



Matre Forestry Consulting, Inc. Listing Overview

+396 Acres in Harris County GA, Mulberry Ossahatchie Tract

UPDATED 1/17/2023

Agent: Mike Matre, Broker (GA & AL), Registered Forester (GA & AL), Accredited Land Consultant with the Realtors Land Institute, Member Association of Consulting Foresters and the Society of American Foresters. Cell 229-869-1111 mike@matreforestry.com

Disclaimer: All information is provided as a courtesy to prospective buyers and is from sources deemed reliable, however, the accuracy of the information is not guaranteed.

Notices: Shown by appointment only. Please do not enter the property without permission from Matre Forestry Consulting, Inc. When entering/inspecting the property you do so at your own risk.

Location: Harris County GA

Tract Name: Mulberry Ossahatchie Tract (aka Mary Harris Tract), Harris GA 396

Acres: 396.1 +- (Source: GIS Timber Management Map)

Webpage: <https://www.matreforestry.com/properties.html>

Price: \$1,560,000

Price per Acre: \$3939 per Acre

Narrative Description: The +-396 acre Mulberry Ossahatchie Tract has been in the same family for generations and is located in highly desired southern central Harris County Georgia. This fine timber and hunting property with rustic cabin offers an amazing +-1.6 miles of frontage on the gorgeous Mulberry Creek and the gorgeous Ossahatchie Creek, with the two creeks converging on the property! Add to that +-0.3 miles frontage on both sides of Whetstone Branch and miles of smaller creeks, and you have a property with great water resources, a must for big deer. The tract has +-246 feet of frontage on scenic Landress Drive (graveled), which ends just north of the property. Just +-0.6 miles from the property entrance is US Highway 27, and the property is conveniently located just minutes from Columbus GA, Callaway Gardens, Franklin D. Roosevelt State Park, Pine Mountain, the Chattahoochee River, Wildlife Management Areas, and more. Harris County Georgia is not only a great county for outdoor enthusiasts, but with an excellent school system and nice communities, Harris County is a great place to live, for both retirees and those raising a family.

The properties timber resources range from mature natural hardwood and pine to pre-merchantable loblolly, longleaf, and hardwood. Harris County GA is a trophy buck managed county, and this fine property has all you need to develop one of the finest hunting properties in the county. Multiple potential lake or pond sites exist, and the property is ideal for a private hunting preserve and/or an estate on large acreage. Power is on the property at the existing cabin, and there are countless aesthetic homesites throughout the property. There are great soils and topography for timber growing and wildlife management, and for conversion to pasture or other agriculture purpose if that is an interest.

With significant development pressure in Harris County, the Mulberry Ossahatchie Tract is an ideal candidate for a permanent conservation easement. The property is zoned A1 (Agriculture and Forestry) and is not restricted by a Permanent Conservation Easement, Conservation Use Value Assessment, or the Forestland Protection Act Program. Forming part of the east boundary is frontage along the planned Rails to Trails project, which ultimately will extend from the Meriwether County line to the Columbus-Muscogee County line, and possibly further south in the future.

The property has excellent internal access via a network of primary woods roads, secondary woods roads, trails, and firebreaks. The roads were recently graded and improved, with water bars installed where needed on slopes to minimize erosion.

By the Acres +/- (see timber map):

- 257 Acres of Upland Pre-Merchantable Planted and Natural Regen (mix of planted longleaf, natural loblolly regeneration, and natural hardwood regen), providing a variety of desirable wildlife habitat plus future income.
- 111 Acres Mature Natural Hardwood with some Pine (Upland, Slope (Cove), and Bottom). Heavily timbered, with a significant white and red oak component.
- 18 Acres of Mature Upland Natural Pine. This valuable and aesthetic stand surrounds well located +/-3.2 acre food plot in the center of the tract and at the headwaters of two game rich tributaries to the Ossahatchie Creek.
- 10 Acres of Open (Managed food plots and misc. non timbered open that could be left wild or converted to additional food plots).

On Property Hunting Videos: <https://www.youtube.com/watch?v=5YjeBQ7IMB0>

(Hunt Club with Phillip Culpepper, "THE RUT IS ON! | Bucks Chasing so hard THEY CAN'T BE STOPPED). <https://www.youtube.com/watch?v=MeFFcyRh6Yc> (Hunt Club with Phillip Culpepper, "NEW GIANT RUBS | BUCKS STILL CRUISING FOR DOES".

<https://youtu.be/xPFzA4h26Ek> (Hunt Club with Phillip Culpepper, "Small Lease Deer Hunting Property | Last Weekend Buck | Monster Bucks Mondays)

Current Use: Hunting, Timber, Cabin.

Potential Use: Conversion to pasture or other agriculture purpose, homesites, division. Ideal candidate for a Permanent Conservation Easement in a valuable, growing county.

Access: +/-246' of frontage on Landress Drive (gravel, aesthetic), which ends just north of the property. Just +/-0.6 miles from US 27.

Internal Access: Thorough network of recently graded roads, trails, and firebreaks

Timber: Mix of mature and pre-merchantable timber (see timber map).

Agriculture: Soils and topography suitable for conversion to pasture or other ag purpose is present (see soil map).

Water features: Significant creek frontage on Mulberry creek, Ossahatchie Creek, Whetstone Branch, and other smaller creeks. (see timber map). Old well on property.

Improvements: Most roads were recently graded where needed, and water bars installed on slopes where needed. Cabin, power, well, outhouse (no septic). Power and well has not been

used in years and may need repaired or replaced. Cabin has character and appears in good shape, but most likely needs work to get it to move in ready. Cabin sold as is.

Hunting: Harris County GA and the subject property offers excellent hunting for deer, turkey, and other game. The subject property has existing food plots/openings and excellent water sources for wildlife. The property is a great hunting property as is, and can be one of the best hunting properties in the area with more aggressive management such as adding food plots, prescribed burning, etc. There are several Wildlife Management Areas nearby for additional hunting land.

Fishing: Mulberry Creek and Ossahatchie Creek has shoal bass, smallmouth bass, catfish, pumpkinseed (aka perch and sunfish), bream. There are lots of quality public fishing opportunities in the immediate area, including the Chattahoochee River.

Top Deer Recorded in Harris County GA: Non-Typical 204 6/8; Non-Typical 199 6/8; Non-Typical 188 7/8; Typical 170 6/8; Typical 166 4/8; Typical 160 3/8; Typical 158 5/8; Typical 157 5/8; Typical 157 3/8 GA (Source: Georgia Deer Registry).

Topo: Overall the property is gently rolling to rolling, with some areas of steep and flat terrain. (see topo map)

Soil: The dominant upland soils are Pacolet sandy loam and Cecil sandy loam (6% to 15% slope). 74' to 85' Site Index at Age 50 for Natural Loblolly (Source: Web Soil Survey). (see soil map)

Other Outdoor Recreation: The property offers great all-around outdoor recreation, such as hiking, kayaking and swimming on Mulberry Creek and Ossahatchie Creek (when water level is adequate, which it normally is with normal rainfall), horseback riding, mountain biking, off-roading, camping, etc.

Legal Description: DR945/129 & DR945/134 18D LL236,243,244,245. Parcel Number 061 046A

Property Tax per Year: \$6,256.61 (Source: qPublic). This property is NOT enrolled in Conservation Use Assessment nor Forestland Protection Act. Enrolling would reduce property tax by +-50%.

Zoning: A-1 General Agricultural and Forestry

Restrictions: None, other than standard A1 zoning restrictions.

Coordinates: 32.6835 -84.8676

Address: 0 Landress Drive Cataula GA 31804

Google Map Link: <https://maps.app.goo.gl/ezF2qL7752SYyWXQA>

Interactive Map Link:

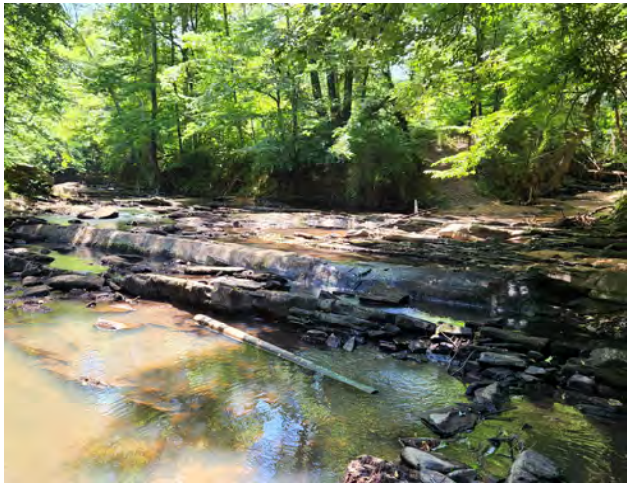
<https://mapright.com/ranching/maps/077bc524a6f9bf8b3fb3b2b07f2292ff/share>

Directions: Travel 1 mile north from Cataula on US 27 Martha Berry Hwy, and take a left (west) on Landress Rd and travel west 0.6 miles to the gate at the curve just after you cross Rails to Trails.

Survey: Part was surveyed in 1971 and part in 1964.

Seller Financing: Will consider seller financing.





+396 Ac For Sale, Harris County GA, see <https://www.matreforestry.com/properties.html>



87 20220620_103216



90 20220620_124755



95 20220620_130410



97 IMG_0726



100 20220620_091518



100 20220620_102800



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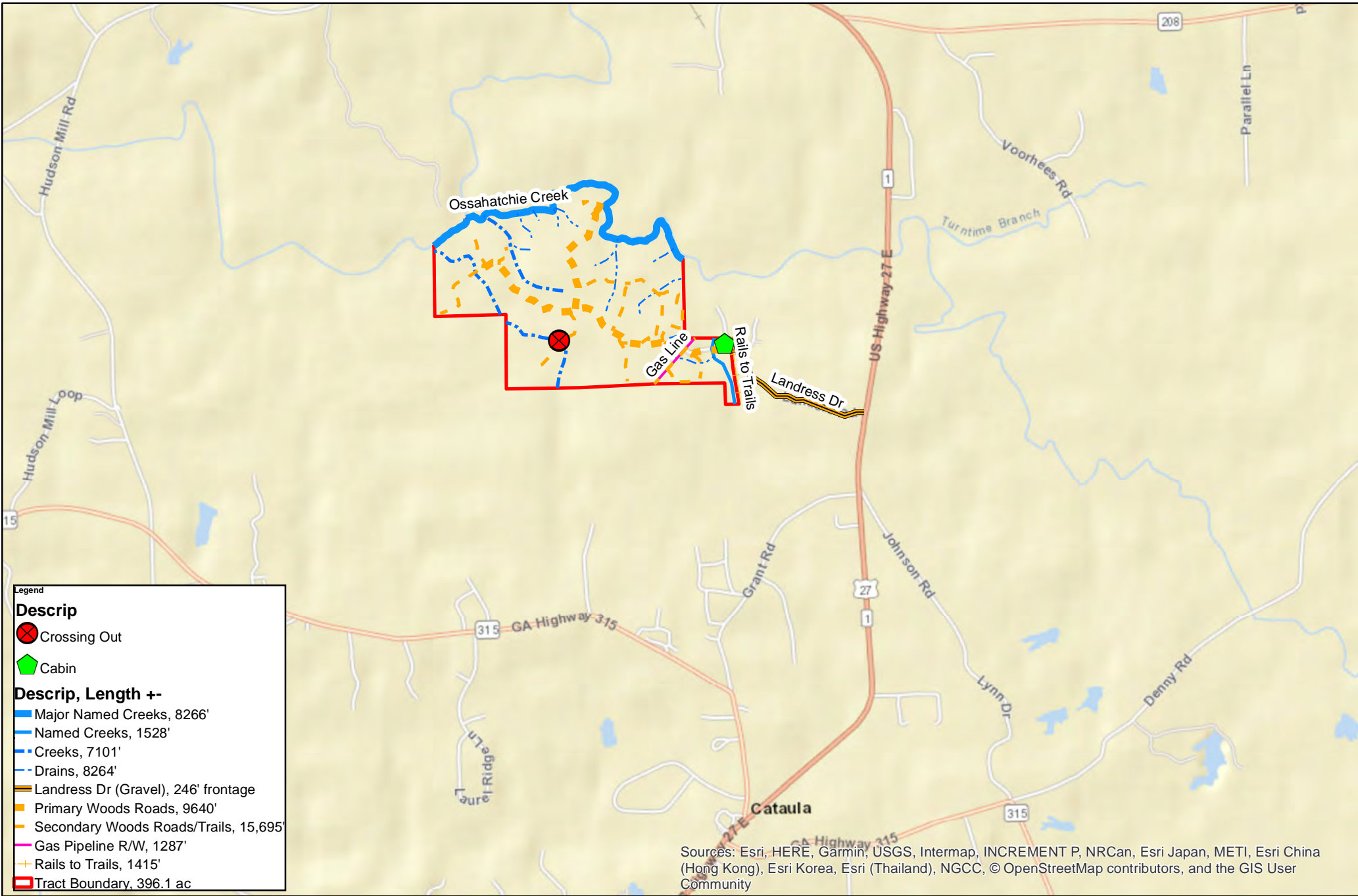
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Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +-2012 Natural Loblolly & hardwood Regeneration.

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres.

www.matreforestry.com
Albany GA 229-639-4973

Mulberry Ossaatchie Tract Harris County GA 396.1 Total Acres +- *aka Mary Harris Tract

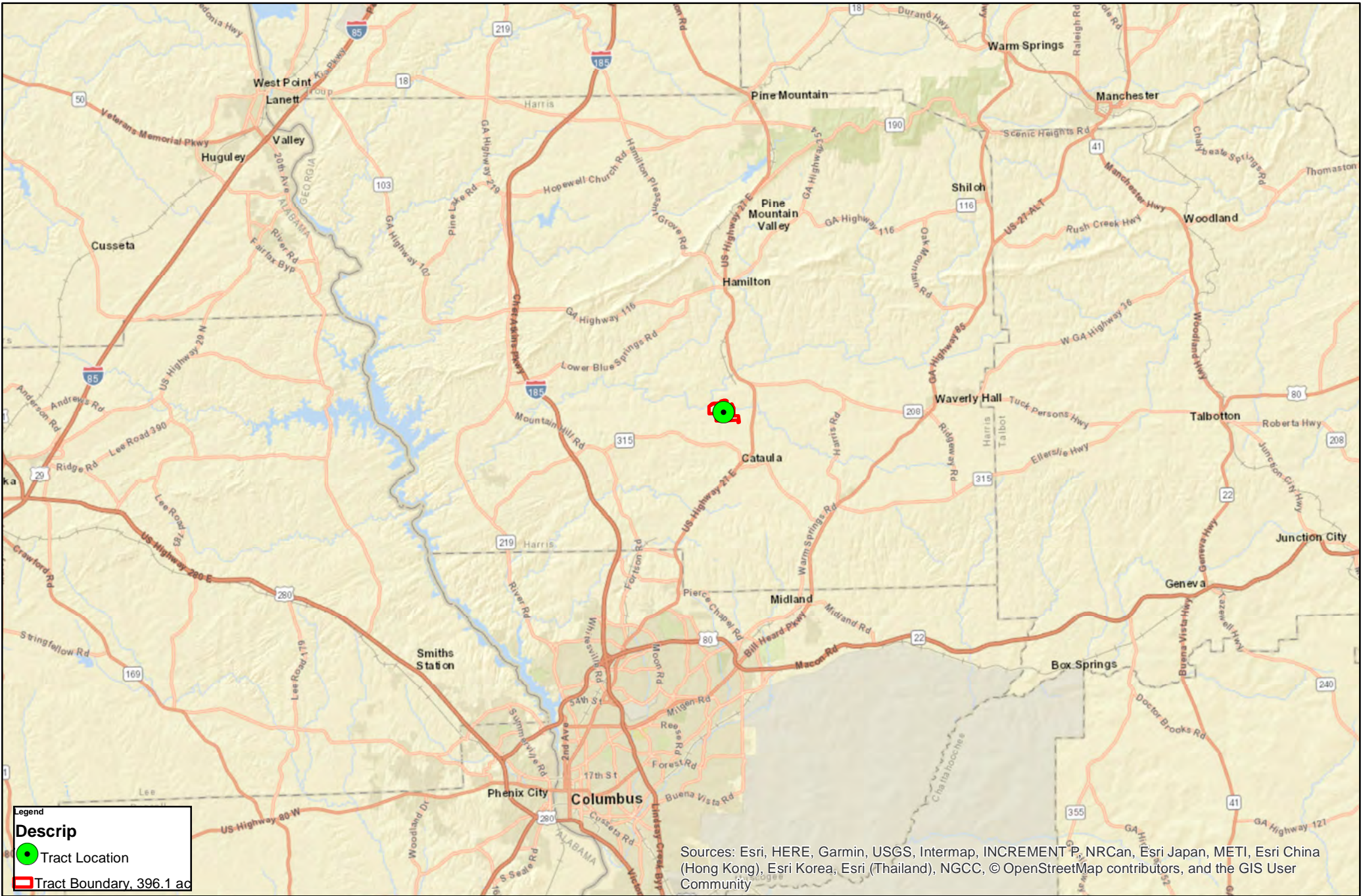
0 0.125 0.25 0.5 Miles

1 inch equals 0.5 miles

1 in = 2,640 feet


1:31,680


Date: 6/24/2022



Legend

Descrip

 Tract Location

 Tract Boundary, 396.1 ac

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community


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CONSULTING, INC.
Est. 1996

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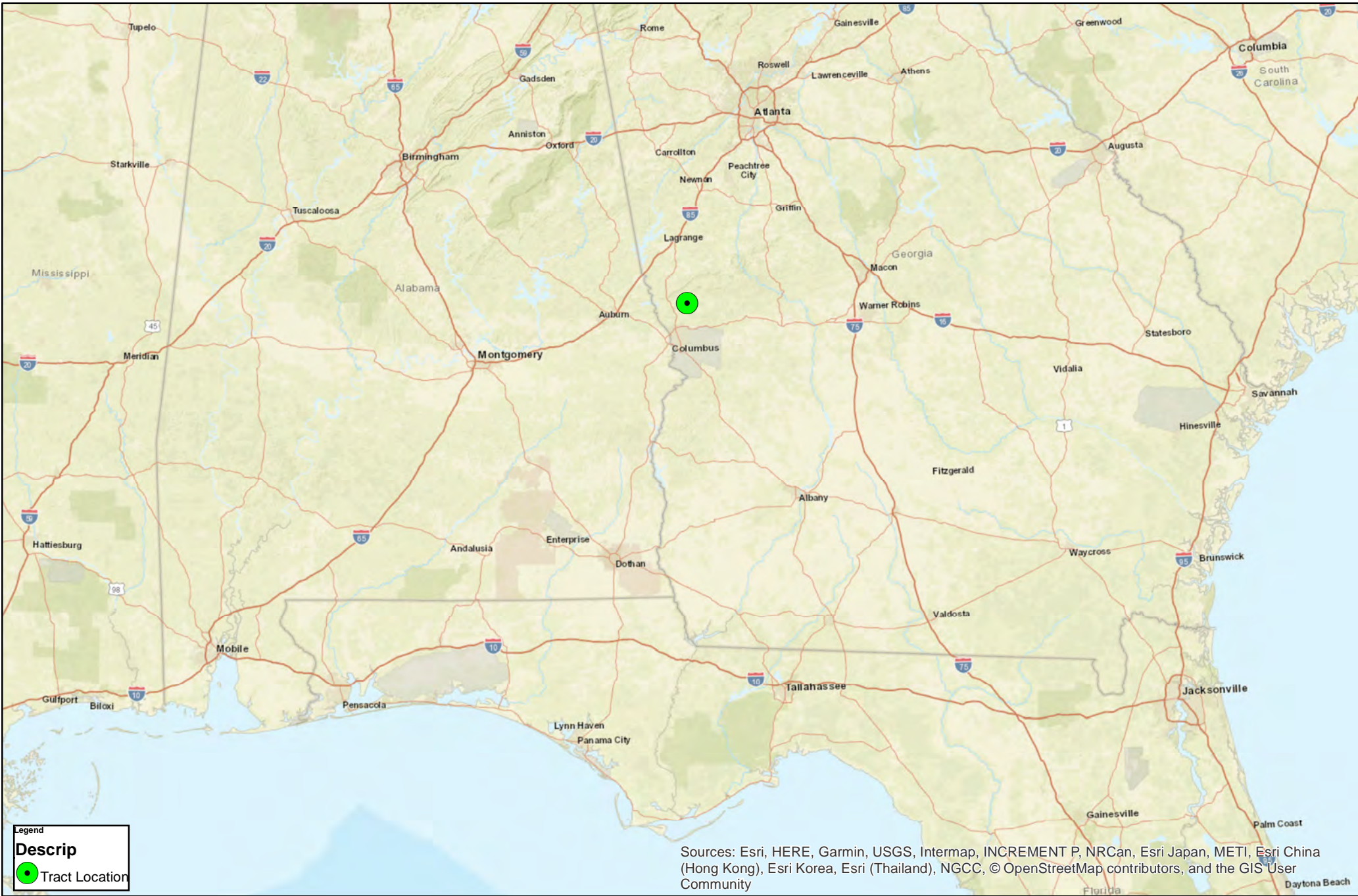
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Mulberry Ossa hatchie Tract
Harris County GA
396.1 Total Acres +-
***aka Mary Harris Tract**

0 2.5 5 10 Miles

1 inch equals 5 miles
1 in = 26,400 feet
1:316,800 Date: 6/24/2022



Legend

Descrip

● Tract Location

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



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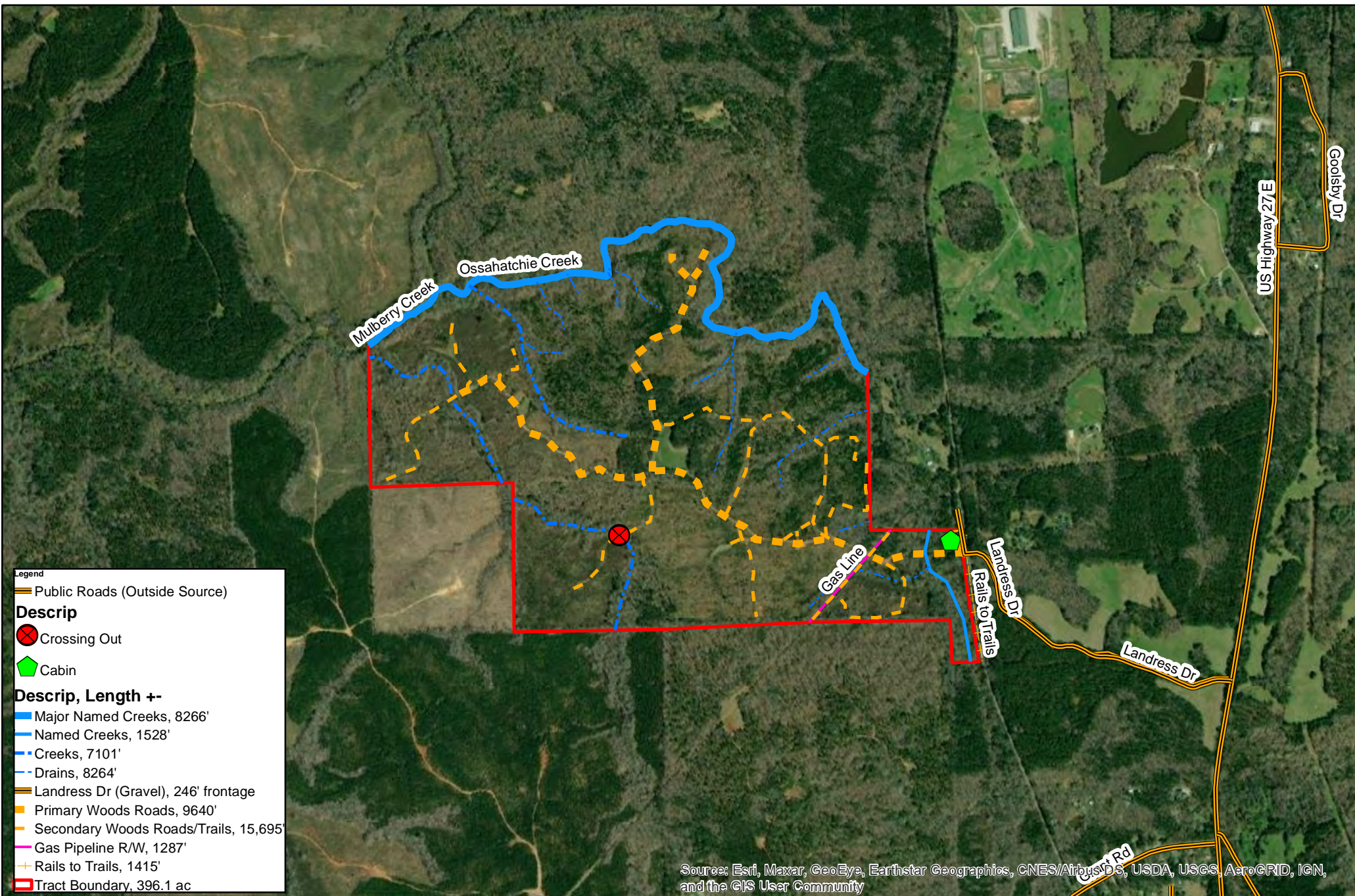
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Mulberry Osshatchie Tract
Harris County GA
396.1 Total Acres +-
***aka Mary Harris Tract**

0 25 50 100 Miles

1 inch equals 50 miles
1 in = 264,000 feet
1:3,168,000 Date: 6/24/2022



Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +-2012 Natural Loblolly & hardwood Regeneration.

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Mulberry Ossahtatchie Tract Harris County GA 396.1 Total Acres +/-

*aka Mary Harris Tract

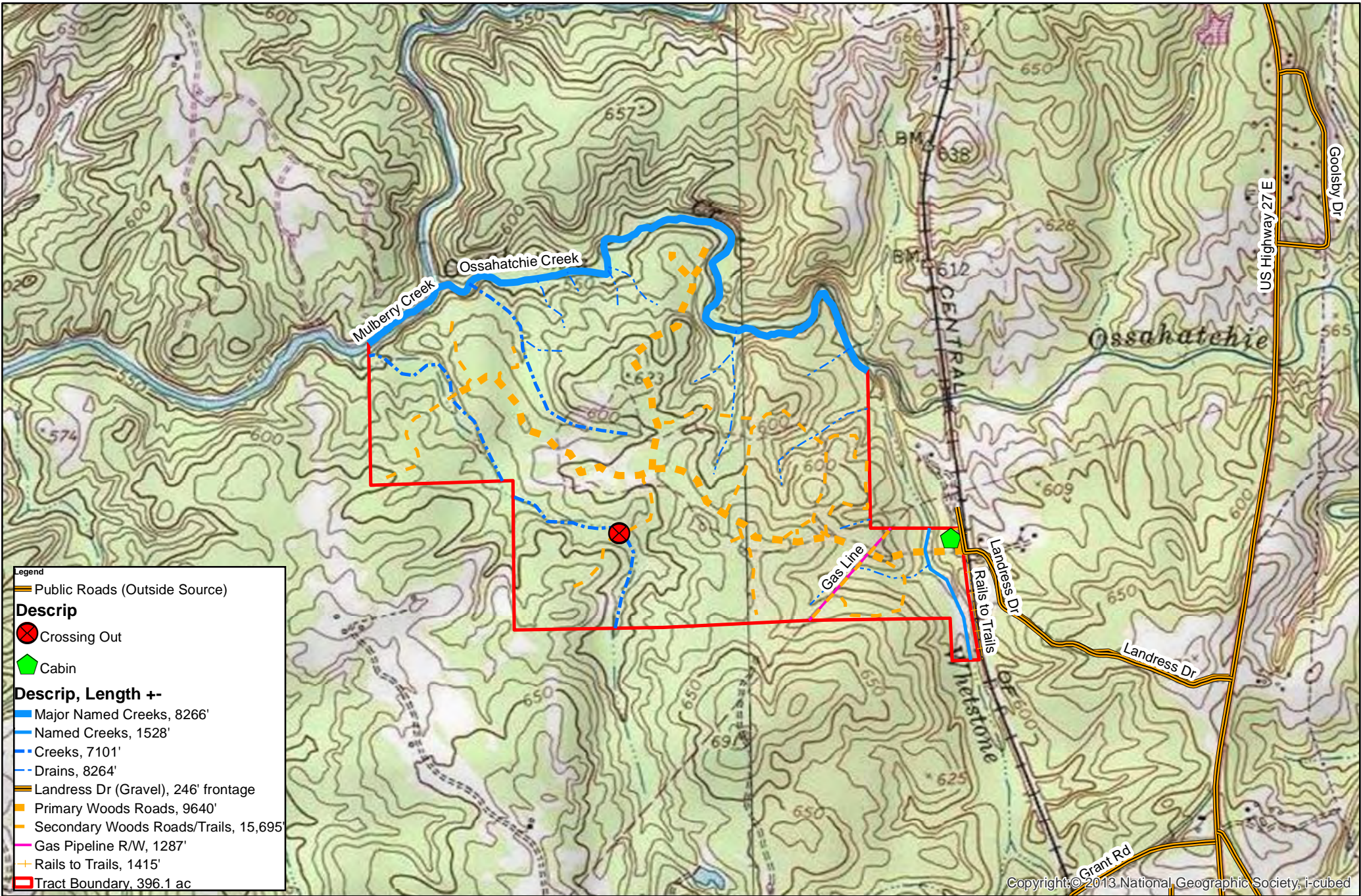
0 0.125 0.25 0.5 Miles

1 inch equals 0.25 miles

1 in = 1,320 feet

1:15,840

Date: 6/24/2022

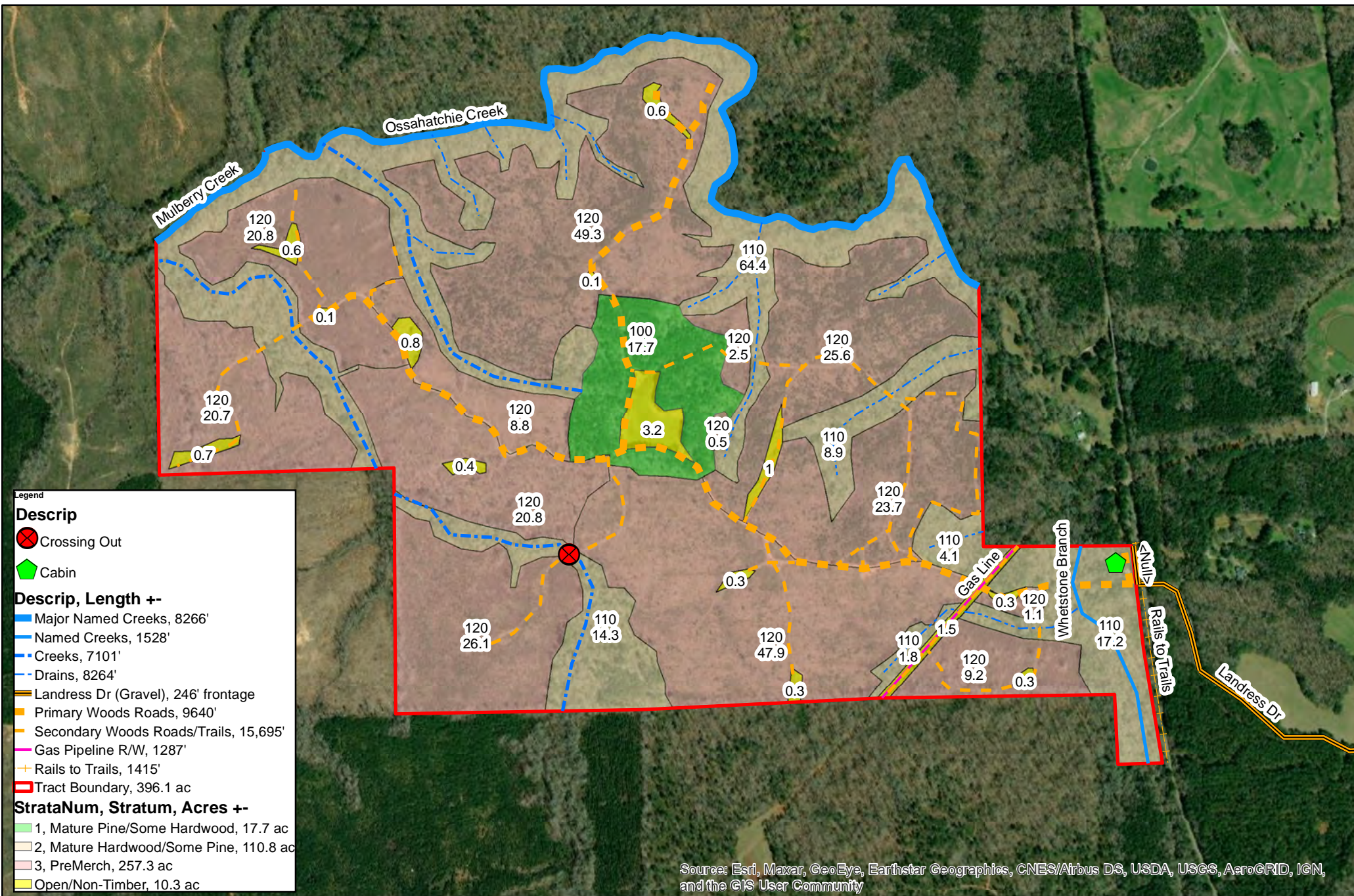


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Mulberry Ossahatchie Tract
Harris County GA
396.1 Total Acres +-
***aka Mary Harris Tract**

0 0.125 0.25 0.5 Miles
1 inch equals 0.25 miles
1 in = 1,320 feet
1:15,840 Date: 6/24/2022

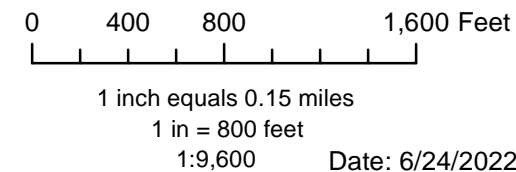


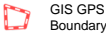
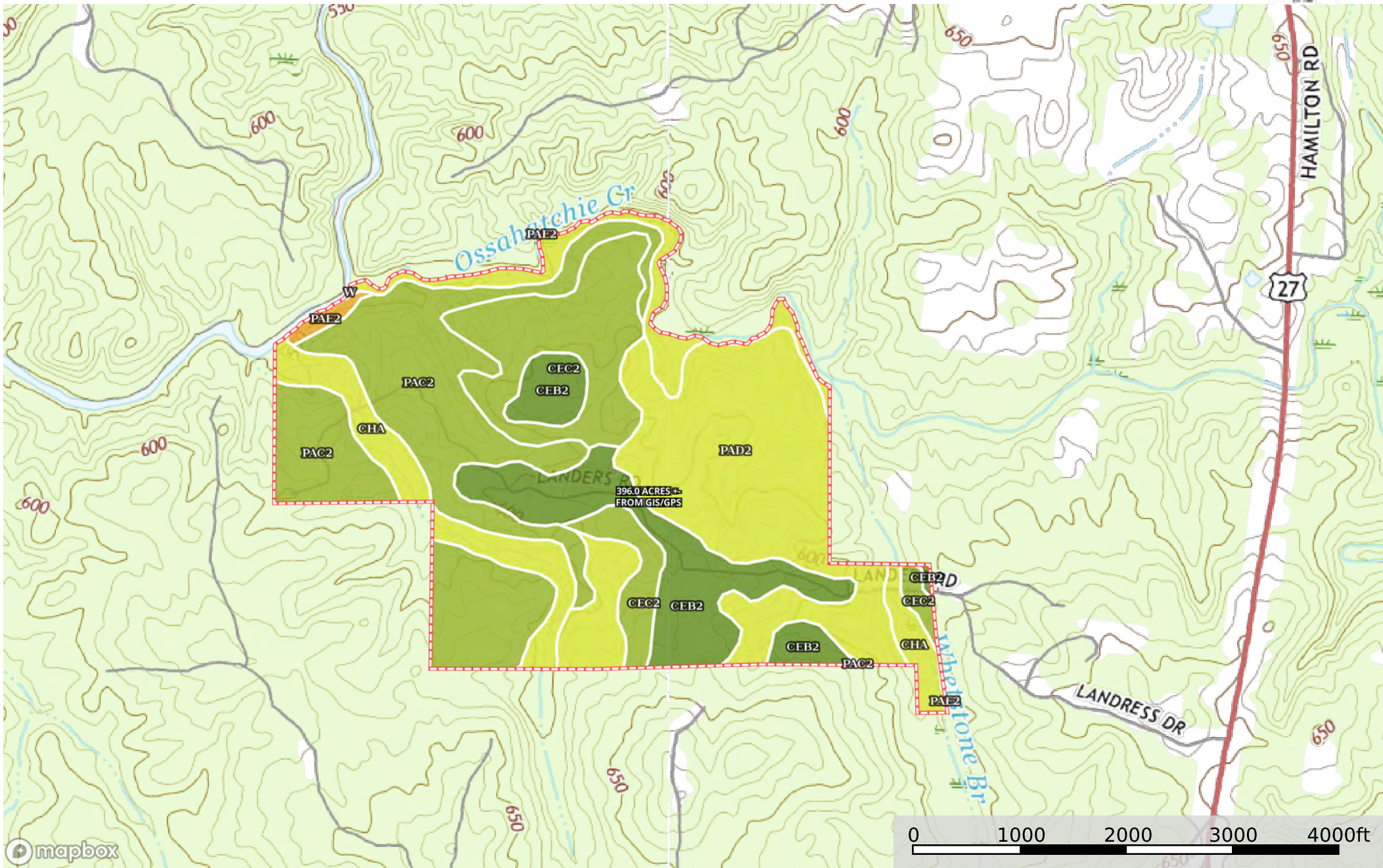
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Mulberry Ossahatchie Tract Harris County GA 396.1 Total Acres +-

*aka Mary Harris Tract





GIS GPS Boundary 396.1 ac 396.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	*Site Index
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	110.65	27.93	0	62	4e	74'
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	110.55	27.91	0	64	3e	74'
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	61.08	15.42	0	70	2e	85'
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	59.22	14.95	0	69	3e	82'
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	51.78	13.07	0	69	4w	95'
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	2.66	0.67	0	53	6e	74'
W	Water	0.17	0.04	0	-	-	
TOTALS		396.11(*)	100%	-	65.67	3.28	80

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

*Site Index is in feet for 50 Year Old Natural Loblolly (Source: USDA NRCS Web Soil Survey)

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

eFiled & eRecorded
DATE: 1/31/2022
TIME: 10:38 AM
DEED BOOK: 02024
PAGE: 00079 - 00083
RECORDING FEES: \$25.00
TRANSFER TAX: \$328.50
PARTICIPANT ID: 1389240663,7067927936
CLERK: Stacy K. Haralson
Harris County, GA
PT61: 0722022000142
NOTE: WD

RETURN TO:
Carl A. Rhodes
RHODES & WARNER, P.C.
P.O. BOX 2464
COLUMBUS, GEORGIA 31902

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF MUSCOGEE

THIS INDENTURE, made the 27th day of January, 2022, between JEANNIE DUNCAN PIERSON, of Muscogee County, Georgia (hereinafter referred to as "Grantor") and ALTON RANDALL DUNCAN, of Muscogee County, Georgia (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto Grantee, the real property lying and being in the 18th and 21st Land Districts of Harris County, Georgia, more particularly described on Exhibits "A", "B" & "C" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

And Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the claims of all persons whomsoever.

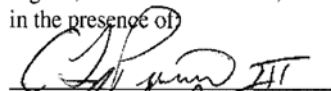
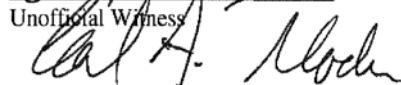
IN TESTIMONY WHEREOF, each Grantor has duly executed this Warranty Deed,
under

seal, the date first above written.

GRANTOR:

JEANNIE DUNCAN PIERSON (S.)

Signed, sealed and delivered,
in the presence of


Unofficial Witness


Notary Public
State of Georgia, County of Muscogee
Comm. Exp. _____
(Notarial Seal)



X\D-063-008\closing pkg

EXHIBIT A

(LANDRESS)

PARCEL I:

All that tract or parcel of land lying and being in Land Lots 244 and 245 of the 18th Land District of Harris County, Georgia containing 14 acres and being described as follows: From the Southeast corner of said Land Lot 244 go South 89 degrees 50 minutes West a distance of 570 feet along the South lot line of said Land Lot 244 to a point; thence running North 0 degrees 14 minutes East a distance of 345 feet to a point marked by an iron pin, which is the point of beginning herein; from said point of beginning thence established thence running North 0 degrees 14 minutes East a distance of 597.92 feet to a point; thence running South 89 degrees 53 minutes East a distance of 979.20 feet to a point; thence running South 6 degrees 58 minutes East a distance of 602.50 feet to a point; thence running North 89 degrees 53 minutes West a distance of 1054.58 feet to the point of beginning herein, all according to a Plat of Survey prepared by Hugh P. Riley dated 28th day of August, 1964 and recorded in Plat Book 2 at page 148 of the Deed Records of said County, reference to which is hereby made for a more complete and accurate description.

PARCEL II:

All that tract or parcel of land lying and being in Land Lots 244, 245 and 236 of the 18th Land District of Harris County, Georgia containing 11.328 acres and being described as follows: BEGINNING at the Southeast corner of said Land Lot 244, which is the common corner of Land Lots 244, 245, 236 and 237 of said 18th Land District, and from said point of beginning thence running South 89 degrees 50 minutes West a distance of 570 feet along the South line of said Land Lot 244 to a point marked by an iron pin; thence running North 0 degrees 14 minutes East a distance of 345 feet to a point marked by an iron pin; thence running South 89 degrees 53 minutes East a distance of 1054.58 feet to an iron pin located on the West right-of-way line of the Central of Georgia Railroad; thence running South 6 degrees 58 minutes East along the West right-of-way line of said Railroad a distance of 442 feet to a point marked by an iron pin; thence running South 6 degrees 42 minutes East along the West right-of-way line of said Railroad a distance of 332.13 feet to a point marked by an iron pin; thence running South 86 degrees 04 minutes West a distance of 304.20 feet to a point marked by an iron pin; thence running North 0 degrees 11 minutes West a distance of 449.27 feet to a point marked by an iron pin located on the South line of said Land Lot 245; thence running South 89 degrees 50 minutes West along the South line of said Land Lot 245 a distance of 273.42 feet back to the point of beginning herein, all according to a Plat of Survey prepared by Hugh P. Riley dated August 28, 1964 and recorded in Plat Book 2 at page 148 of the Deed Records of said County, reference to which is hereby made for a more complete and accurate description; the lands herein described being designated as Parcel 3 of said survey.

EXHIBIT B (GRANT)

All that tract or parcel of land lying and being in Land Lots numbered 243 and 244 of the 18th District of Harris County, Georgia, containing 57 acres, more or less, being described as follows:

Beginning at a point marking the southwest corner of said Land Lot 244 and extending thence North 00 degrees 15 minutes West a distance of 1061.38 feet to a point marked by an iron pin; thence running North 89 degrees 10 minutes East a distance of 213.21 feet to a point marked by an iron pin; thence running North 00 degrees 28 minutes West a distance of 420.50 feet to a point marked by an iron pin; thence running South 89 degrees 43 minutes West a distance of 609.75 feet to a point marked by an iron pin; thence running South 89 degrees 30 minutes West a distance of 1184.55 feet to a point marked by a concrete monument; thence running South a distance of 1562.22 feet to the North line of the lands of Georgia Kraft Company; thence running East along the North line of Georgia Kraft Company back to the point of beginning herein, being the identical land described as Tracts Numbered 1 and 2 in a certain Warranty Deed from W. B. Grant to R. E. Grant dated April 20, 1971, and recorded in Deed Book 54 at Page 386 of the Deed Records of Harris County, Georgia.

EXHIBIT "C"
(HARRIS SOUTH)

All those lots, tracts or parcels of land in Harris County, Georgia, more particularly described as follows:

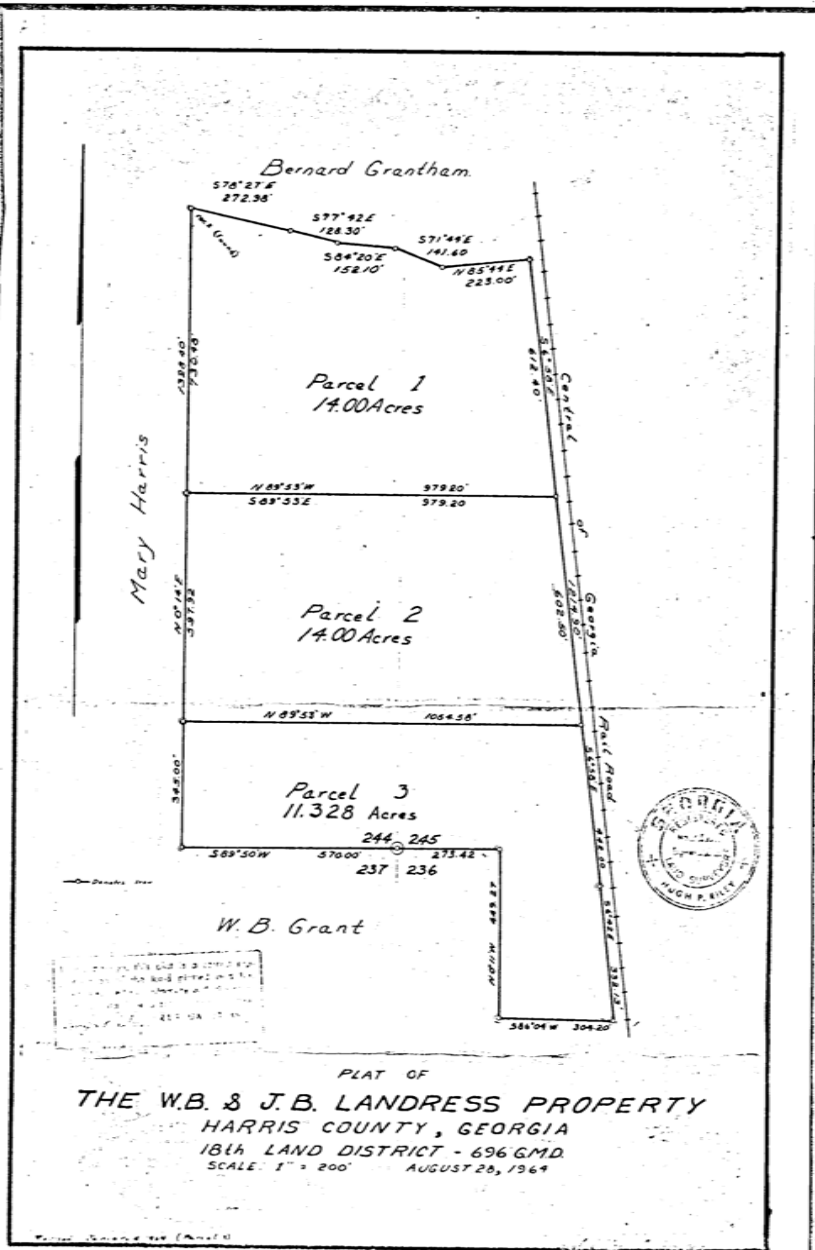
- (i) All of that portion of Land Lot 243, 18th Land District, shown on the plat and described in the deed referenced below; and
- (ii) All of that portion of Land Lot 244, 18th Land District, shown on the plat and described in the deed referenced below; and
- (iii) That part of Land Lot 3, 21st Land District shown on the plat and described in the deed referenced below which lies East of Mulberry Creek and South of Ossahatchie Creek; and
- (iv) That part of Land Lot 4, 21st Land District shown on the plat and described in the deed referenced below which lies South and West of Ossahatchie Creek.

The foregoing property is part of the property shown on the plat of the property of the Mary Harris Estate, prepared June 21, 1971, by Hugh Riley and Associates, recorded in Plat Book 4, Folio 277, Harris County, Georgia records, and is part of the property described in the deed from the First National Bank of Anniston, Alabama as executor of the Last Will and Testament of Mary H. Harris, et. al. to G.B. Saunders and Albert F. Duncan, dated April 19, 1972, and recorded in Deed Book 57, Folio 260, Harris County, Georgia records.

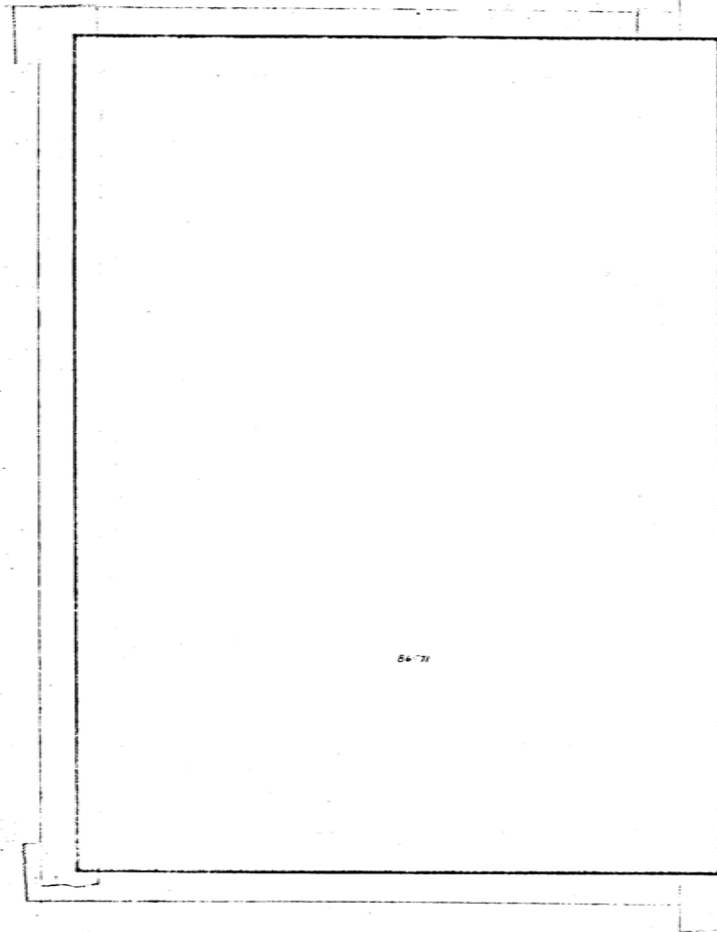
TOGETHER WITH all of the real property in the 18th and 21st land districts of Harris County, Georgia which was owned by Albert F. Duncan or in which Albert F. Duncan held an interest at the time of his death.

100\D446001-UCTRUST-Harris.152
Mary Harris Tract

Property of W.B. & J.B. Landress See Deed Book 40 Page 197



Property of G.B. Holland See Deed Book 40 Page 213



eFiled & eRecorded
DATE: 8/19/2022
TIME: 2:57 PM
DEED BOOK: 02095
PAGE: 00024 - 00028
RECORDING FEES: \$25.00
PARTICIPANT ID: 1389240663
CLERK: Stacy K. Haralson
Harris County, GA
NOTE: BL

RETURN TO:
CARL A. RHODES (N.T.E.)
RHODES & WARNER, P.C.
P.O. Box 2464
Columbus, Georgia 31902

BOUNDARY LINE AGREEMENT

STATE OF GEORGIA
COUNTY OF MUSCOGEE

This agreement made and entered into by and between ALTON R. DUNCAN ("Duncan") and BRIAN EUGENE GRANTHAM ("Grantham") to establish a common boundary line for their properties described herein.

WITNESSETH

WHEREAS, Duncan currently owns real property located in Land Lot 244 of the 18th Land District of Harris County, Georgia, a portion of the northern boundary line of which is the common line formed by the southern boundary line of the 21st Land District of Harris County, Georgia and the northern boundary line of the 18th Land District of Harris County, Georgia (hereinafter called the "Common District Line"), as shown labeled "Now or Formerly Alton R. Duncan & Jeannie D. Pierson" on that portion of a plat (herein called the "Plat", a copy of the portion thereof which depicts the properties described in this Agreement is attached hereto as **EXHIBIT "A"**) dated April 5, 2022, prepared by Haralson & Adams, recorded in Plat Book 41, Page 100 in the Office of the Clerk of Superior Court of Harris County, Georgia (such property currently owned by Duncan is hereinafter called the "Duncan Property as Currently Configured"); and

WHEREAS, Grantham currently owns real property located in Land Lot 4 of the 21st Land District of Harris County, Georgia described as "TRACT 4, 22.8444AC +/-" on the Plat (such property currently owned by Grantham is hereinafter called the "Grantham Property as Currently Configured"); and

WHEREAS, Duncan and Grantham desire to enter into this agreement to establish as the new common boundary line between their respective properties the center line of Ossahatchie Creek (the "Boundary Line") which meanders through the property of Duncan as Currently Configured and the property of Grantham as Currently Configured generally as shown on the Plat.

NOW, THEREFORE, for and in consideration of the sum of ONE (\$1.00) DOLLAR in hand paid by each undersigned party to the other undersigned party, the parties hereto hereby agree as follows:

1. From and after the date hereof the common Boundary Line of the property of Grantham and Duncan shall be the center line of Ossahatchie Creek, as the same meanders through that portion of the property of Duncan as Currently Configured lying in Land Lot 244 of the 18th Land District of Harris County, Georgia, and through the property of Grantham as Currently Configured.
2. To effectuate the intent of this Agreement, simultaneously with the execution of this instrument, Duncan shall execute and deliver to Grantham for recording in the real property records of Harris County, Georgia a quitclaim deed quitclaiming any and all interest of Duncan in and to that portion of the Duncan Property as Currently Configured which is bound on the south and west by the center line of Ossahatchie Creek, bound on the north by the Common District Line and bound of the east by the western boundary line of property now or formerly owned by Louise F. Grantham as referenced on the Plat.
3. Also to effectuate the intent of this Agreement, simultaneously with the execution of this instrument, Grantham shall execute and deliver to Duncan for recording in the real property records of Harris County, Georgia a quitclaim deed quitclaiming any and all interest of Grantham in and to that portion of the Grantham Property as Currently Configured which is bound on the east and north by the meandering center line of Ossahatchie Creek, bound on the south by the Common District Line and bound on the west by the meandering center line of Ossahatchie Creek and also by the western boundary line of the Grantham Property as Currently Configured.
4. Simultaneously with the execution of this instrument, Duncan shall pay to Grantham a sum of money the parties hereto have agreed upon as additional consideration to compensate Grantham for the fact that the land area Grantham is conveying to Duncan exceeds the land area Duncan is conveying to Grantham to establish this new common Boundary Line of their respective properties.

IN WITNESS WHEREOF, Duncan and Grantham have signed this instrument, under seal, the 19th day of August, 2022.

"Duncan"

Signed, sealed and delivered
in the presence of:

Learna Cato
Witness

Cal A. Rhodes
Notary Public, Muscogee County, Georgia

My commission expires: _____

[NOTARY SEAL]



Alton R. Duncan (L.S.)
ALTON R. DUNCAN

"Grantham"

Signed, sealed and delivered
in the presence of:

Leah A. Catts
Witness

Carl A. Hodges

Notary Public, Muscogee County, Georgia
My commission expires: _____

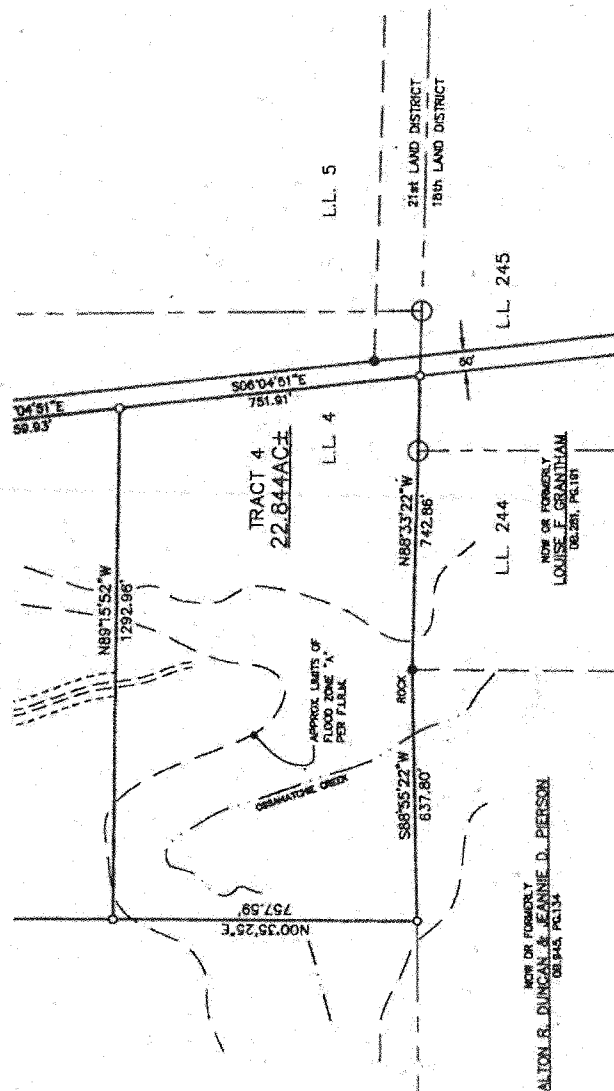
[NOTARY SEAL]



Brian E. Grantham (L.S.)
BRIAN EUGENE GRANTHAM

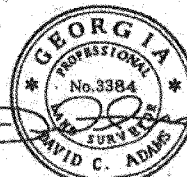
EXHIBIT "A"

Portion of the Plat recorded in Plat Book 41, Page 100



LEGEND

- IRON PIN & CAP SET
- PIN FOUND AS NOTED
- △ CALCULATED POINT
- CONCRETE MONUMENT



04/05/2022

In my opinion; This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (O.C.G.A.) 15-8-67 as amended by HB75, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Haralson & Adams

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BOUNDARY SURVEY
PART OF
LAND LOTS 4 & 5 - 21st LAND DISTRICT
HARRIS COUNTY, GEORGIA
FOR
BRIAN GRANTHAM, LISA GRANTHAM,
KIMBERLY BARTLETT AND ASHLEY DOCKERY



JOB NUMBER: 2021077
SURVEYED BY: HA
DRAWN BY: DCA
SURVEY DATE: 10/14/2021
DRAWING DATE: 04/05/2022
CHECKED BY: DCA

PAGE NUMBER

1

OF 1

NOTES

1. THIS PLAT CONSTITUTES A DIVISION OF PROPERTY TO IMMEDIATE FAMILY MEMBERS AS RECORDED IN DEED BOOK 1780, PAGE 44.
2. SEE HARRIS COUNTY SUBDIVISION REGULATIONS ARTICLE XVI, SEC. 1704.

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JULY 3, 2012, ADVISORY FLOOD ZONE A-1 (100-YEAR FLOOD) IS SHOWN IN THE AREA FROM AS PROPERTY IS LOCATED ON PARCELS 0186 AND 0187. THE AREA FROM AS FLOOD ZONE "A" IS SHOWN IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-67, 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 APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY 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 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 15-8-67.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 66,257 FEET, AN ANGULAR ERROR OF 0.7" SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

A GEOMAX ZOOM80 TOTAL STATION, CARLSON FIELD CONTROLLER & FIXED TRAVERSE SIGHTS WERE UTILIZED TO PERFORM THIS SURVEY.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2100,000 FEET.

04/05/2022
DATE

DAVID C. ADAMS GA RLS #3384 / LSF#1293