Docusign Envelope ID: 2ED91E88-8356-4A92-BE63-31426963E49B

eFiled & eRecorded
DATE: 9/30/2024
TIME: 8:57 AM
PLAT BOOK: 00017
PAGE: 00322
RECORDING FEES: $10.00
PARTICIPANT ID: 3110638142
CLERK: Caleb A. Tyson
Lamar County, GA

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR MATTHEW S. JOHNSON

MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
207 WOLF CREEK DRIVE
AMERICUS, GA 31719
(229) 942-0923

300 0 150 300
1 INCH = 300 FEET

TRINITY LAND SURVEYING
BOUNDARY · SUBDIVISION · ALTA/ACSM · TOPOGRAPHY

ALTA/NSPS LAND TITLE SURVEY FOR & DIVISION SURVEY FOR LRN INVESTMENTS, LLC PROPERTY OF FARM AT WOLF CREEK, LLC LOCATED IN LAND LOTS 145, 146, 174, 175, 178 & 179 7th LAND DISTRICT LAMAR COUNTY, GEORGIA

SEPTEMBER 6, 2024
REVISED SEPTEMBER 20, 2024

REVISED 9/20/24 TO CHANGE LINES AROUND BOAT DOCK AND ADD GAP PARCEL DESCRIPTIONS

LEGAL DESCRIPTION — PARCEL 1

A certain tract or parcel of land, containing 426.066 acres in Land Lots 145, 146, 174, 175, 178 and 179 of the 7th Land District of Lamar County, Georgia and being described as follows:

Beginning at a 1/2" pipe at the common corner of Land Lot 146, 147, 174 and 175;
thence S 89°57'17" E a distance of 2.23 to a 1/2" rebar set;
thence S 89°36'05" E a distance of 300.80 to a 1/2" rebar;
thence S 01°24'24" E a distance of 53.08 to a 1/2" rebar set;
thence S 01°24'24" E a distance of 91.99 to a 1/2" rebar set;
thence S 01°24'24" E a distance of 111.30 to a 1/2" rebar set;
thence S 00°57'57" E a distance of 153.57 to a 5/8" rebar set;
thence S 03°24'46" E a distance of 150.22 to a 1" pipe;
thence S 00°00'00" E a distance of 156.64 to a 1" pipe;
thence S 88°56'35" E a distance of 208.99 to a 1/2" rebar;
thence S 88°36'25" E a distance of 1035.28 to a 1/2" rebar;
thence S 88°36'25" E a distance of 62.53 to a 1/2" rebar;
thence S 87°43'51" W a distance of 244.30 to a 1/2" rebar set;
thence S 85°37'17" W a distance of 299.23 to a 1/2" rebar set;
thence S 85°37'17" W a distance of 296.93 to a 1/2" rebar set;
thence S 85°21'11" E a distance of 88.53 to a fence corner post;
thence S 10°04'46" E a distance of 88.51 to a fence corner post;
thence S 85°21'11" E a distance of 1050.18 to a fence corner post;
thence N 01°31'30" E a distance of 111.30 to a fence corner post;
thence N 05°11'19" W a distance of 436.52 to a 1/2" rebar set on the south right of way of Brent Road;

following a curve turning to the left with an arc length of 591.64', radius of 2638.99', chord bearing of S 74°22'58" E, and chord length of 590.40' to a 1/2" rebar;
thence S 80°48'19" E a distance of 685.97' to a 5/8" rebar;
thence S 80°00'00" E a distance of 413.86' to a 5/8" rebar;
thence S 80°48'19" E a distance of 219.14' to a 5/8" rebar;

following a curve turning to the left with an arc length of 293.78', radius of 3720.97', chord bearing of S 83°04'17" E, and chord length of 293.70' to a 1/2" rebar set;

thence leaving said right of way S 04°27'43" W a distance of 387.43' to a 1/2" rebar set;
thence S 00°56'40" W a distance of 608.98' to a 1/2" rebar set;
thence S 89°35'05" W a distance of 103.88' to a 1/2" rebar set;
thence S 00°56'40" W a distance of 733.37' to a 1/2" rebar set;
thence S 00°56'40" W a distance of 1122.40' to a 1/2" rebar set;
thence N 70°56'00" W a distance of 413.98' to a 1/2" rebar set;
thence N 89°03'20" W a distance of 353.02' to a 1/2" rebar set;
thence S 89°56'40" W a distance of 213.13' to a 1/2" rebar set;
thence S 84°56'16" W a distance of 61.60' to a point;
thence S 84°56'16" W a distance of 20.32' to a point;
thence S 84°56'16" W a distance of 19.98' to a point;
thence S 84°56'16" W a distance of 34.00' to a point;
thence S 84°56'16" W a distance of 20.56' to a point;
thence S 84°56'16" W a distance of 25.12' to a point;
thence S 84°56'16" W a distance of 22.97' to a point;
thence S 84°56'16" W a distance of 24.13' to a point;
thence S 84°56'16" W a distance of 58.56' to a 1/2" rebar set;
thence N 71°55'26" E a distance of 242.77' to a 1/2" rebar set;
thence N 72°01'53" E a distance of 159.88' to a 1/2" rebar set;
thence N 00°00'31" W a distance of 46.27' to a 1/2" rebar set;
thence N 89°57'17" W a distance of 299.25' to a 1/2" rebar set;
thence N 01°29'24" E a distance of 179.92' to a 1/2" rebar set;
thence N 06°29'11" E a distance of 99.13' to a 1/2" rebar set;
thence N 10°15'48" E a distance of 88.51' to a 1/2" rebar set;
thence N 03°53'48" E a distance of 156.64' to a 1/2" rebar set;
thence N 06°30'28" W a distance of 111.30' to a 1/2" rebar set;
thence N 80°48'34" E a distance of 219.14' to a 1/2" rebar set;
thence N 89°33'04" W a distance of 103.68' to a 1/2" rebar set;
thence N 00°00'00" E a distance of 279.10' to a 1/2" rebar set;
thence N 01°58'13" W a distance of 270.91' to a 1/2" rebar set;
thence N 27°28'24" E a distance of 103.72' to a 1/2" rebar set;
thence N 21°44'28" E a distance of 68.87' to a 1/2" rebar set;
thence N 16°19'37" E a distance of 109.05' to a 1/2" rebar set;
thence N 08°39'51" E a distance of 160.00' to a 1/2" rebar set;
thence N 06°22'27" W a distance of 158.14' to a 1/2" rebar set;
thence N 69°24'43" W a distance of 49.67' to a 1/2" rebar set;
thence N 67°47'46" W a distance of 96.07' to a 1/2" rebar set;
thence N 76°32'41" W a distance of 87.16' to a 1/2" rebar set;
thence N 64°24'03" W a distance of 165.95' to a 1/2" rebar set;
thence N 52°32'06" W a distance of 135.34' to a 1/2" rebar set;
thence N 79°25'41" W a distance of 62.53' to a 1/2" rebar set;
thence N 89°06'56" W a distance of 296.93' to a 1/2" rebar set;
thence N 26°15'16" W a distance of 44.15' to a 1/2" rebar set;
thence N 01°56'23" E a distance of 89.93' to a 1/2" rebar set;
thence N 14°09'10" W a distance of 285.50' to a 1/2" rebar set;
thence N 41°17'50" W a distance of 236.75' to a 1/2" rebar set;
thence N 00°06'23" E a distance of 24.33' to a 1/2" rebar set;
thence N 01°47'49" E a distance of 118.00' to a 1/2" rebar set;
thence N 01°38'41" E a distance of 253.56' to a 1/2" rebar set;
thence N 89°49'51" E a distance of 101.85' to a 1/2" rebar set;
thence N 52°54'23" W a distance of 53.28' to a 1/2" rebar set;
thence N 24°06'53" W a distance of 97.20' to a 1/2" rebar set;
thence N 02°12'18" W a distance of 122.36' to a 1/2" rebar set;
thence N 00°37'50" E a distance of 183.37' to a 1/2" rebar set;
thence N 02°31'48" W a distance of 190.32' to a 1/2" rebar set;
thence N 88°19'04" E a distance of 258.99' to a 1/2" rebar set;
thence N 89°15'35" E a distance of 93.54' to a 1/2" rebar set;
thence N 00°02'11" W a distance of 177.85' to a 1/2" rebar set;
thence N 00°26'53" W a distance of 42.61' to a 1/2" rebar set;
thence N 00°26'53" W a distance of 62.58' to a 1/2" rebar set;
thence N 01°58'13" E a distance of 65.62' to a 1/2" rebar set;
thence N 79°53'22" E a distance of 106.12' to a 1/2" rebar set;
thence N 82°08'41" E a distance of 93.96' to a 1/2" rebar set;
thence N 79°42'30" W a distance of 4.65' to a 1/2" rebar set;
thence N 64°32'38" W a distance of 51.32' to a 1/2" rebar set;
thence N 50°34'28" W a distance of 47.91' to a 1/2" rebar set;
thence N 40°55'18" W a distance of 48.07' to a 1/2" rebar set;
thence N 29°47'06" W a distance of 49.00' to a 1/2" rebar set;
thence N 16°02'37" W a distance of 47.52' to a 1/2" rebar set;
thence N 06°55'40" W a distance of 72.41' to a 1/2" rebar set;
thence N 00°26'53" E a distance of 143.64' to a 1/2" rebar set;
thence N 89°15'35" E a distance of 4.87' to a 1/2" rebar set;
thence N 89°11'24" E a distance of 35.13' to a 1/2" rebar set;
thence S 00°02'11" W a distance of 178.05' to a 1/2" rebar set;
thence S 00°26'53" W a distance of 42.75' to a 1/2" rebar set;
thence S 00°26'53" W a distance of 206.17' to a 1/2" rebar set;
thence S 06°55'40" E a distance of 66.70' to a 1/2" rebar set;
thence S 16°02'37" E a distance of 39.51' to a 1/2" rebar set;
thence S 29°47'06" E a distance of 40.28' to a 1/2" rebar set;
thence S 40°55'18" E a distance of 40.80' to a 1/2" rebar set;
thence S 50°34'28" E a distance of 39.64' to a 1/2" rebar set;
thence S 64°32'38" E a distance of 41.09' to a 1/2" rebar set;
thence S 79°42'30" E a distance of 14.02' to a 1/2" rebar set;
thence N 85°56'26" E a distance of 16.53' to a 1/2" rebar set;
thence S 02°57'34" E a distance of 242.77' to a 1/2" rebar set;
thence S 46°49'17" E a distance of 159.88' to a 1/2" rebar set;
thence S 05°00'31" W a distance of 46.27' to a 1/2" rebar set;
thence S 89°57'17" W a distance of 299.25' to a 1/2" rebar set;
thence S 01°29'24" W a distance of 179.92' to a 1/2" rebar set;
thence S 06°29'11" W a distance of 99.13' to a 1/2" rebar set;
thence S 10°15'48" W a distance of 88.51' to a 1/2" rebar set;
thence S 03°53'48" W a distance of 156.64' to a 1/2" rebar set;
thence S 06°30'28" E a distance of 111.30' to a 1/2" rebar set;
thence S 80°48'34" W a distance of 219.14' to a 1/2" rebar set;
thence S 89°33'04" E a distance of 103.68' to a 1/2" rebar set;
thence S 00°00'00" W a distance of 279.10' to a 1/2" rebar set;
thence S 01°58'13" E a distance of 270.91' to a 1/2" rebar set;
thence S 27°28'24" W a distance of 103.72' to a 1/2" rebar set;
thence S 21°44'28" W a distance of 68.87' to a 1/2" rebar set;
thence S 16°19'37" W a distance of 109.05' to a 1/2" rebar set;
thence S 08°39'51" W a distance of 160.00' to a 1/2" rebar set;
thence S 06°22'27" E a distance of 158.14' to a 1/2" rebar set;
thence S 69°24'43" E a distance of 49.67' to a 1/2" rebar set;
thence S 67°47'46" E a distance of 96.07' to a 1/2" rebar set;
thence S 76°32'41" E a distance of 87.16' to a 1/2" rebar set;
thence S 64°24'03" E a distance of 165.95' to a 1/2" rebar set;
thence S 52°32'06" E a distance of 135.34' to a 1/2" rebar set;
thence S 79°25'41" E a distance of 62.53' to a 1/2" rebar set;
thence S 89°06'56" E a distance of 296.93' to a 1/2" rebar set;
thence S 26°15'16" E a distance of 44.15' to a 1/2" rebar set;
thence S 01°56'23" W a distance of 89.93' to a 1/2" rebar set;
thence S 14°09'10" E a distance of 285.50' to a 1/2" rebar set;
thence S 41°17'50" E a distance of 236.75' to a 1/2" rebar set;
thence S 00°06'23" W a distance of 24.33' to a 1/2" rebar set;
thence S 01°47'49" W a distance of 118.00' to a 1/2" rebar set;
thence S 01°38'41" W a distance of 253.56' to a 1/2" rebar set;
thence S 89°49'51" W a distance of 101.85' to a 1/2" rebar set;
thence S 52°54'23" E a distance of 53.28' to a 1/2" rebar set;
thence S 24°06'53" E a distance of 97.20' to a 1/2" rebar set;
thence S 02°12'18" E a distance of 122.36' to a 1/2" rebar set;
thence S 00°37'50" W a distance of 183.37' to a 1/2" rebar set;
thence S 02°31'48" E a distance of 190.32' to a 1/2" rebar set;
thence S 88°19'04" W a distance of 258.99' to a 1/2" rebar set;
thence S 89°15'35" W a distance of 93.54' to a 1/2" rebar set;
thence S 00°02'11" E a distance of 177.85' to a 1/2" rebar set;
thence S 00°26'53" E a distance of 42.61' to a 1/2" rebar set;
thence S 00°26'53" E a distance of 62.58' to a 1/2" rebar set;
thence S 01°58'13" W a distance of 65.62' to a 1/2" rebar set;
thence S 79°53'22" W a distance of 106.12' to a 1/2" rebar set;
thence S 82°08'41" W a distance of 93.96' to a 1/2" rebar set;
thence S 79°42'30" E a distance of 4.65' to a 1/2" rebar set;
thence S 64°32'38" E a distance of 51.32' to a 1/2" rebar set;
thence S 50°34'28" E a distance of 47.91' to a 1/2" rebar set;
thence S 40°55'18" E a distance of 48.07' to a 1/2" rebar set;
thence S 29°47'06" E a distance of 49.00' to a 1/2" rebar set;
thence S 16°02'37" E a distance of 47.52' to a 1/2" rebar set;
thence S 06°55'40" E a distance of 72.41' to a 1/2" rebar set;
thence S 00°26'53" W a distance of 143.64' to a 1/2" rebar set;
thence S 89°15'35" E a distance of 4.87' to a 1/2" rebar set;
thence S 89°11'24" W a distance of 35.13' to a 1/2" rebar set;
thence N 00°02'11" W a distance of 178.05' to a 1/2" rebar set;
thence N 00°26'53" W a distance of 42.75' to a 1/2" rebar set;
thence N 00°26'53" W a distance of 206.17' to a 1/2" rebar set;
thence N 06°55'40" W a distance of 66.70' to a 1/2" rebar set;
thence N 16°02'37" W a distance of 39.51' to a 1/2" rebar set;
thence N 29°47'06" W a distance of 40.28' to a 1/2" rebar set;
thence N 40°55'18" W a distance of 40.80' to a 1/2" rebar set;
thence N 50°34'28" W a distance of 39.64' to a 1/2" rebar set;
thence N 64°32'38" W a distance of 41.09' to a 1/2" rebar set;
thence N 79°42'30" W