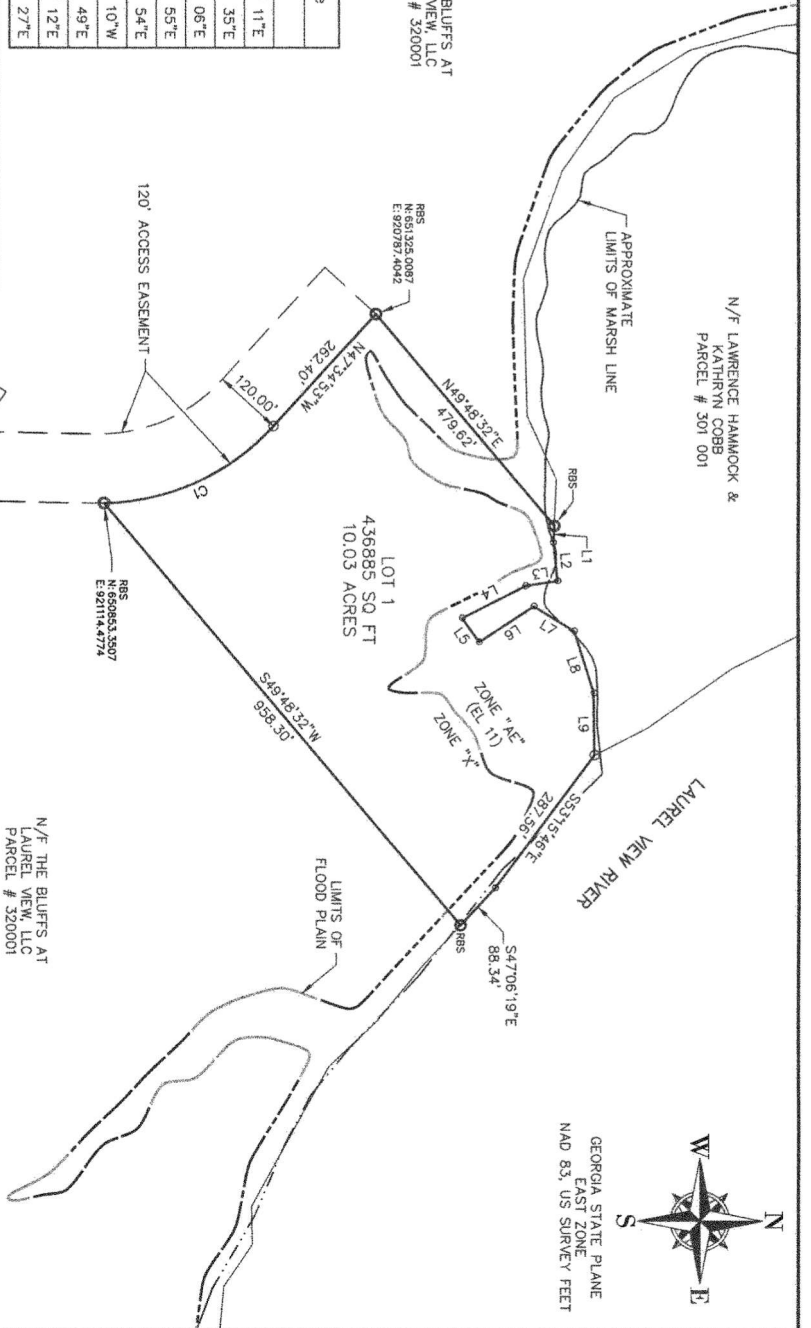
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.  
EQUIPMENT: 1" TOPCON TOTAL STATION & RANGFINDER DATA COLLECTOR

NOTE:  
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

BOUNDARY PLAT  
FOR  
412 REAL ESTATE, LLC  
LOT 1 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

T. R. Long Engineering, P.C.  
1114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

LOT 1 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT: 320.001  
PARENT TAX PARCEL: 320.001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2



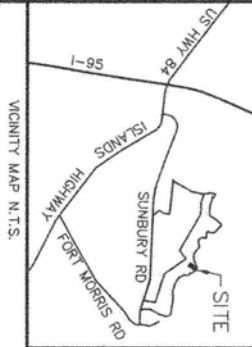
GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET



9003789553  
PARTICIPANT ID  
BK:26 PG:616-616  
P2024000038

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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#### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFINED WITH THE APPROPRIATE GOVERNMENTAL BOOKS OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

JOSEPH C. RILEY, GA PLS. NO. 3048

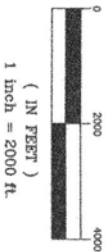
13 APR 2024 DATE

#### LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE: PLAT BOOK 25, PAGE 609-615

#### GRAPHIC SCALE



#### NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 30,000 FEET, AND A PER ANGLE ERROR OF 1" WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

#### NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**T. R. Long Engineering, P.C.**

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

#### BOUNDARY PLAT FOR ALAN TUCKER, ESQ.

LOT 2 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA

LOT 2 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
3359th G.W. DISTRICT  
PARCEL 320 001  
FILED DATE: MARCH 11, 2024  
PAGE 1 OF 2



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

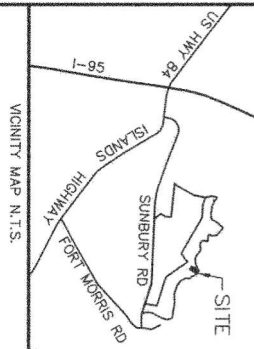
3-14-24 *Ali Parks*  
DATE

9003739553  
PARTICIPANT ID  
**BK:26 PG:617-617**  
**P2024000039**

FILED IN OFFICE  
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03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
LIBERTY COUNTY, GA

*mt. vision*

THIS BLOCK IS RESERVED FOR THE OFFICE  
OF THE CLERK OF SUPERIOR COURT



N/F THE BLUFFS AT LAUREL VIEW, LLC  
PARCEL # 320 001

**SURVEY CERTIFICATION**  
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY ALL OFFICIAL LOCAL JURISDICTIONS STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHALL BE VALID AND EFFECTIVE FOR THE PURPOSES OF ANY PURCHASE OR USE OF THIS PLAT AND INTENDED USE OF ANY PARCEL 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

*13 APR 2024*  
DATE

**LEGEND:**  
CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
O NO MONUMENT SET/FOUND  
\* DEMOTES DISTURBED MONUMENT  
REFERENCE:  
PLAT BOOK 25, PAGE 609-615  
**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 200 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.  
EQUIPMENT: 1" TOPCON TOTAL STATION & RANGING DATA COLLECTOR

**NOTE:**  
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ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**BOUNDARY PLAT FOR ALAN TUCKER, ESQ.**  
LOT 2 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
LIBERTY COUNTY, GEORGIA  
1359th C.M. DISTRICT  
PARENT TAX PARCEL: 320 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	376.71	1285.54	17.05	S61° 52' 36"E
				375.32

Parcel Line Table	
Line #	Direction
L1	178.84 N30° 38' 32"E
L2	49.31 S61° 31' 20"E
L3	65.93 S46° 19' 56"E
L4	69.69 S62° 43' 22"W
L5	47.48 S67° 53' 14"E
L6	111.15 N44° 22' 03"E
L7	62.34 S50° 01' 57"E
L8	58.37 S28° 55' 22"E
L9	62.34 S62° 00' 40"E

N/F LEIGH MOSS PATTERSON  
& JAMIE TOWNLEY  
PARCEL # 332 001



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

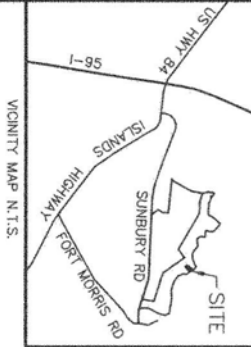
Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
*3-14-24 Joe Barber*  
DATE



900378653  
PARTICIPANT ID  
BK:26 PG:618-618  
P2024000040

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



#### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

JOSEPH C. RILEY, GA PLS NO. 3048

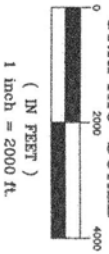
13 MAR 2024  
DATE

#### LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

#### GRAPHIC SCALE



#### THE FIELD DATA UPON WHICH

THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET, AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

#### NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

#### T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

#### BOUNDARY PLAT

FOR  
REBECCA W. KANIPE &  
MARTIN H. KANIPE

LOT 3 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LOT 3 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
135th G.M. DISTRICT  
PARENT TAX PARCEL: 320 001  
FILE NUMBER: 2020-125  
PAGE 1 OF 2

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24  
DATE



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

900378953  
PARTICIPANT ID  
BK:26 PG:619-619  
P2024000041

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

THIS BLOCK IS RESERVED FOR THE OFFICE  
OF THE CLERK OF SUPERIOR COURT



SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY JURISDICTION. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMES WITHIN THE RULES AND 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

13 MAR 2024  
DATE

( IN FEET )  
1 inch = 200 ft.



LEGEND:

CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
O NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

NOTE:  
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

BOUNDARY PLAT  
FOR  
REBECCA W. KANIPPE &  
MARTIN H. KANIPPE  
LOT 3 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

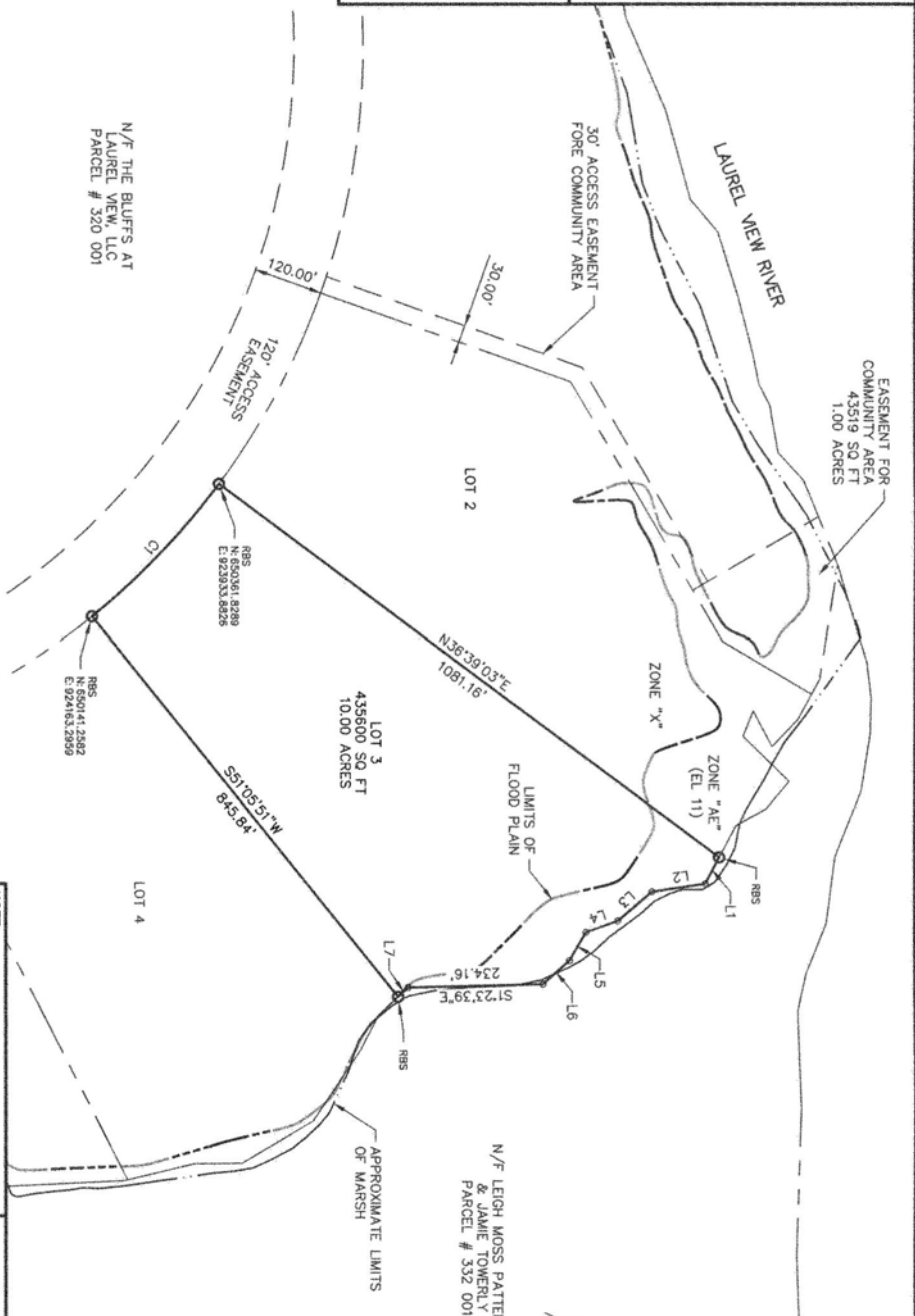
LOT 3 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
3359th G.M. DISTRICT  
PARENT PAK PARCEL: 320 001  
PLAT NUMBER: 11-2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24  
DATE



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

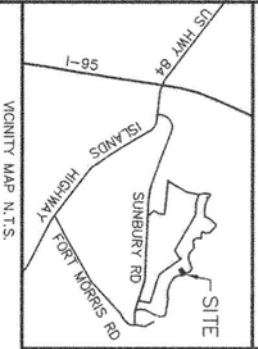


900378653  
PARTICIPANT ID

BK:26 PG:620-620  
P2024000042

FILED IN OFFICE  
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03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



#### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PARCEL, PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

JOSEPH C. RILEY, GA PLS NO. 3048

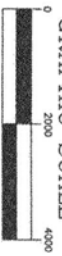
13 MAR 2024  
DATE

#### LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- O NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 2000 ft.

#### NOTE:

THIS PLAT IS BASED UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET, AND AN ANGLE ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

#### BOUNDARY PLAT

FOR  
ELLIE D, LLC

LOT 4 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LOT 4 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
13501 G.W. DISTRICT  
PLAT DATE: MARCH 11, 2024  
PAGE 1 OF 2

T. R. Long Engineering, P.C.  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

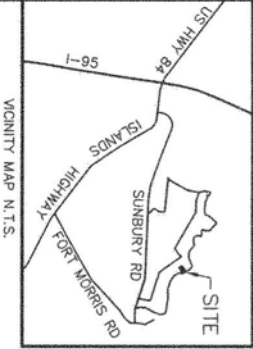
3.14.24  
DATE

9903789553  
PARTICIPANT ID

BK:26 PG:621-621  
P2024000043

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CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

THIS BLOCK IS RESERVED FOR THE OFFICE  
OF THE CLERK OF SUPERIOR COURT



### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

13 APR 2024  
DATE

Parcel Line Table		
Line #	Length	Direction
L1	125.02	S26° 56' 25"E
L2	45.68	N43° 10' 57"W
L3	68.25	N62° 47' 33"W
L4	148.81	N56° 14' 06"W
L5	143.05	N30° 49' 30"W
L6	83.90	N00° 39' 25"W
L7	118.97	N13° 34' 14"W

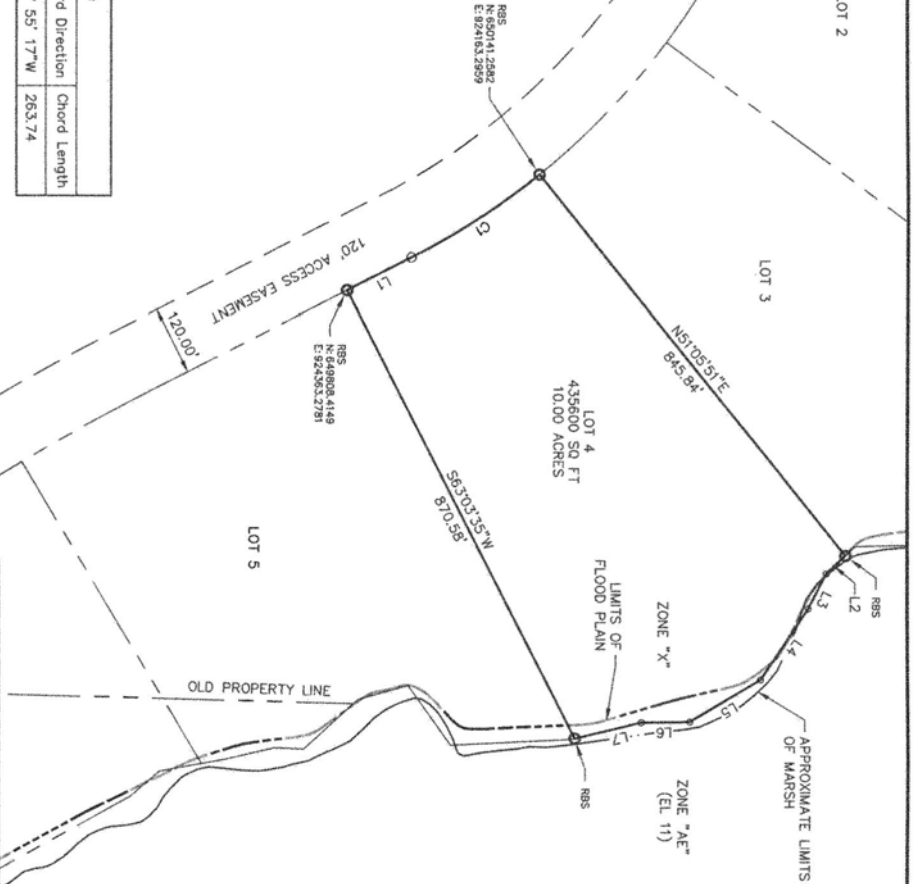
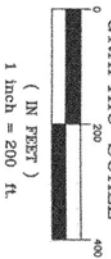
Curve Table			
Curve #	Length	Radius	Delta
C1	254.22	1265.54	11.96
			Chord Direction
			Chord Length
			263.74

### LEGEND:

CMF CONCRETE MONUMENT FOUND  
R85 REBAR SET (#5 REBAR)  
O NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

### GRAPHIC SCALE



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET



N/F LEIGH MOSS PATTERSON  
& JAMIE TOWERLY  
PARCEL # 322 001

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24  
DATE

### BOUNDARY PLAT

FOR

ELLIE D. LLC

LOT 4 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA

LOT 4 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
15807 COUNTY ROAD 1  
PARENT TAX PARCEL: 320 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2

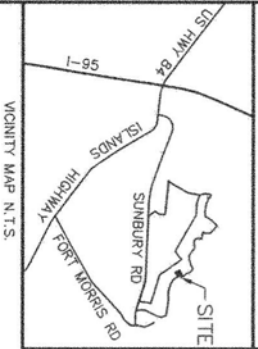
T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

9003789533  
PARTICIPANT ID  
BK:26 PG:622-622  
P2024000044

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

THIS BLOCK IS RESERVED FOR THE OFFICE  
OF THE CLERK OF SUPERIOR COURT



SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

JOSEPH C. RILEY, GA PLS. NO. 3048

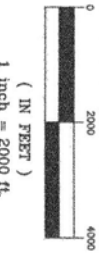
13 Apr 2024  
DATE

LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

GRAPHIC SCALE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGING DATA COLLECTOR

NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13178C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

BOUNDARY PLAT

FOR  
412 REAL ESTATE, LLC

LOT 5 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA

LOT 5 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
330001 & 334001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 1 OF 2

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
3-14-24  
DATE

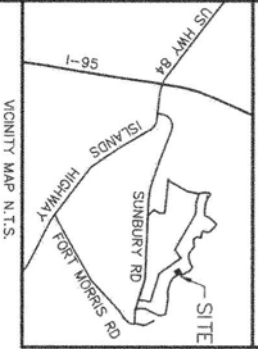


GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

9003789553  
PARTICIPANT ID  
BK:26 PG:623-623  
P2024000045

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

15 MAR 2024

DATE

Parcel Line Table	
Line #	Length Direction
L1	5.62 N13° 34' 14" W
L2	127.21 N54° 29' 42" E
L3	89.34 N15° 34' 35" W
L4	127.68 N42° 28' 50" W
L5	51.99 N02° 27' 42" E
L6	88.75 N13° 22' 26" W
L7	40.31 N10° 23' 15" W

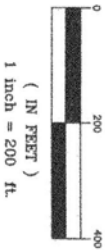
Curve Table			
Curve #	Length	Radius	Delta
C1	258.65	3809.44	3.89
			N28° 53' 07" W
			Chord Length
			258.60

### LEGEND:

CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
O NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

### GRAPHIC SCALE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGLE ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.  
EQUIPMENT: 1" TOPCON TOTAL STATION & RANGFINDER DATA COLLECTION

### NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

### BOUNDARY PLAT

FOR  
412 REAL ESTATE, LLC  
LOT 5 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA

LOT 5 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
338TH GN. DISTRICT  
PARCEL # 320 001 & 334 001  
PAID DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24 [Signature]  
DATE



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

N/F LEIGH MOSS PATTERSON  
& JAMIE TOWERLY  
PARCEL # 332 001

LOT 5  
435600 SQ FT  
10.00 ACRES  
PROPERTY LINE  
TO BE ABANDONED

LOT 4

LOT 6

ZONE "AE"  
(EL 11)

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

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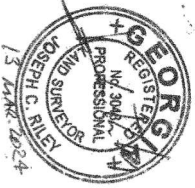
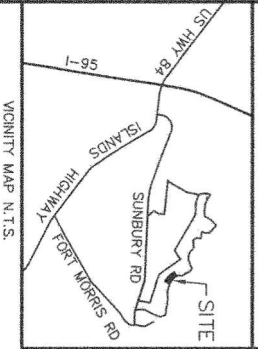
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9003789553  
PARTICIPANT ID

BK:26 PG:624-624  
P2024000046

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CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



**SURVEY CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

JOSEPH C. RILEY, GA PLS NO. 3048

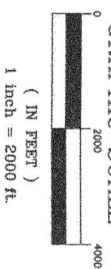
13 MAR 2024  
DATE

**LEGEND:**

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

**GRAPHIC SCALE**



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

**BOUNDARY PLAT**

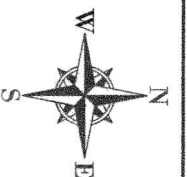
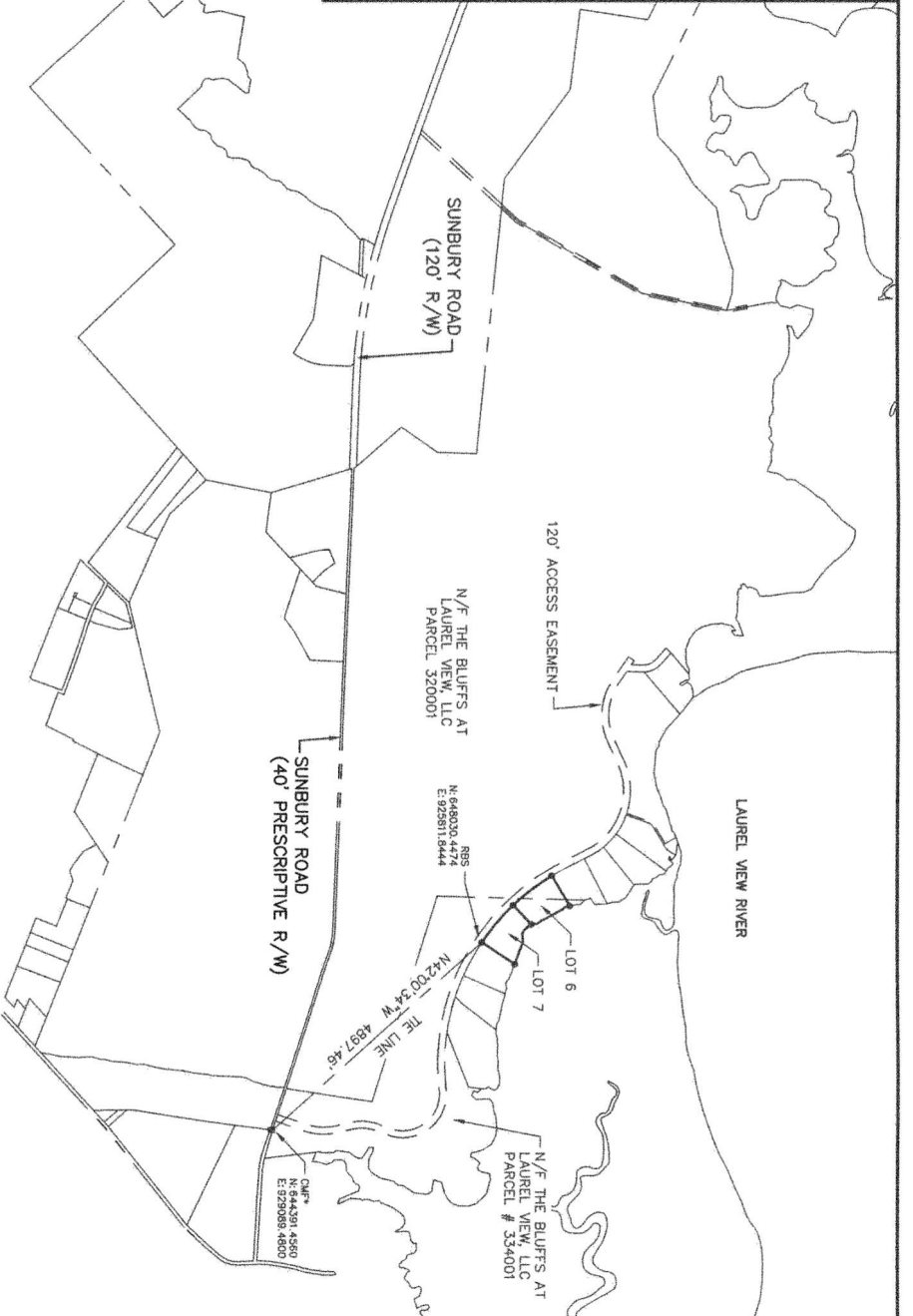
FOR  
**MAVERICK ENTERPRISES, LLP**

LOT 6 & 7  
THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LOT 6 & 7 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359TH C.M. DISTRICT  
PARENT TAX PARCEL: 320 001 & 334 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 1 OF 2

**T. R. Long Engineering, P.C.**

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

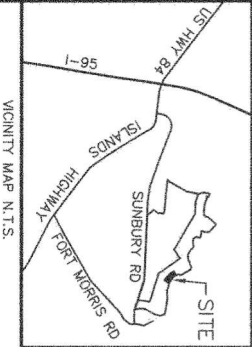
3-14-24 *Loni Pugh*  
DATE



9003789553  
PARTICIPANT ID  
**BK:26 PG:625-625**  
**P2024000047**

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



**SURVEY CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL AGENCIES FOR RECORDING PURPOSES. ALL APPLICABLE CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON SUCH AS APPROPRIATE OR AFFIRMATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PARCEL, 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

13 MAR 2024  
DATE

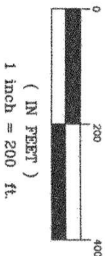
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Line #	Length	Direction
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L2	67.55	N40° 45' 36"W
L3	72.96	N21° 42' 29"W
L4	87.98	N37° 55' 11"W
L5	30.46	N18° 42' 18"W
L6	50.45	N10° 44' 02"E
L7	40.13	N24° 41' 35"W
L8	16.52	N24° 41' 35"W
L9	53.66	N43° 33' 32"W
L10	69.99	N36° 33' 38"W
L11	80.81	N56° 16' 14"W
L12	160.34	S86° 42' 23"W
L13	144.98	N68° 09' 11"W

**LEGEND:**

CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
O NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

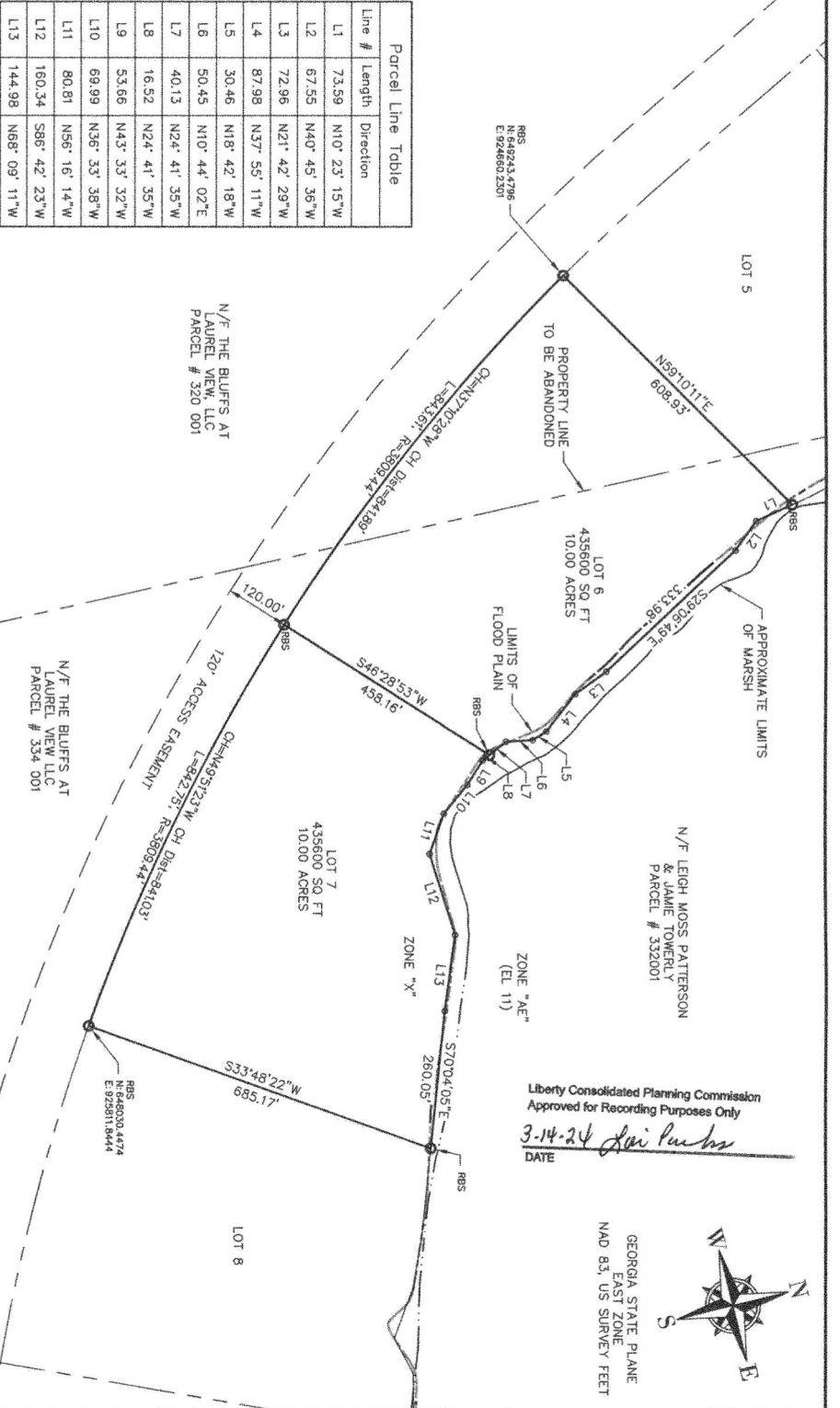
**GRAPHIC SCALE**



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.  
EQUIPMENT: \* TOPCON TOTAL STATION & RANGER DATA COLLECTOR

**T. R. Long Engineering, P.C.**  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

**BOUNDARY PLAT FOR MAVERICK ENTERPRISES, LLP**  
LOT 6 & 7  
THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA  
LIBERTY COUNTY, GEORGIA  
LOT 6 & 7 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
13369th C.M. DISTRICT  
PARENT TAX PARCEL: 330 001 & 334 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2



Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
3-14-24  
DATE



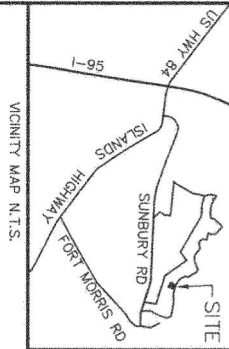
GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET



9003789553  
PARTICIPANT ID  
BK.26 PG:626-626  
P2024000048

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



**SURVEY CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AS PROVIDED BY ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS AND APPROVED BY ALL APPLICABLE LOCAL INSPECTIONS AND RECORDS AS REQUIRED BY APPROVING OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

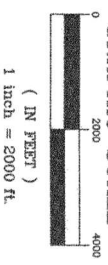
JOSEPH C. RILEY, GA PLS/NO. 3048  
13 MAR 2024  
DATE

**LEGEND:**

- CAF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- O NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

**GRAPHIC SCALE**



**NOTE:**

THIS PLAT IS BASED UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGLE ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

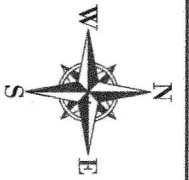
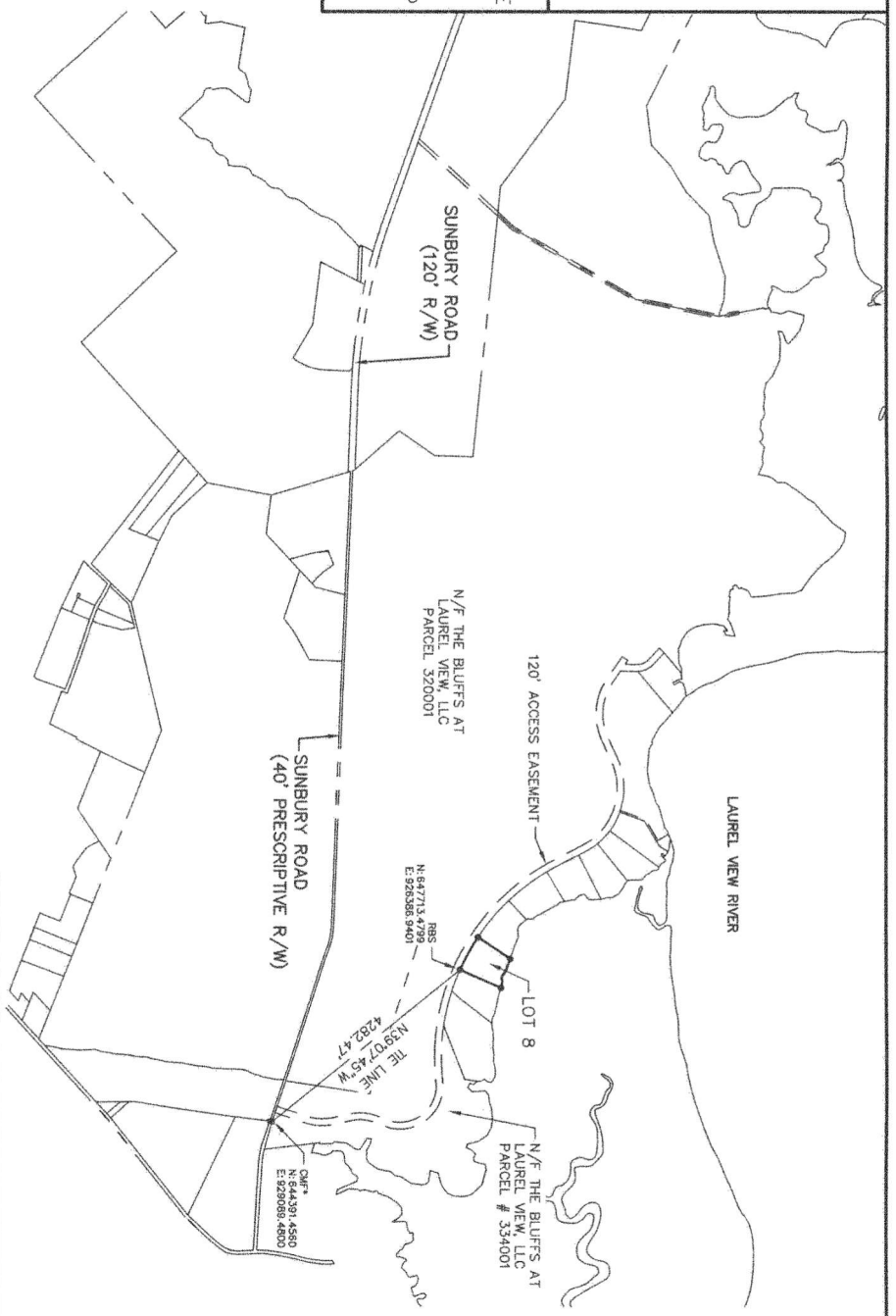
**T. R. Long Engineering, P.C.**

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

**BOUNDARY PLAT  
FOR  
LOG LANDING LLC**

LOT 8 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LOT 8 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
3359th G.W. DISTRICT  
PARENT TAX PARCEL: 334.001  
PARENT PLAT: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 1 OF 2



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

Liberty Consolidated Planning Commission  
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3-14-24  
DATE

900378653  
PARTICIPANT ID  
BK:26 PG:627-627  
P2024000049

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CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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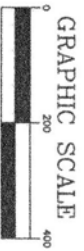
#### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFINED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

JOSEPH C. RILEY, GA PLS NO. 3048

Parcel Line Table		
Line #	Length	Direction
L1	166.76	S70° 00' 10"E
L2	96.89	S66° 39' 20"E
L3	103.36	S55° 21' 11"E
L4	76.15	N75° 50' 12"E
L5	113.65	S76° 26' 14"E

13 MAR 2024  
DATE



1 inch = 200 ft

#### LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIVE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGLE ERROR OF NOT PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

#### NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 137802095E), THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

#### BOUNDARY PLAT FOR LOG LANDING, LLC

LOT 8 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA

LOT 8 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
PARCEL TAX PARCEL: 334 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24  
DATE

9003789553  
PARTICIPANT ID  
BK:26 PG:628-628  
P2024000050

FILED IN OFFICE  
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03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
LIBERTY COUNTY, GA

THIS BLOCK IS RESERVED FOR THE OFFICE  
OF THE CLERK OF SUPERIOR COURT



# SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVALS, CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONTAINED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

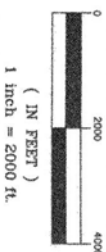
1/3 MAR 2024  
DATE

## LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

## GRAPHIC SCALE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGLE ERROR OF 0.1" PER ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

## BOUNDARY PLAT

FOR  
LAUREL BLUFF FAMILY  
HOLDINGS, LLC

LOT 9 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

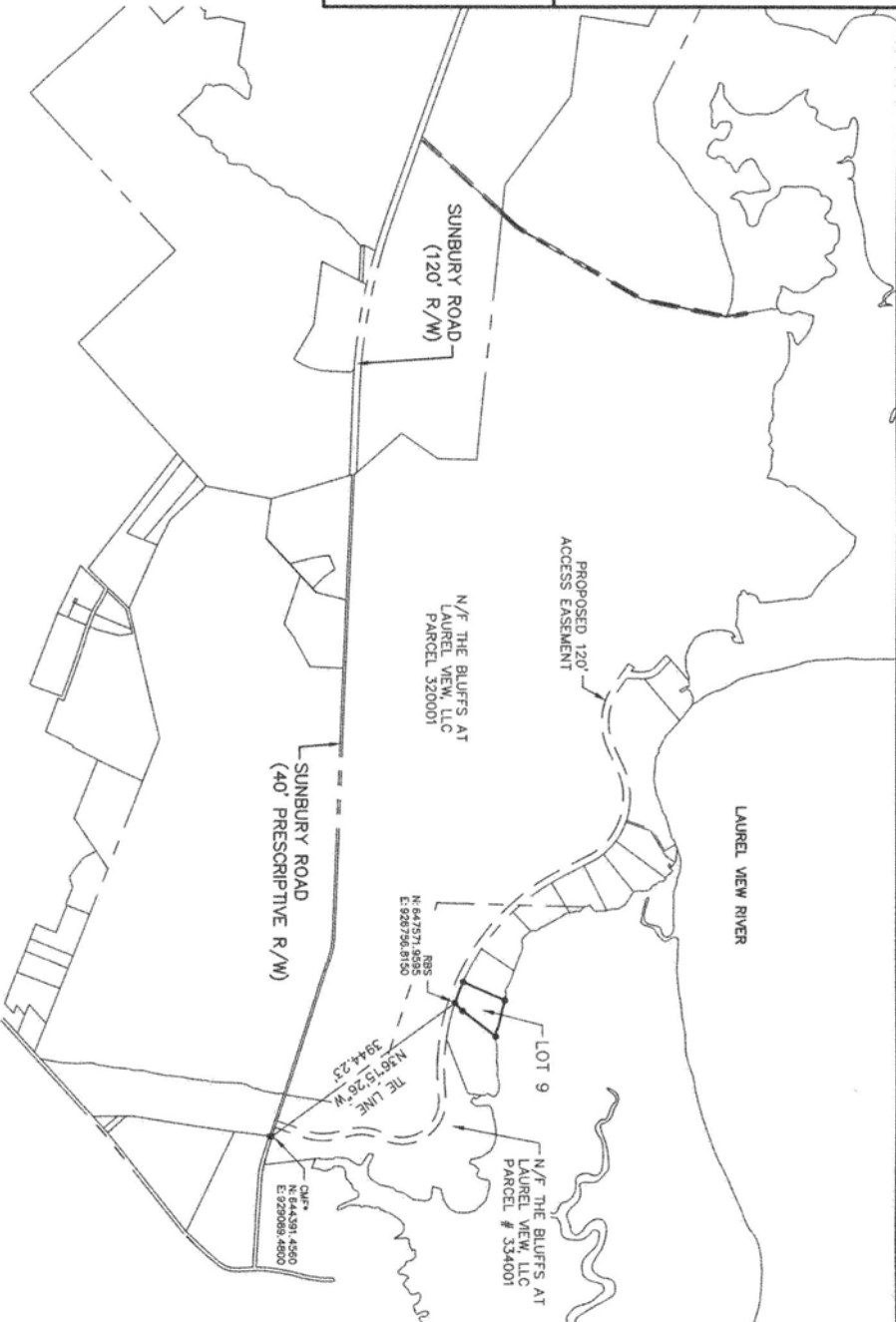
LOT 9 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
PARENT TAX PARCEL: 334 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 1 OF 2

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3-14-24 Joe Purba  
DATE



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

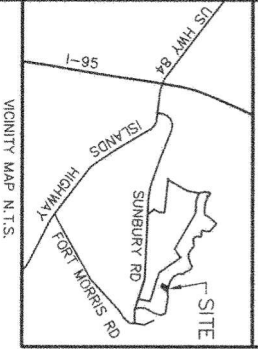


9003786553  
PARTICIPANT ID

BK:26 PG:629-629  
P2024000051

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03/11/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSTANDING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

13 MAR 2024  
DATE

Parcel Line Table		
Line #	Length	Direction
L1	154.09	S74° 04' 38"E
L2	187.15	S78° 31' 59"E
L3	122.47	S76° 54' 32"E
L4	92.74	S64° 13' 54"E
L5	85.79	S84° 48' 32"E
L6	192.39	S45° 27' 49"W

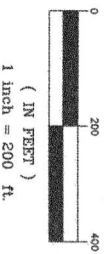
Curve Table			
Curve #	Length	Radius	Delta
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		Chord Direction	Chord Length
		N69° 03' 44"W	396.02

LEGEND:

CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (45 REBAR)  
O NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

GRAPHIC SCALE



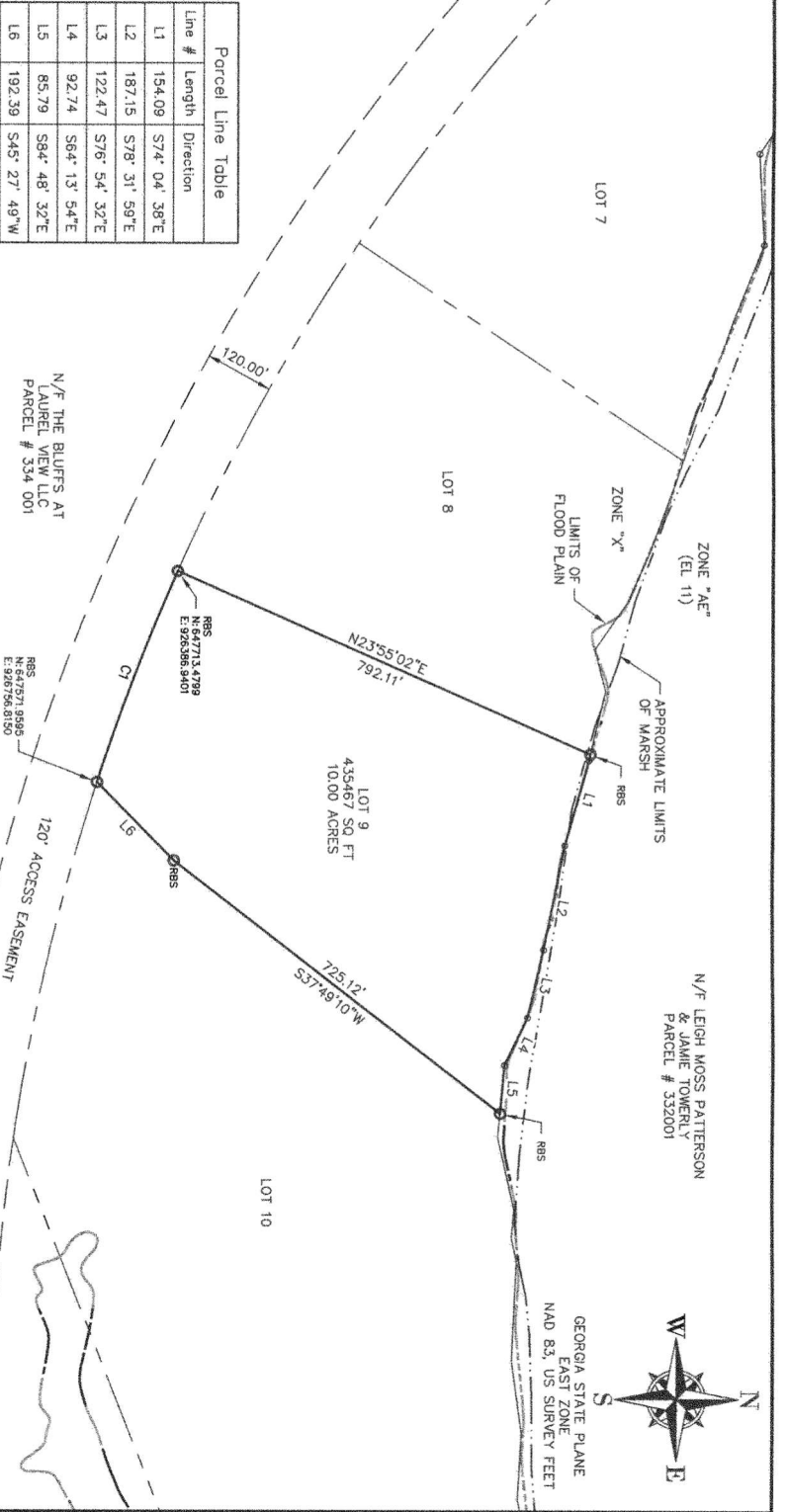
Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
3.14.24  
DATE

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000 FEET. EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

NOTE: THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 1317900295E) THIS PROPERTY IS IN A FLOOD ZONE "X".

**BOUNDARY PLAT**  
**FOR**  
**LAUREL BLUFF FAMILY**  
**HOLDINGS, LLC**  
LOT 9 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
LIBERTY COUNTY, GEORGIA  
LOT 9 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

LOT 9 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
PARENT TAX PARCEL: 334 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2

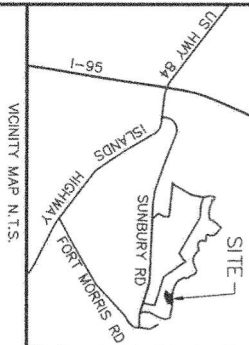


9003789553  
PARTICIPANT ID

BK:26 PG:630-630  
P2024000052

FILED IN OFFICE  
CLERK OF COURT  
03/14/2024 10:12 AM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

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OF THE CLERK OF SUPERIOR COURT



# SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFINED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

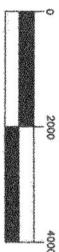
13 APR 2024  
DATE

## LEGEND:

- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET (#5 REBAR)
- NO MONUMENT SET/FOUND
- \* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

## GRAPHIC SCALE



( IN FEET )  
1 inch = 2000 ft.

## THE FIELD DATA UPON WHICH

THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

## BOUNDARY PLAT

FOR

1320 INVESTMENTS, LLC  
LOT 10 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA

LOT 10 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359H CAY DISTRICT  
PARENT TAX PARCEL: 334 001

PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 1 OF 2

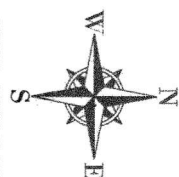
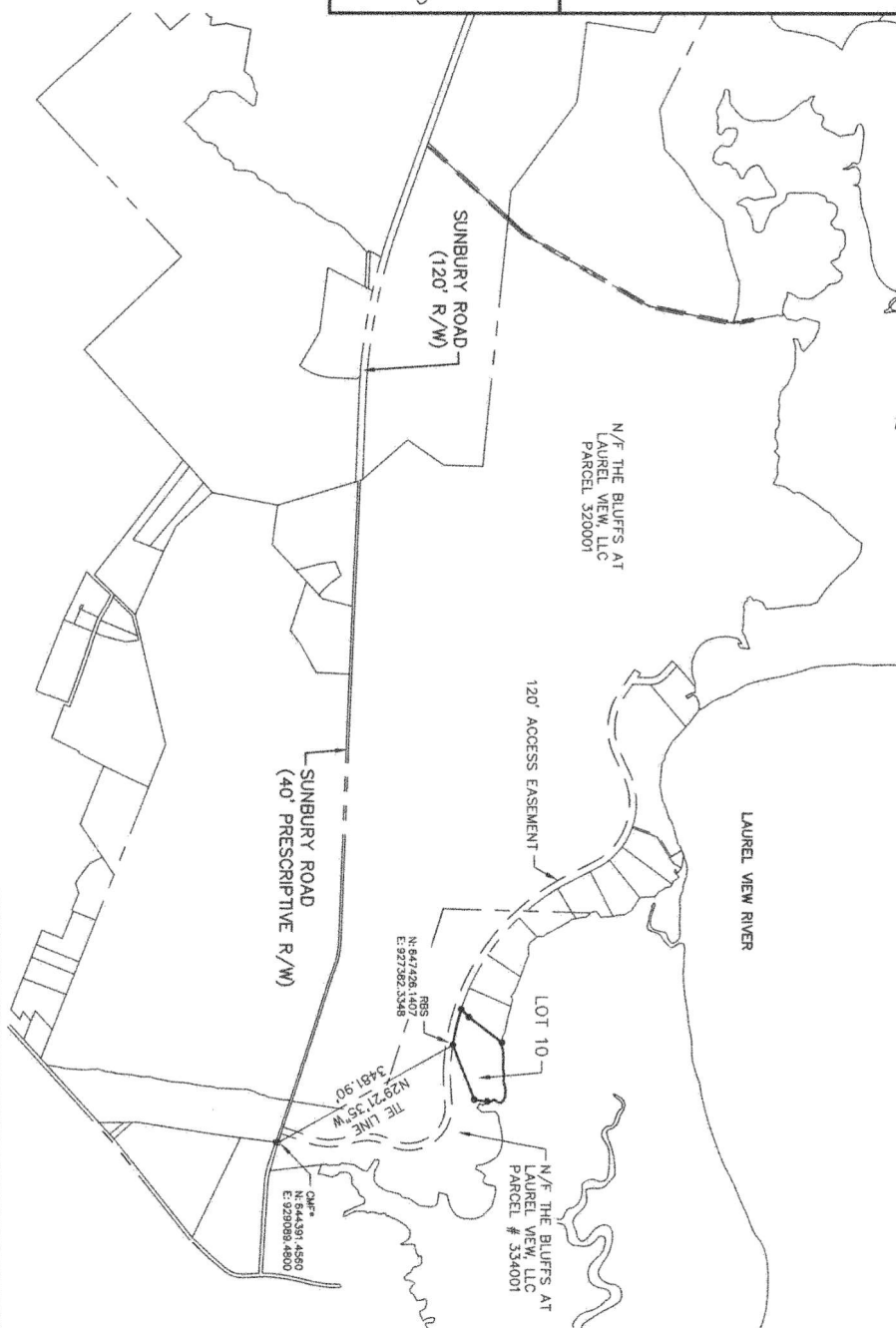
T. R. Long Engineering, P.C.  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5564  
(912) 368-7206 Fax

(912) 368-7206 Fax

## NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13178C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

3.14.24 Lori Parker  
DATE

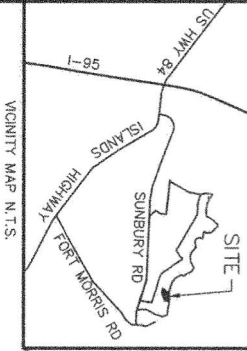
9003789553  
PARTICIPANT ID

BR:26 PG:631-631  
P2024000053

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CLERK OF COURT  
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LINDA DUNN, CLERK  
LIBERTY COUNTY, GA

*Liberty County*

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VICINITY MAP N.T.S.



#### SURVEY CERTIFICATION

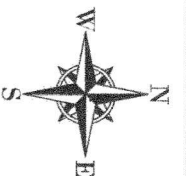
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY ALL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE COVERED WITH THE APPROPRIATE GOVERNMENT EVIDENCE OF PURCHASE OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL OF LAND. THE LAND SURVEYOR'S 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.

JOSEPH C. RILEY, GA P.L.S. NO. 3048

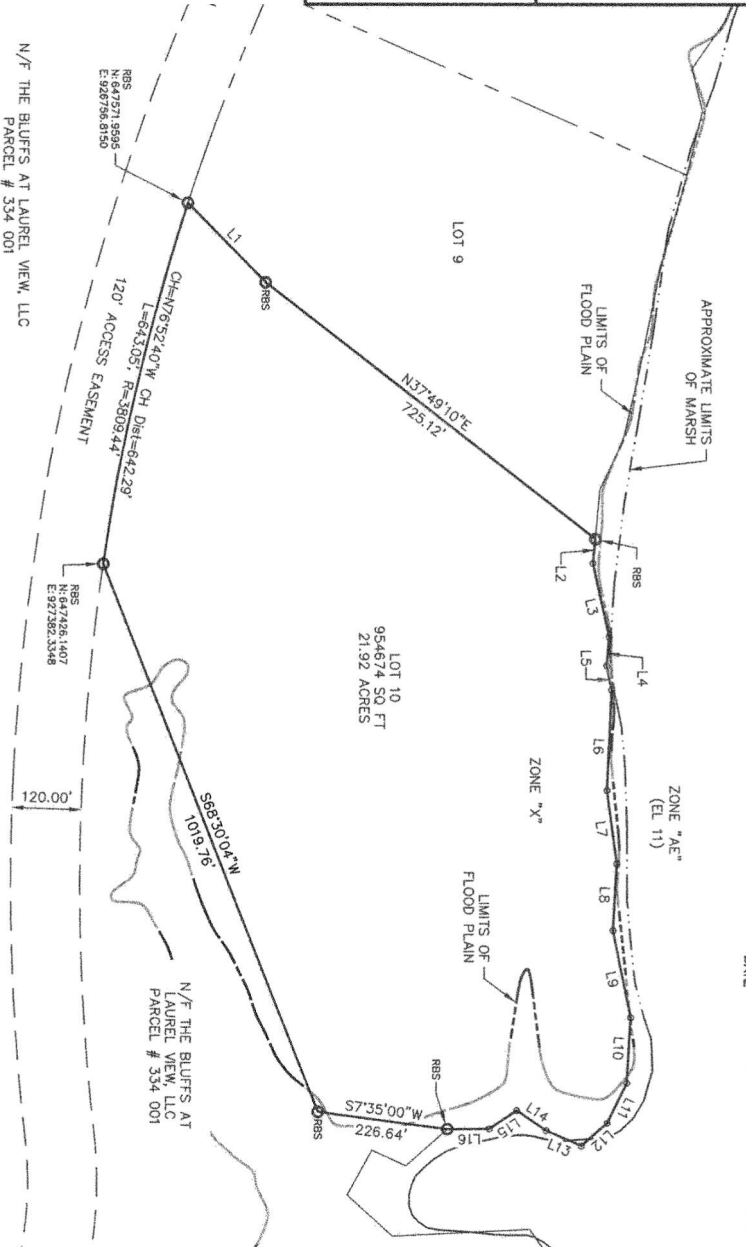
13 APR 2024  
DATE

N/F LEIGH MOSS PATTERSON  
& JAMIE TOWERLY  
PARCEL # 332001

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only  
3-14-24 *Don Fisher*  
DATE



GEORGIA STATE PLANE  
EAST ZONE  
NAD 83, US SURVEY FEET



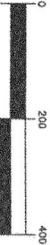
Parcel Line Table		
Line #	Length	Direction
L1	192.39	N45° 27' 49\"E
L2	41.94	S84° 48' 32\"E
L3	129.96	N77° 17' 04\"E
L4	49.88	S84° 58' 11\"E
L5	43.47	N78° 34' 31\"E
L6	174.24	S87° 16' 45\"E
L7	127.61	N82° 14' 00\"E
L8	116.19	S86° 51' 26\"E
L9	153.83	N78° 22' 27\"E
L10	114.32	S86° 40' 49\"E
L11	77.56	S63° 52' 25\"E
L12	59.52	S41° 37' 30\"E
L13	66.72	S23° 21' 44\"W
L14	61.71	S34° 27' 09\"W
L15	57.34	S33° 58' 32\"E
L16	72.88	S00° 22' 50\"E

#### LEGEND:

CMF CONCRETE MONUMENT FOUND  
RBS REBAR SET (#5 REBAR)  
NO MONUMENT SET/FOUND  
\* DENOTES DISTURBED MONUMENT

REFERENCE:  
PLAT BOOK 25, PAGE 609-615

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01\" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.  
EQUIPMENT: 1\" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

NOTE:  
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 1317900285E) THIS PROPERTY IS IN A FLOOD ZONE \"X\" & \"AE\".

#### BOUNDARY PLAT FOR

1320 INVESTMENTS, LLC  
LOT 10 - THE BLUFFS AT LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

T. R. Long Engineering, P.C.  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

LOT 10 - THE BLUFFS AT LAUREL VIEW  
LIBERTY COUNTY, GEORGIA  
1359th G.A. DISTRICT  
PARENT TAX PARCEL: 334 001  
PLAT DATE: MARCH 11, 2024  
FILE NUMBER: 2020-125  
PAGE 2 OF 2



9003789553  
PARTICIPANT ID

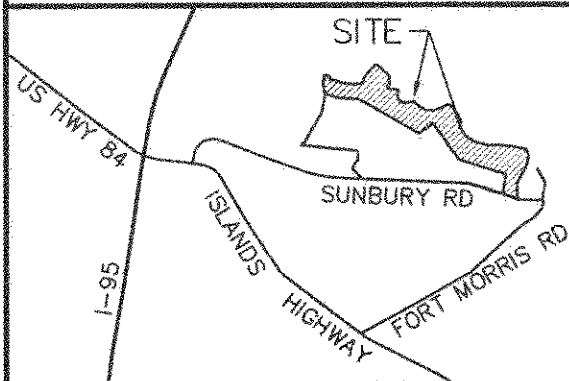
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P2022000081

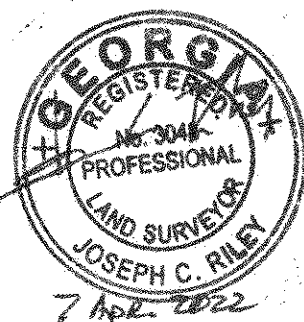
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LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.



#### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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. C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

*7 Apr 2022*  
DATE

#### LEGEND:

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
O COMPUTED POINT

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 2000 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

LAUREL VIEW RIVER

LOT 1

PROPOSED 120'  
ACCESS EASEMENT

PARCEL #: 302001

SUNBURY ROAD  
(120' R/W)

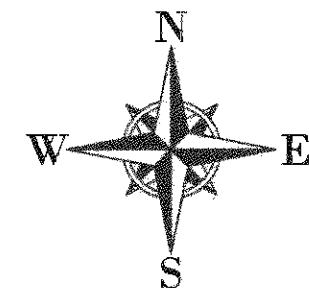
SUNBURY ROAD  
(40' PRESCRIPTIVE R/W)

PROPOSED 120'  
ACCESS EASEMENT

PARCEL # 334001

103  
CMF D

104  
CMF



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

*4-11-22 Kori Parks*  
DATE

#### NOTE:

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ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E & 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**T. R. Long Engineering, P.C.**

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

#### MINOR SUBDIVISION PLAT FOR

**THE BLUFFS AT  
LAUREL VIEW**

SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
FILE NUMBER: 2020-125  
PAGE 1 OF 8

9003789553  
PARTICIPANT ID

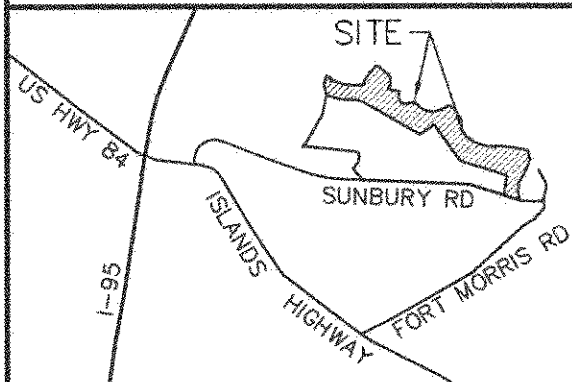
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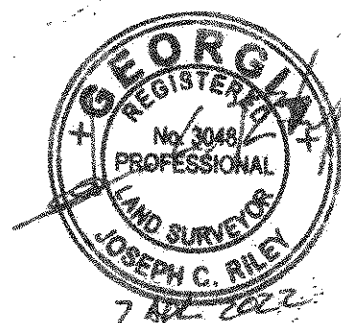
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SUPERIOR COURT  
LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.



Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

4-11-22 *Lori Parks*  
DATE

#### SURVEY CERTIFICATION

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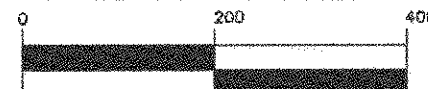
*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

7 Apr. 2022  
DATE

#### LEGEND:

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
O COMPUTED POINT

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

#### NOTE:

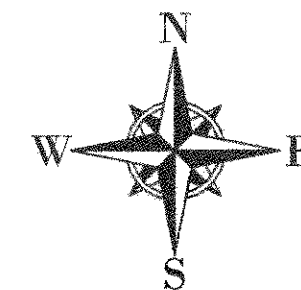
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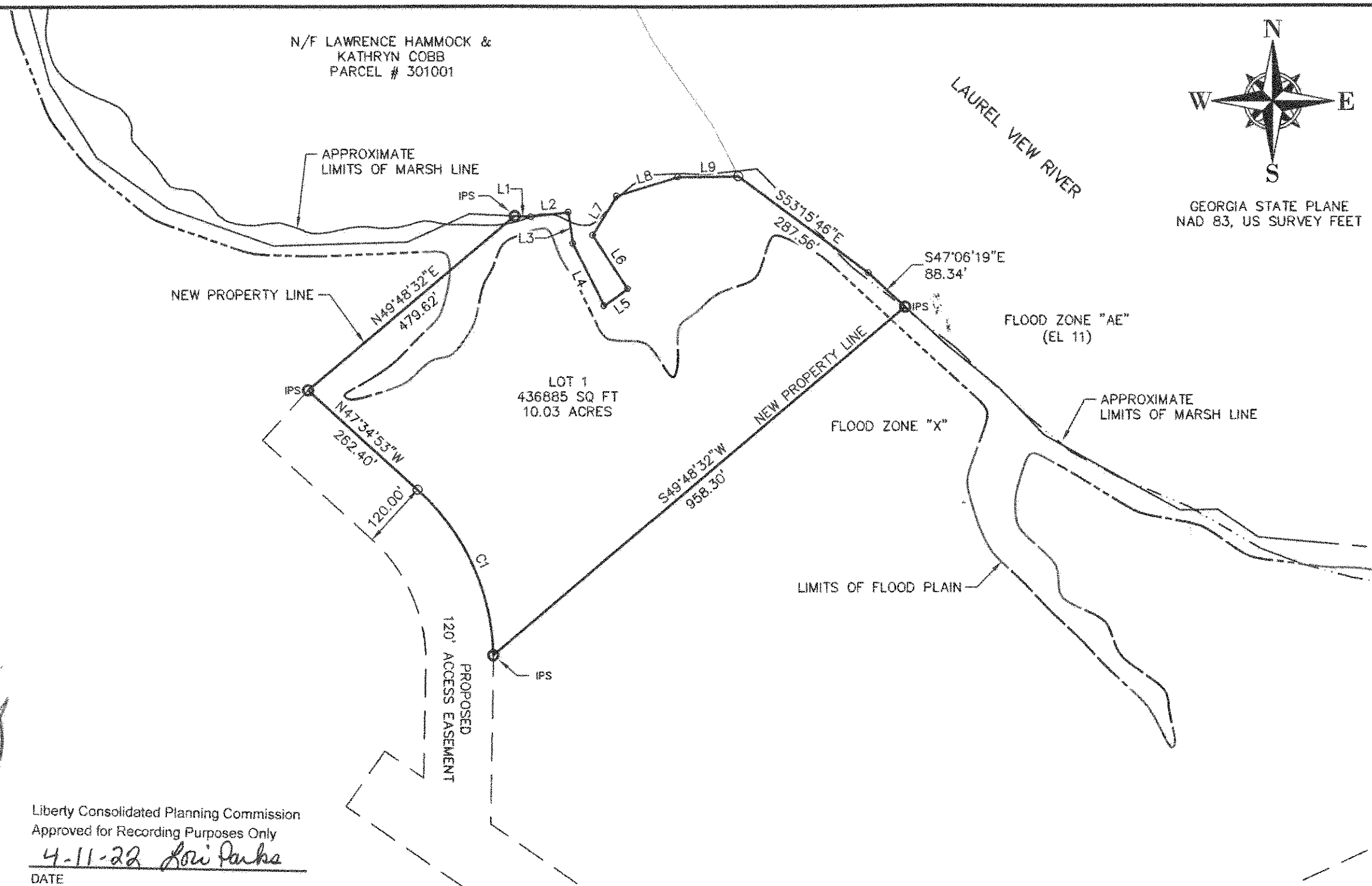
**T. R. Long Engineering, P.C.**  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

**MINOR SUBDIVISION PLAT  
FOR  
THE BLUFFS AT  
LAUREL VIEW**  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
FILE NUMBER: 2020-125  
PAGE 2 OF 8



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET



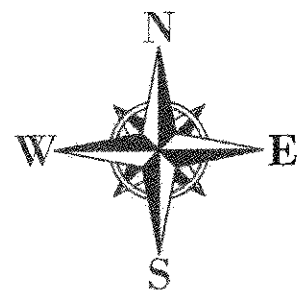


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PARTICIPANT ID

**BK:25 PG:610-610**

**P2022000083**

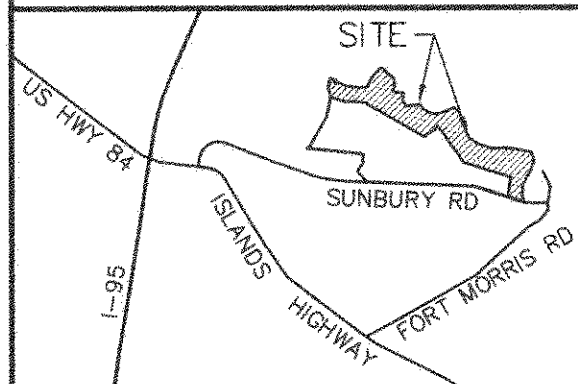
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SUPERIOR COURT  
LIBERTY COUNTY, GA



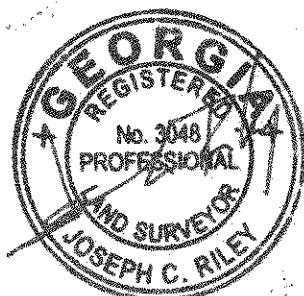
GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

*Linda Dixon Thompson*

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OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.



11 Apr. 2022

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

*4-11-22 Roy Parbo*

DATE

#### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

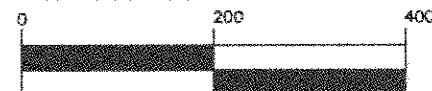
*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

*11 APR. 2022*  
DATE

#### LEGEND:

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
○ COMPUTED POINT

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

#### NOTE:

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ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E & 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**T. R. Long Engineering, P.C.**

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

#### MINOR SUBDIVISION PLAT FOR

**THE BLUFFS AT  
LAUREL VIEW**  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
FILE NUMBER: 2020-125  
PAGE 3 OF 8

9003789553  
PARTICIPANT ID

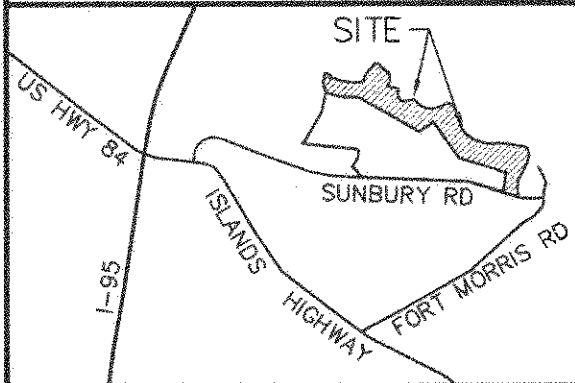
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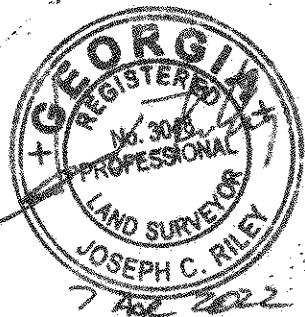
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SUPERIOR COURT  
LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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VICINITY MAP N.T.S.



Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

4-11-22 *Lori Parks*  
DATE

**SURVEY CERTIFICATION**

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*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

7 Apr. 2022  
DATE

**LEGEND:**

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
O COMPUTED POINT

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

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THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

**NOTE:**

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ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E & 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

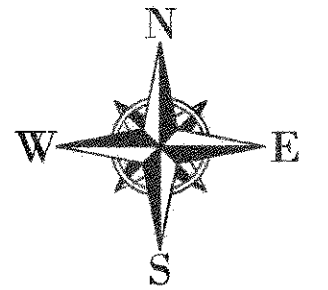
**T. R. Long Engineering, P.C.**

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Hinesville, Georgia 31313  
(912) 368-5664  
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**MINOR SUBDIVISION PLAT  
FOR**

**THE BLUFFS AT  
LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA**

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
FILE NUMBER: 2020-125  
PAGE 4 OF 8



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

FLOOD ZONE "AE"  
(EL 11)

N/F LEIGH MOSS PATTERSON  
& JAMIE TOWERLY  
PARCEL # 332001

PARCEL # 302001

PROPOSED 120'  
ACCESS EASEMENT

PROPOSED  
120' ACCESS EASEMENT

LIMITS OF  
FLOOD PLAIN

APPROXIMATE LIMITS  
OF MARSH

APPROXIMATE LIMITS  
OF MARSH

FLOOD ZONE "X"

LOT 4  
435600 SQ FT  
10.00 ACRES

LOT 3  
435600 SQ FT  
10.00 ACRES

LOT 5  
435600 SQ FT  
10.00 ACRES

9003789553  
PARTICIPANT ID

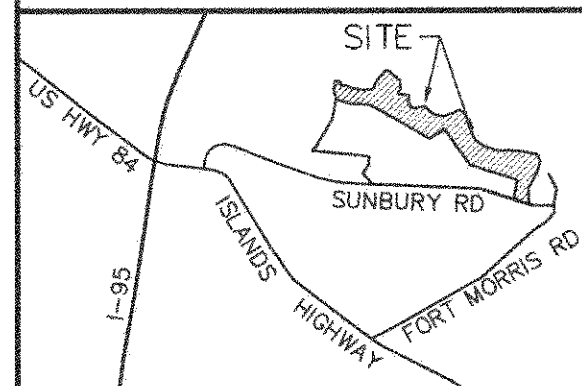
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**P2022000085**

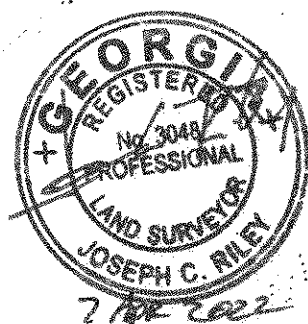
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SUPERIOR COURT  
LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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VICINITY MAP N.T.S.



**SURVEY CERTIFICATION**

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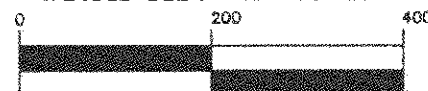
*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

*7 APR 2022*  
DATE

**LEGEND:**

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
O COMPUTED POINT

**GRAPHIC SCALE**



( IN FEET )

1 inch = 200 ft.

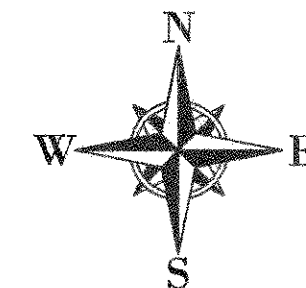
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THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON  
TOTAL STATION & RANGER  
DATA COLLECTOR

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

*4-11-22 [Signature]*  
DATE



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

N/F LEIGH MOSS PATTERSON  
& JAMIE TOWERLY  
PARCEL # 332001

FLOOD ZONE "AE"  
(EL 11)

FLOOD ZONE "X"

APPROXIMATE LIMITS  
OF MARSH

FLOOD ZONE "AE"  
(EL 11)

LIMITS OF  
FLOOD PLAIN

LOT 8  
435600 SQ FT  
10.00 ACRES

LOT 9  
435467 SQ FT  
10.00 ACRES

**NOTE:**

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Hinesville, Georgia 31313  
(912) 368-5664  
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**MINOR SUBDIVISION PLAT  
FOR  
THE BLUFFS AT  
LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA**

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
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PAGE 5 OF 8

900378953  
PARTICIPANT ID

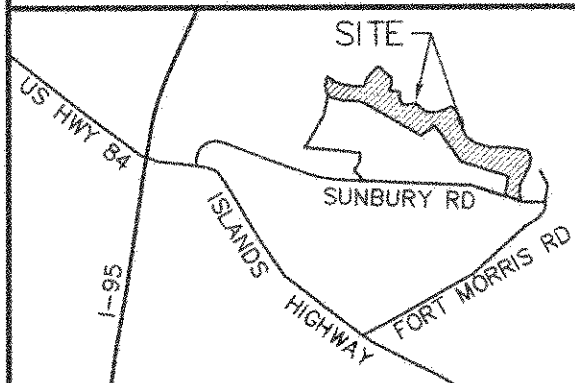
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P2022000086

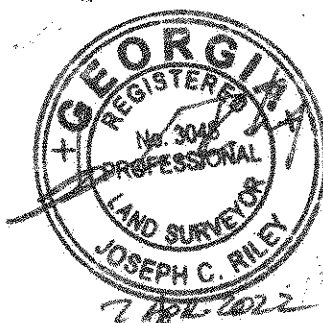
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LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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VICINITY MAP N.T.S.



PARCEL # 334001

NEW PROPERTY LINE

PROPOSED  
120' ACCESS EASEMENT

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

4-11-22 *Lori Parks*

DATE

#### SURVEY CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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. C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

2 APR 2022  
DATE

#### LEGEND:

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
O COMPUTED POINT

#### GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

#### NOTE:

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E & 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313

(912) 368-5664

(912) 368-7206 Fax

#### MINOR SUBDIVISION PLAT

FOR  
THE BLUFFS AT  
LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
FILE NUMBER: 2020-125  
PAGE 6 OF 8

9003789553  
PARTICIPANT ID

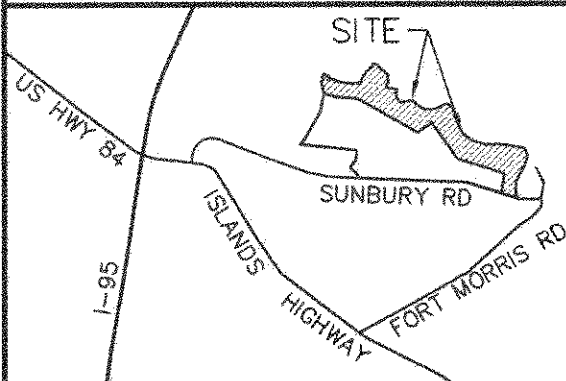
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**P2022000087**

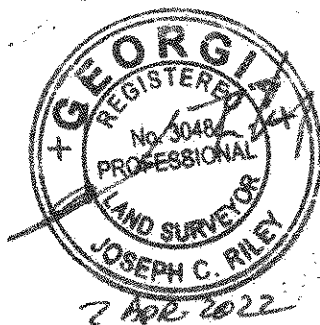
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04/12/2022 02:35 PM  
LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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VICINITY MAP N.T.S.



**SURVEY CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

*2 Apr 2022*  
DATE

**LEGEND:**

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
O COMPUTED POINT

**GRAPHIC SCALE**



( IN FEET )

1 inch = 200 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

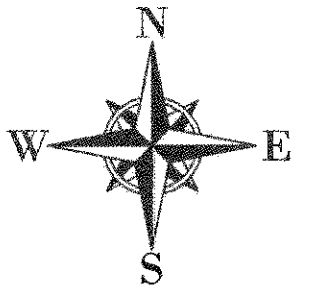
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

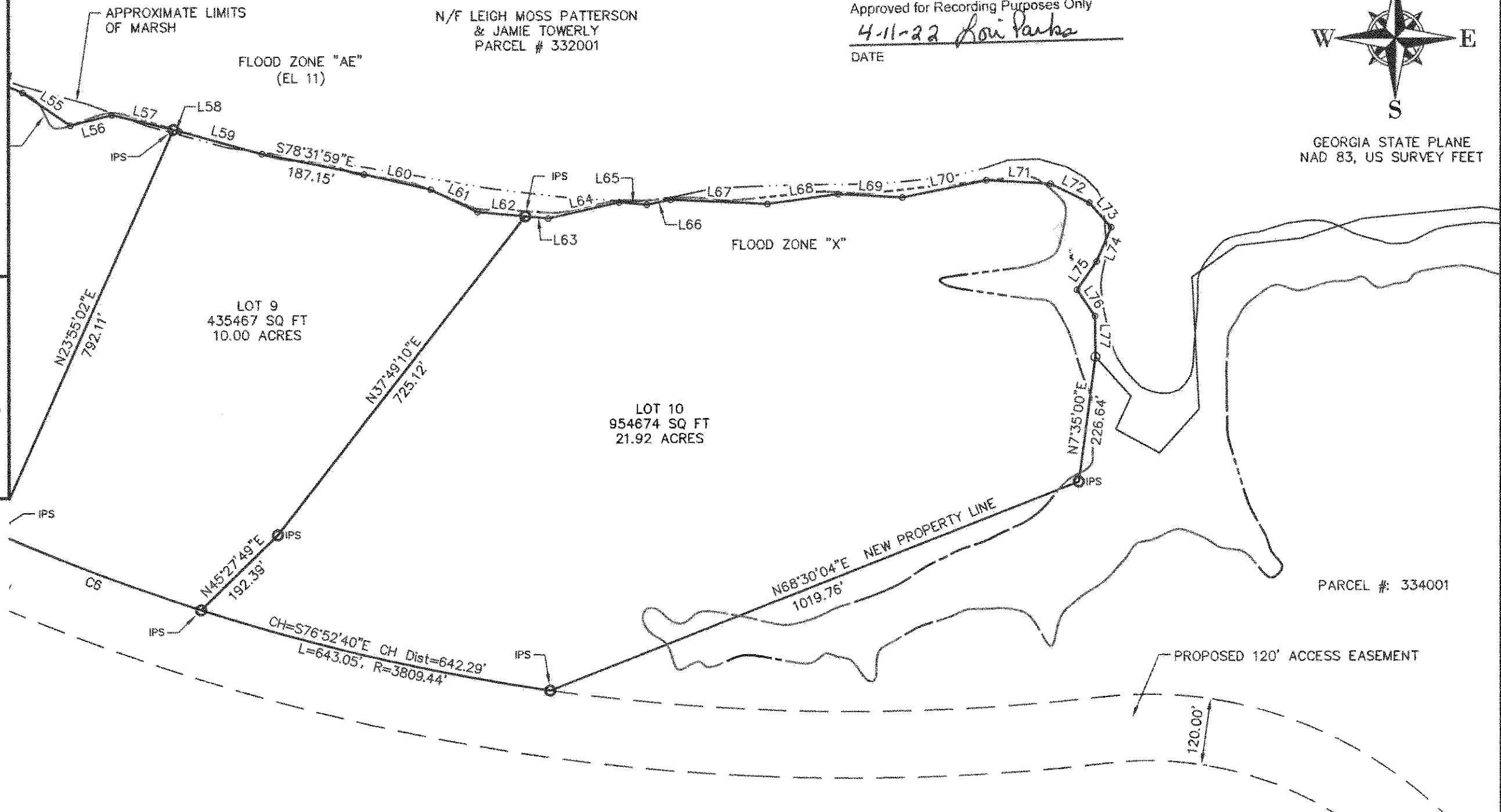
Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

*4-11-22 Lori Parks*

DATE



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET



PARCEL #: 334001

**NOTE:**

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ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E & 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

**T. R. Long Engineering, P.C.**

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

**MINOR SUBDIVISION PLAT**

**FOR  
THE BLUFFS AT  
LAUREL VIEW**  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
FILE NUMBER: 2020-125  
PAGE 7 OF 8



9003789553  
PARTICIPANT ID

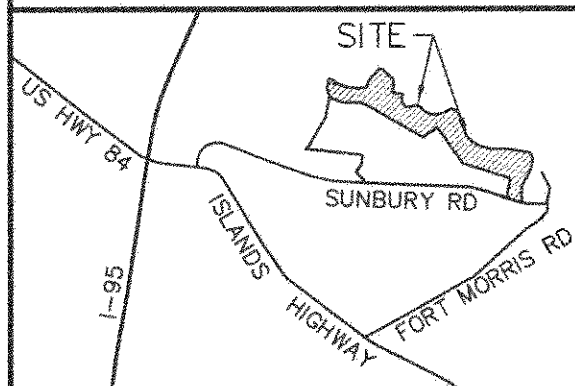
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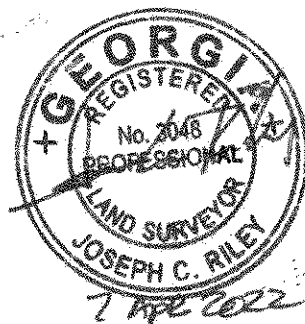
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LINDA DIXON THOMPSON, CLERK  
SUPERIOR COURT  
LIBERTY COUNTY, GA

*Linda Dixon Thompson*

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OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.



**SURVEY CERTIFICATION**

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*Joseph C. Riley*  
JOSEPH C. RILEY, GA P.L.S. NO. 3048

*7 Apr 2022*  
DATE

Parcel Line Table		
Line #	Length	Direction
L1	28.98	S87° 09' 11"E
L2	67.46	N83° 54' 35"E
L3	56.29	S08° 18' 06"E
L4	123.43	S26° 50' 55"E
L5	50.88	N54° 22' 54"E
L6	113.28	N33° 10' 10"W
L7	81.95	N31° 34' 49"E
L8	112.84	N72° 30' 12"E
L9	107.76	N89° 18' 27"E
L10	198.64	S81° 02' 04"E
L11	29.96	S61° 31' 20"E
L12	49.31	S61° 31' 20"E
L13	65.93	S46° 19' 56"E
L14	69.69	S62° 43' 22"W
L15	47.48	S67° 53' 14"E
L16	111.15	N44° 22' 03"E
L17	62.34	S50° 01' 57"E
L18	59.37	S28° 55' 22"E
L19	62.34	S62° 00' 40"E
L20	51.43	S62° 00' 40"E
L21	93.33	S08° 40' 05"E
L22	78.13	S40° 36' 08"E
L23	58.56	S19° 40' 24"E
L24	56.92	S59° 46' 51"E
L25	61.37	S41° 51' 04"E
L26	23.96	S43° 10' 57"E

Parcel Line Table		
Line #	Length	Direction
L27	45.68	S43° 10' 57"E
L28	68.25	S62° 47' 33"E
L29	148.81	S56° 14' 06"E
L30	143.05	S30° 49' 30"E
L31	83.90	S00° 39' 25"E
L32	118.97	S13° 34' 14"E
L33	5.62	S13° 34' 14"E
L34	127.21	S54° 29' 42"W
L35	89.34	S15° 34' 35"E
L36	127.68	S42° 28' 50"E
L37	51.99	S02° 27' 42"W
L38	88.75	S13° 22' 26"E
L39	40.31	S10° 23' 15"E
L40	73.59	S10° 23' 15"E
L41	67.55	S40° 45' 36"E
L42	72.96	S21° 42' 29"E
L43	87.98	S37° 55' 11"E
L44	30.46	S18° 42' 18"E
L45	50.45	S10° 44' 02"W
L46	40.13	S24° 41' 35"E
L47	16.52	S24° 41' 35"E
L48	53.66	S43° 33' 32"E
L49	69.99	S36° 33' 38"E
L50	80.81	S56° 16' 14"E
L51	160.34	N86° 42' 23"E
L52	144.98	S68° 09' 11"E

Parcel Line Table		
Line #	Length	Direction
L53	166.76	S70° 00' 10"E
L54	96.89	S66° 39' 20"E
L55	103.36	S55° 21' 11"E
L56	76.15	N75° 50' 12"E
L57	113.65	S76° 26' 14"E
L58	10.98	S76° 26' 14"E
L59	154.09	S74° 04' 38"E
L60	122.47	S76° 54' 32"E
L61	92.74	S64° 13' 54"E
L62	85.79	S84° 48' 32"E
L63	41.94	S84° 48' 32"E
L64	129.96	N77° 17' 04"E
L65	49.88	S84° 58' 11"E
L66	43.47	N78° 34' 31"E
L67	174.24	S87° 16' 45"E
L68	127.61	N82° 14' 00"E
L69	116.19	S86° 51' 26"E
L70	153.83	N78° 22' 27"E
L71	114.32	S86° 40' 49"E
L72	77.56	S63° 52' 25"E
L73	59.52	S41° 37' 30"E
L74	66.72	S23° 21' 44"W
L75	61.71	S34° 27' 09"W
L76	57.34	S33° 58' 32"E
L77	72.88	S00° 22' 50"E

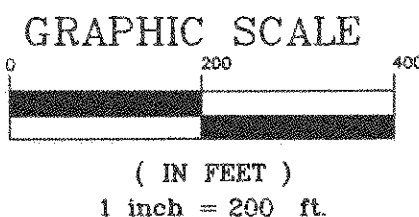
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	332.47	410.00	46.46	N24° 21' 04"W	323.43
C2	376.71	1265.54	17.05	S61° 52' 36"E	375.32
C3	319.09	1265.54	14.45	S46° 07' 33"E	318.25
C4	264.22	1265.54	11.96	S32° 55' 17"E	263.74
C5	258.65	3809.44	3.89	S28° 53' 07"E	258.60
C6	396.20	3809.44	5.96	S69° 03' 44"E	396.02

Liberty Consolidated Planning Commission  
Approved for Recording Purposes Only

*4-11-22 Lori Parks*  
DATE

**LEGEND:**

CMF CONCRETE MONUMENT FOUND  
IPS IRON PIN SET  
O COMPUTED POINT



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

**NOTE:**

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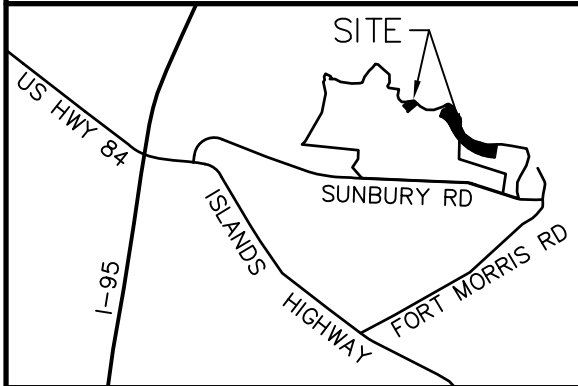
**T. R. Long Engineering, P.C.**  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
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**MINOR SUBDIVISION PLAT  
FOR  
THE BLUFFS AT  
LAUREL VIEW  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA**

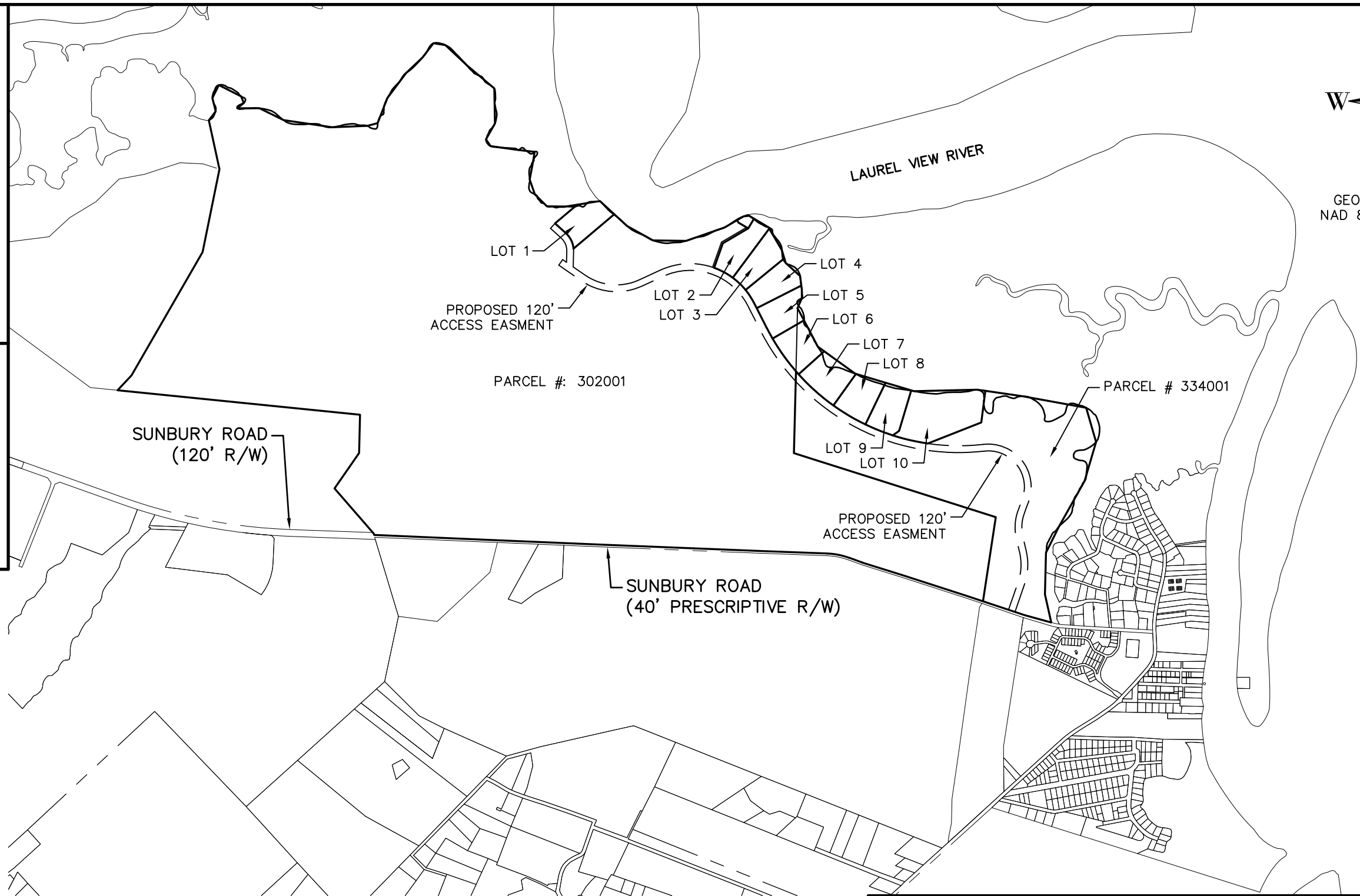
LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: APRIL 7, 2022  
FILE NUMBER: 2020-125  
PAGE 8 OF 8



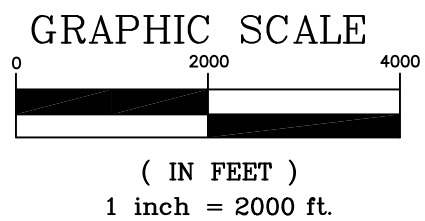
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VICINITY MAP N.T.S.



LEGEND:  
IPS IRON PIN SET



THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE  
FOOT IN 30,000 FEET, AND AN  
ANGULAR ERROR OF 01" PER  
ANGLE POINT, AND WAS  
ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN  
CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 40,000+  
FEET.

EQUIPMENT: 1" TOPCON TOTAL  
STATION & RANGER DATA  
COLLECTOR

NOTE:  
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ACCORDING TO THE FLOOD INSURANCE RATE  
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**PRELIMINARY  
SUBDIVISION PLAT  
FOR  
CHUCK GASKIN  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA**

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: OCTOBER 19, 2020  
FILE NUMBER: 2020-125  
PAGE 1 OF 7

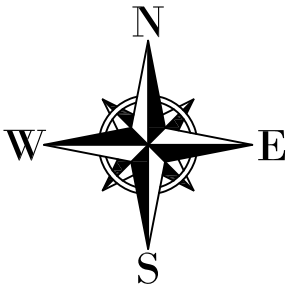
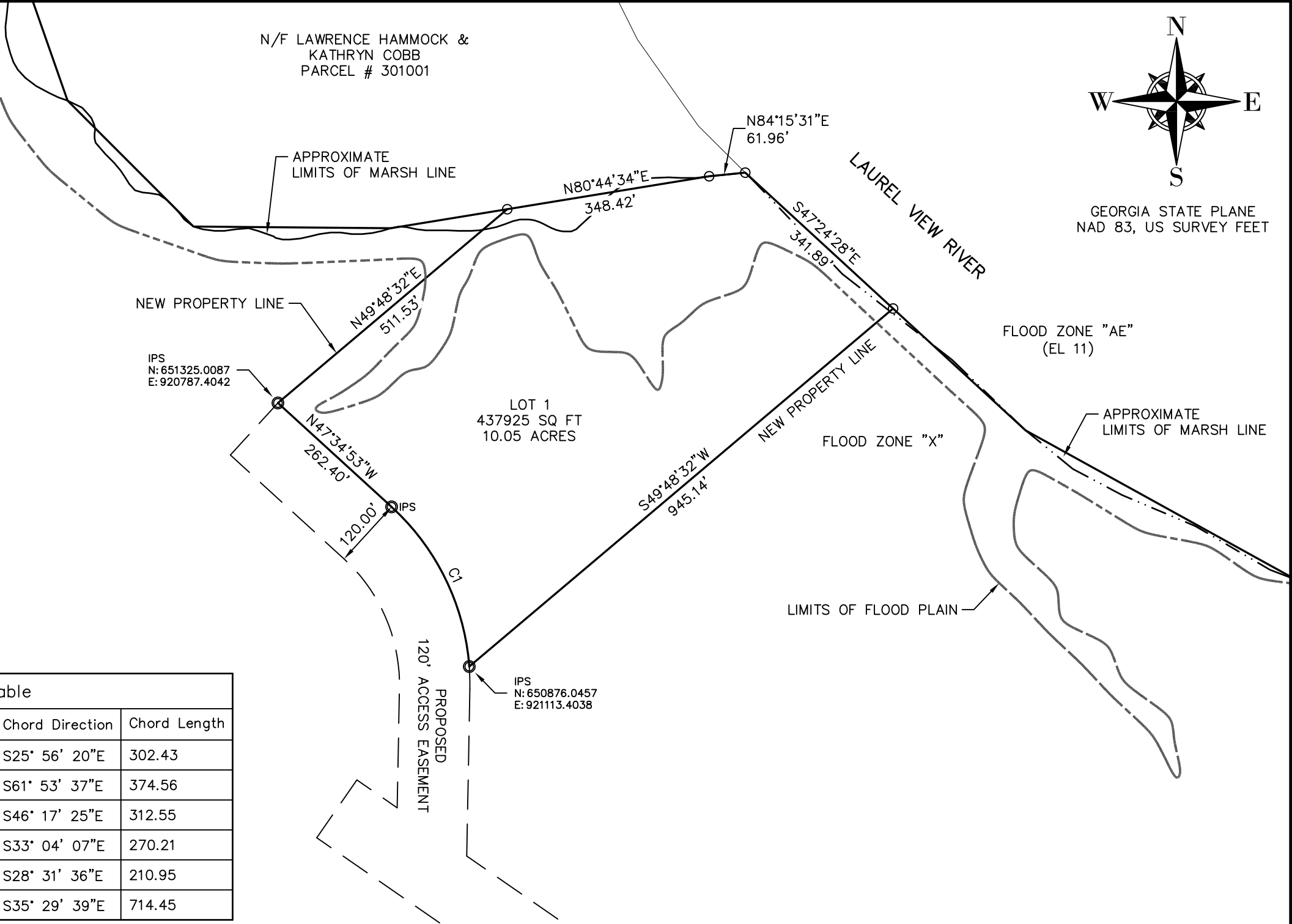
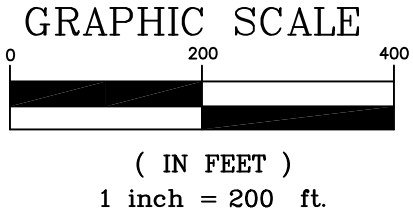
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OF THE CLERK OF SUPERIOR COURT

VICINITY MAP N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	200.00	N59° 21' 28"W
L2	49.81	N30° 28' 53"W
L3	132.53	S59° 31' 07"W
L4	99.63	N83° 41' 15"E
L5	100.00	S59° 21' 28"E
L6	200.00	N30° 38' 32"E
L7	29.83	S30° 12' 48"E
L8	146.56	N16° 53' 13"W
L9	86.11	N16° 53' 13"W
L10	168.32	S07° 18' 10"E
L11	70.18	N07° 18' 10"W
L12	157.04	S00° 10' 53"E
L13	189.99	S23° 34' 54"W
L14	140.39	S54° 09' 44"E
L15	14.75	S73° 25' 16"E
L16	51.85	S73° 25' 16"E
L17	109.12	S26° 56' 25"E
L18	138.58	N55° 09' 53"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	309.74	410.00	43.29	S25° 56' 20"E	302.43
C2	375.95	1265.54	17.02	S61° 53' 37"E	374.56
C3	313.35	1265.54	14.19	S46° 17' 25"E	312.55
C4	270.72	1265.54	12.26	S33° 04' 07"E	270.21
C5	210.98	3809.44	3.17	S28° 31' 36"E	210.95
C6	715.50	3809.44	10.76	S35° 29' 39"E	714.45

LEGEND:  
IPS    IRON PIN SET



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

NOTE:  
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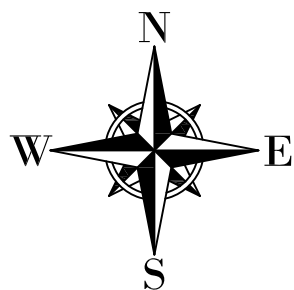
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**PRELIMINARY  
SUBDIVISION PLAT  
FOR  
CHUCK GASKIN**  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

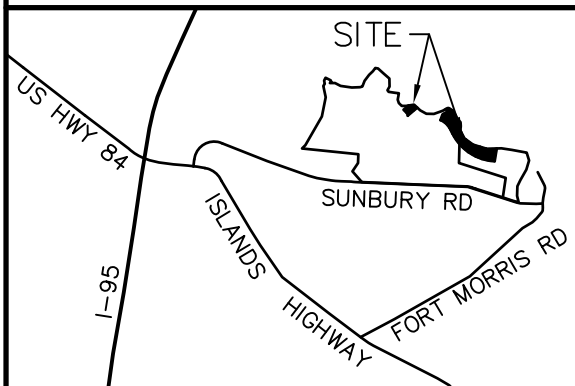
LIBERTY COUNTY, GEORGIA  
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PAGE 2 OF 7



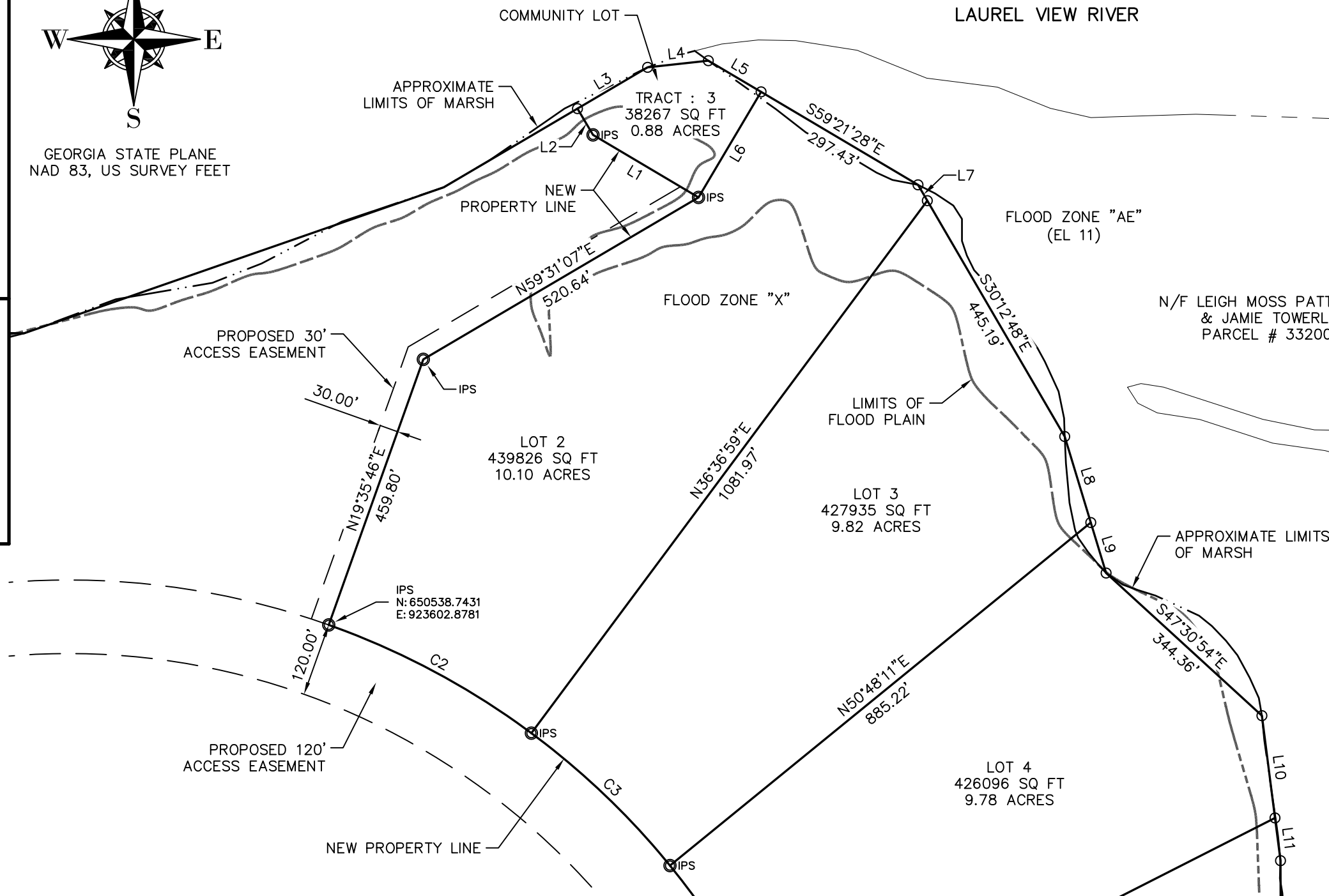


GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

THIS BLOCK IS RESERVED FOR THE OFFICE  
OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.



LEGEND:

IPS IRON PIN SET

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

THE FIELD DATA UPON WHICH  
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CLOSURE PRECISION OF ONE  
FOOT IN 30,000 FEET, AND AN  
ANGULAR ERROR OF 01" PER  
ANGLE POINT, AND WAS  
ADJUSTED USING COMPASS  
RULE.

THIS PLAT HAS BEEN  
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AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT  
IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL  
STATION & RANGER DATA  
COLLECTOR

NOTE:

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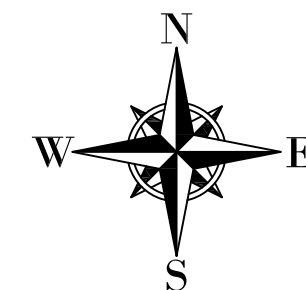
114 North Commerce Street  
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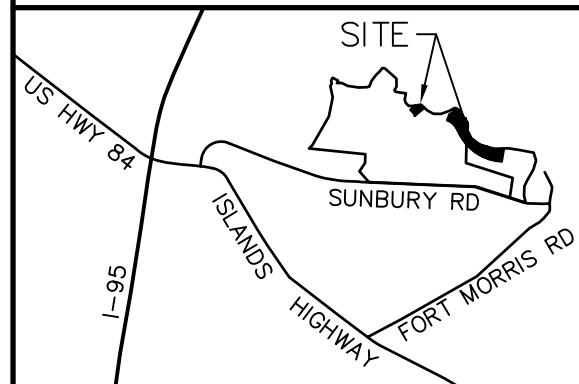
**PRELIMINARY  
SUBDIVISION PLAT  
FOR  
CHUCK GASKIN**  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
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PAGE 3 OF 7



GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

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VICINITY MAP N.T.S.

PROPOSED 120  
ACCESS EASEMENT

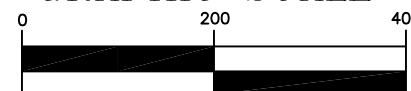
PARCEL # 302001

120' ACCESS EASEMENT PROPOSED

LEGEND:

IPS IRON PIN SET

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

LOT 3  
427935 SQ FT  
9.82 ACRES

LOT 4  
426096 SQ FT  
9.78 ACRES

LOT 5  
429219 SQ FT  
9.85 ACRES

APPROXIMATE LIMITS  
OF MARSH

FLOOD ZONE "X"

FLOOD ZONE "AE"  
(EL 11)

N/F LEIGH MOSS PATTERSON  
& JAMIE TOWERLY  
PARCEL # 332001

✓ APPROXIMATE LIMITS  
OF MARSH

**NOTE:**

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PROPERTY IS IN A FLOOD ZONE "X" & "AE".

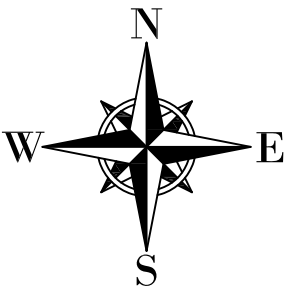
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Hinesville, Georgia 31313

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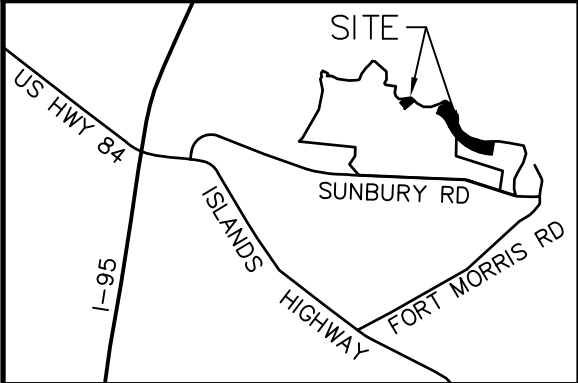
PRELIMINARY  
SUBDIVISION PLAT  
FOR  
CHUCK GASKIN  
SUNBURY ROAD  
LIBERTY COUNTY, GEORGIA

LIBERTY COUNTY, GEORGIA  
1359th G.M. DISTRICT  
TAX PARCEL: 302001 & 334001  
PLAT DATE: OCTOBER 19, 2020  
FILE NUMBER: 2020-125  
PAGE 4 OF 7

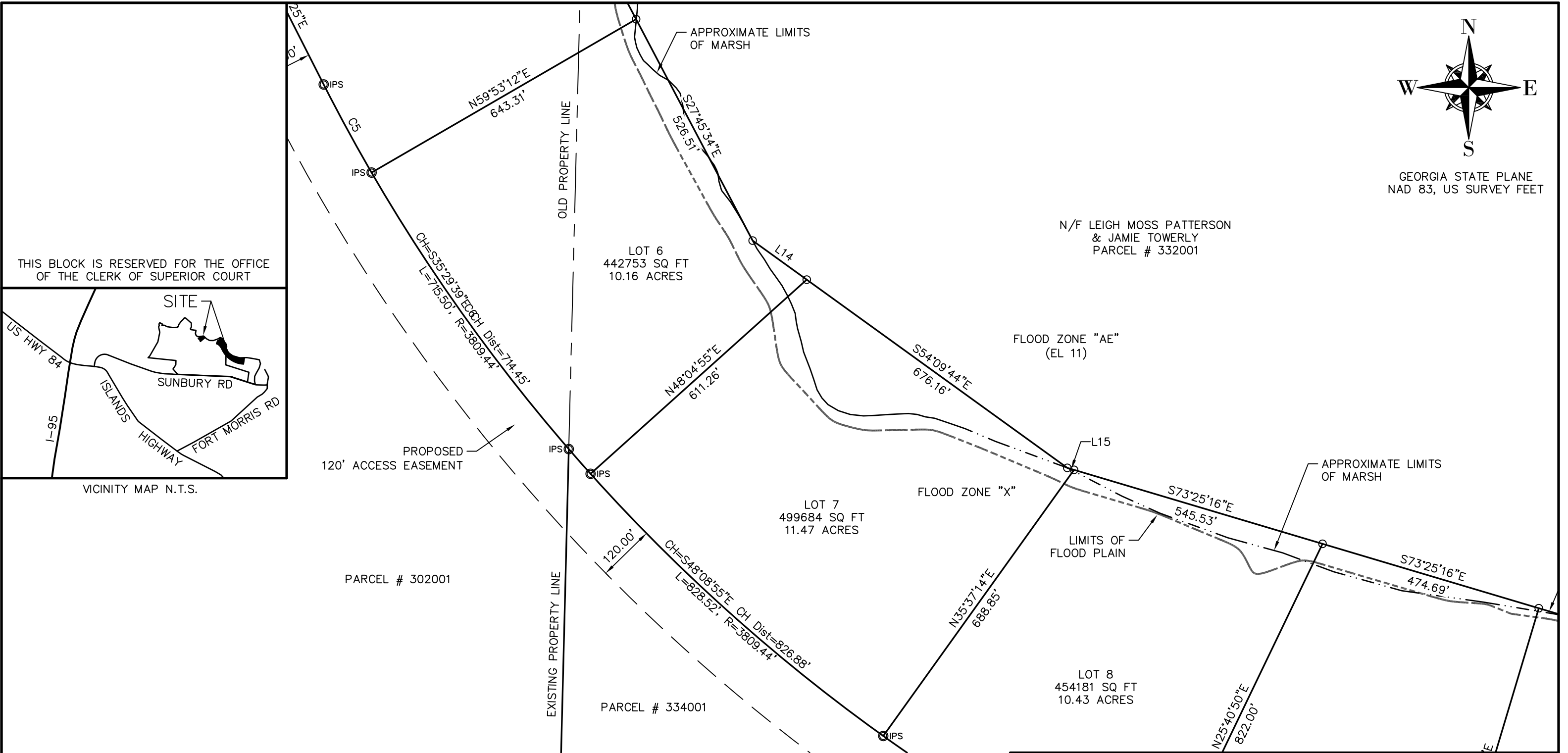


GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

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OF THE CLERK OF SUPERIOR COURT



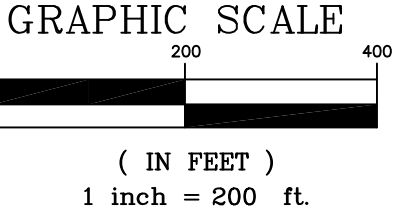
VICINITY MAP N.T.S.



PARCEL # 302001

PARCEL # 334001

LEGEND:  
IPS IRON PIN SET



THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE  
FOOT IN 30,000 FEET, AND  
AN ANGULAR ERROR OF 01"  
PER ANGLE POINT, AND WAS  
ADJUSTED USING COMPASS  
RULE.

THIS PLAT HAS BEEN  
CALCULATED FOR CLOSURE  
AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT  
IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON  
TOTAL STATION & RANGER  
DATA COLLECTOR

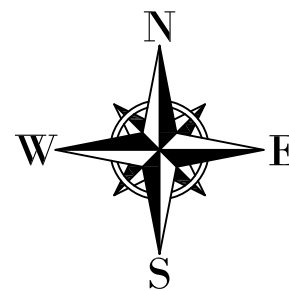
NOTE:  
THIS PLAT IS SUBJECT TO ALL RECORDED  
EASEMENTS AND RESTRICTIONS AND IS  
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NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE  
MAP FOR LIBERTY COUNTY (MAP NUMBER  
13179C0290E & 13179C0295E) THIS  
PROPERTY IS IN A FLOOD ZONE "X" & "AE".

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GEORGIA STATE PLANE  
NAD 83, US SURVEY FEET

N/F LEIGH MOSS PATTERSON  
& JAMIE TOWERLY  
PARCEL # 332001

LOT 7  
99684 SQ FT  
11.47 ACRES

FLOOD ZONE "X"

LIMITS OF  
FLOOD PLAIN

FLOOD ZONE "AE"  
(EL 11)

S73°25'16"E  
474.69'

N88°37'28"E

1118.00'

LOT 10  
1116515 SQ FT  
25.63 ACRES

LOT 8  
454181 SQ FT  
10.43 ACRES

LOT 9  
452276 SQ FT  
10.38 ACRES

N16°38'48"E  
750.34'

N25°40'50"E  
822.00'

CH=S59°20'58"E CH Dist=660.06'  
L=660.88', R=3809.44'

CH=568°13'46"E CH Dist=519.53'  
L=519.94'; R=3809.44'

CH=S76°55'36"E CH Dist=635.82  
L=636.56'; R=3809.44'

- IPS
- N: 647426.1407
- E: 927382.3348

— POTENTIAL LIMITS  
OF WETLANDS

NEW PROPERTY

N68°30'04"E  
1019.76'

PARCEL # 334001

120' ACCESS EASEMENT PROPOSED

LEGEND:

IPS IRON PIN SET

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THIS PLAT HAS BEEN  
CALCULATED FOR CLOSURE  
AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT  
IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL  
STATION & RANGER DATA  
COLLECTOR

**NOTE:**

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LIBERTY COUNTY, GEORGIA

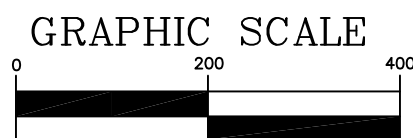
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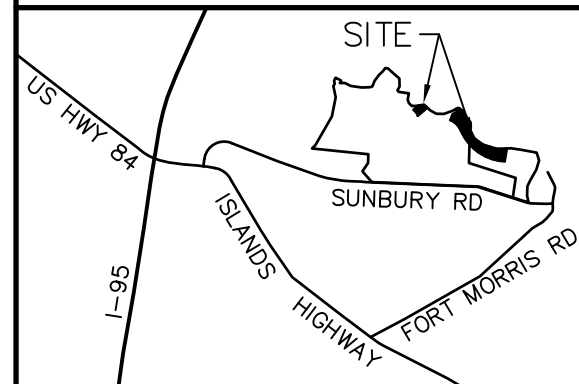
LIBERTY COUNTY, GEORGIA  
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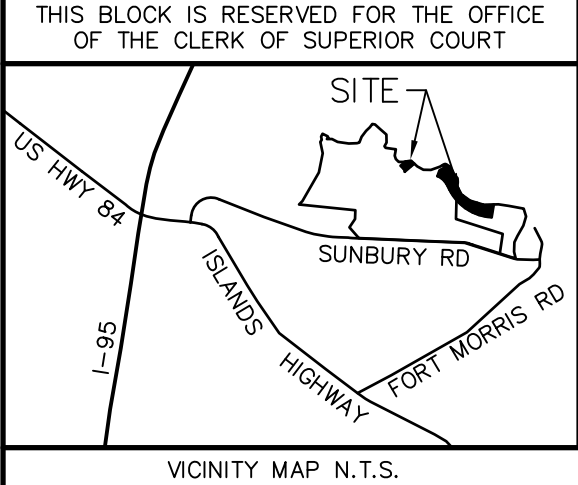
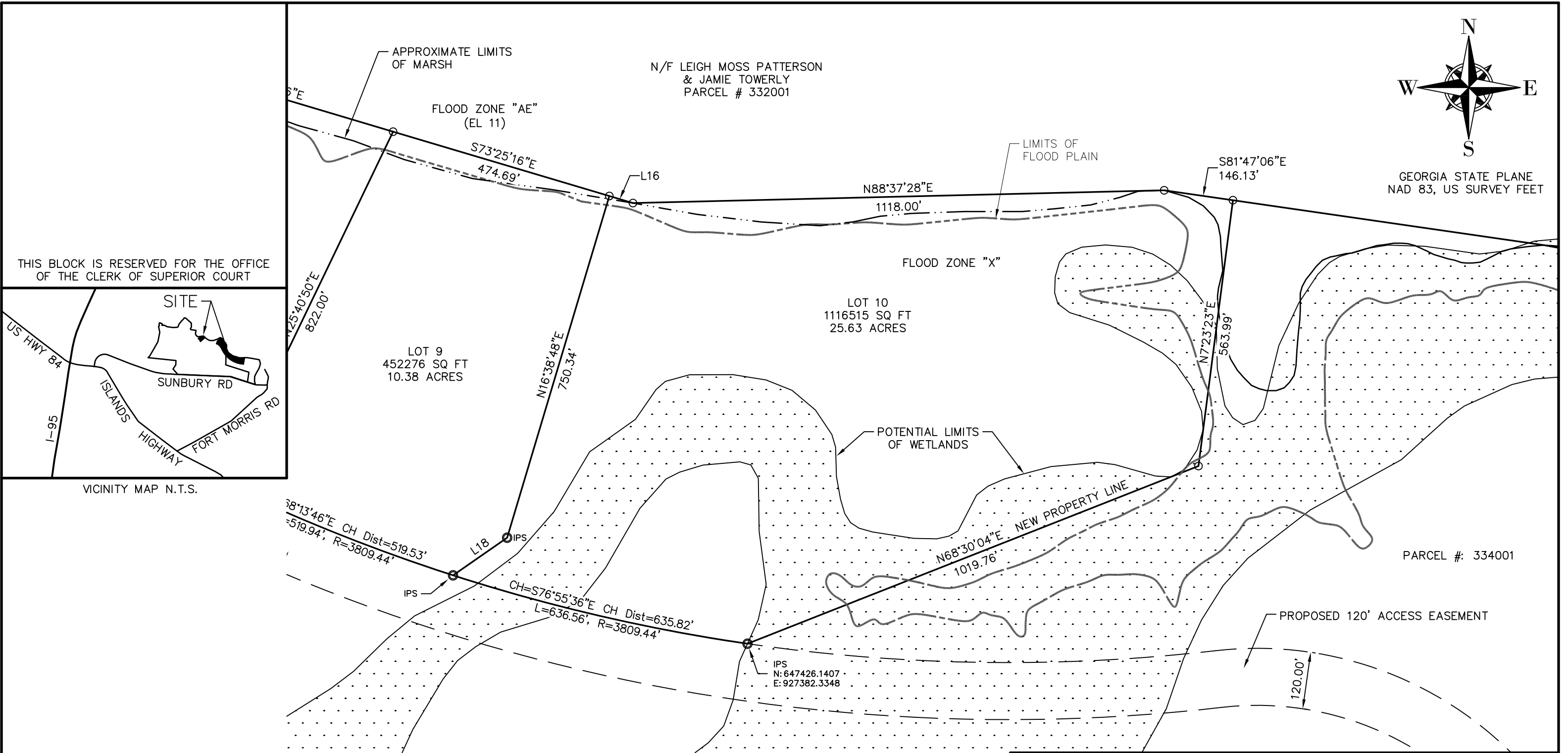
( IN FEET )

$$1 \text{ inch} = 200 \text{ ft.}$$

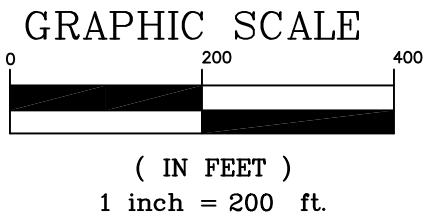
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VICINITY MAP N.T.S.



LEGEND:  
IPS IRON PIN SET



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EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

NOTE:  
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ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13179C0290E & 13179C0295E) THIS PROPERTY IS IN A FLOOD ZONE "X" & "AE".

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