

LINE	BEARING	DISTANCE
L1	N03°16'57"E	59.62
L2	N14°14'16"E	88.19
L3	N27°23'02"E	105.04
L4	N05°18'30"E	65.22
L5	N00°04'27"W	36.02
L6	N11°12'02"E	145.57

LEGEND:

●	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET
---	PROPERTY LINE
---	CENTERLINE
---	POWER LINE
○-○-○	CHAIN LINK FENCE
--*	FENCE WIRE/ELECTRICAL
- -	WOOD RAIL FENCE
---	LAND LOT LINE
---	OVERHEAD POWER LINE
---	ORIGINAL LOT LINE
AC	AIR CONDITIONER
CONC	CONCRETE
DB	DEED BOOK
GW	GUY WIRE
HT	HOT TUB
IRCV	IRRIGATION CONTROL VALVE
LDG	LANDING
LP	LIGHT POLE
PB	PLAT BOOK
PG	PAGE
PP	POWER POLE
PRTK	PROPANE TANK
STSTW	STEP STONE WALK
TJBOX	TELEPHONE JUNCTION BOX
WM	WATER METER
WV	WATER VALVE

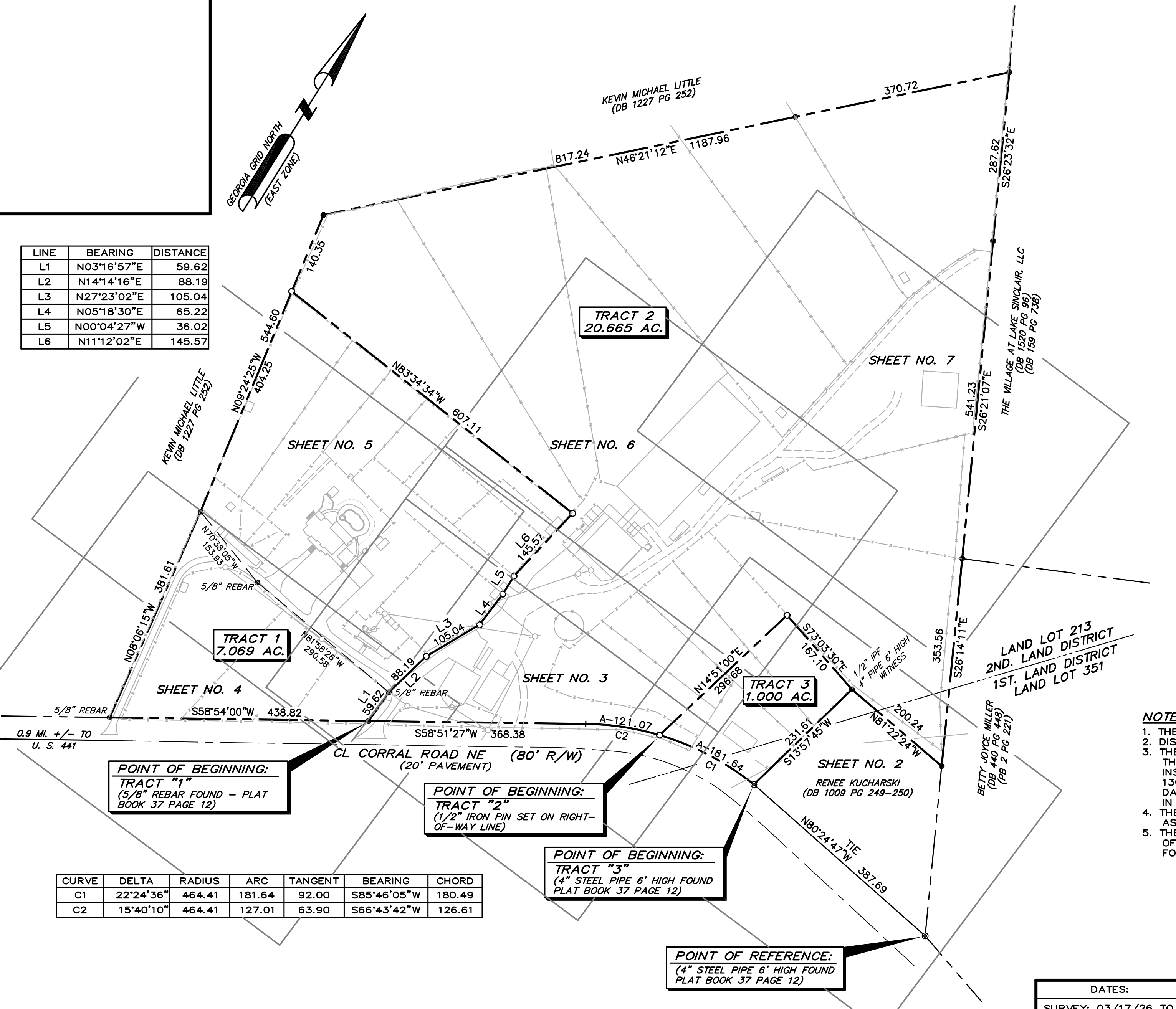
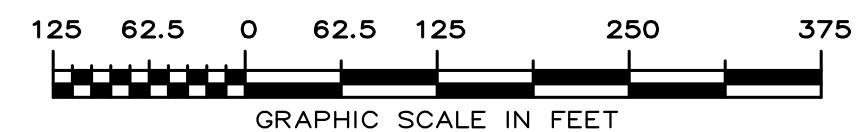
REFERENCE:
 PLAT BOOK 37 PAGE 12
 PLAT BOOK 38 PAGE 13
 DEED BOOK 1368 PAGE 175-177
 CLERK'S OFFICE BALDWIN COUNTY SUPERIOR COURT.

ACREAGE SUMMARY:

TRACT "1"	7.069 AC.
TRACT "2"	20.665 AC.
TRACT "3"	1.000 AC.
TOTAL	28.734 AC.

- NOTES:**
1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE.
 2. DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
 3. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130005 0045 E (MAP NUMBER 13009C0045E) EFFECTIVE DATE OCTOBER 13, 2022. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED 100 YEAR FLOOD PLAIN.
 4. THE LAND LOT LINE IS SHOWN IN AN APPROXIMATE LOCATION AS TAKEN FROM COUNTY RECORDS.
 5. THE RIGHT-OF-WAY OF CORRAL ROAD IS SHOWN AS PER PLAT OF REFERENCE (PB 37 PG 12) AND PROPERTY CORNERS FOUND AS SHOWN AND NOTED ON PLAT.

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	22°24'36"	464.41	181.64	92.00	S85°46'05"W	180.49
C2	15°40'10"	464.41	127.01	63.90	S66°43'42"W	126.61



POINT OF BEGINNING:
 TRACT "1"
 (5/8" REBAR FOUND - PLAT BOOK 37 PAGE 12)

POINT OF BEGINNING:
 TRACT "2"
 (1/2" IRON PIN SET ON RIGHT-OF-WAY LINE)

POINT OF BEGINNING:
 TRACT "3"
 (4" STEEL PIPE 6' HIGH FOUND PLAT BOOK 37 PAGE 12)

POINT OF REFERENCE:
 (4" STEEL PIPE 6' HIGH FOUND PLAT BOOK 37 PAGE 12)

A "CARLSON CRx2" ROBOTIC TOTAL STATION SERIAL NO. 960447 AND TWO CARLSON REAL TIME KINEMATIC ("RTK") GLOBAL POSITIONING SYSTEM (GPS) DUAL FREQUENCY RECEIVERS (MODEL NO. BRx7), ONE AS A BASE STATION AND THE OTHER AS A ROVER WERE USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.04 FEET. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,147 FEET.

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 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 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.

JAMES E. SMITH, JR. RLS #1895 DATE: _____

DATES:
 SURVEY: 03/17/26 TO 04/15/2026
 PLAT: 04/21/2026

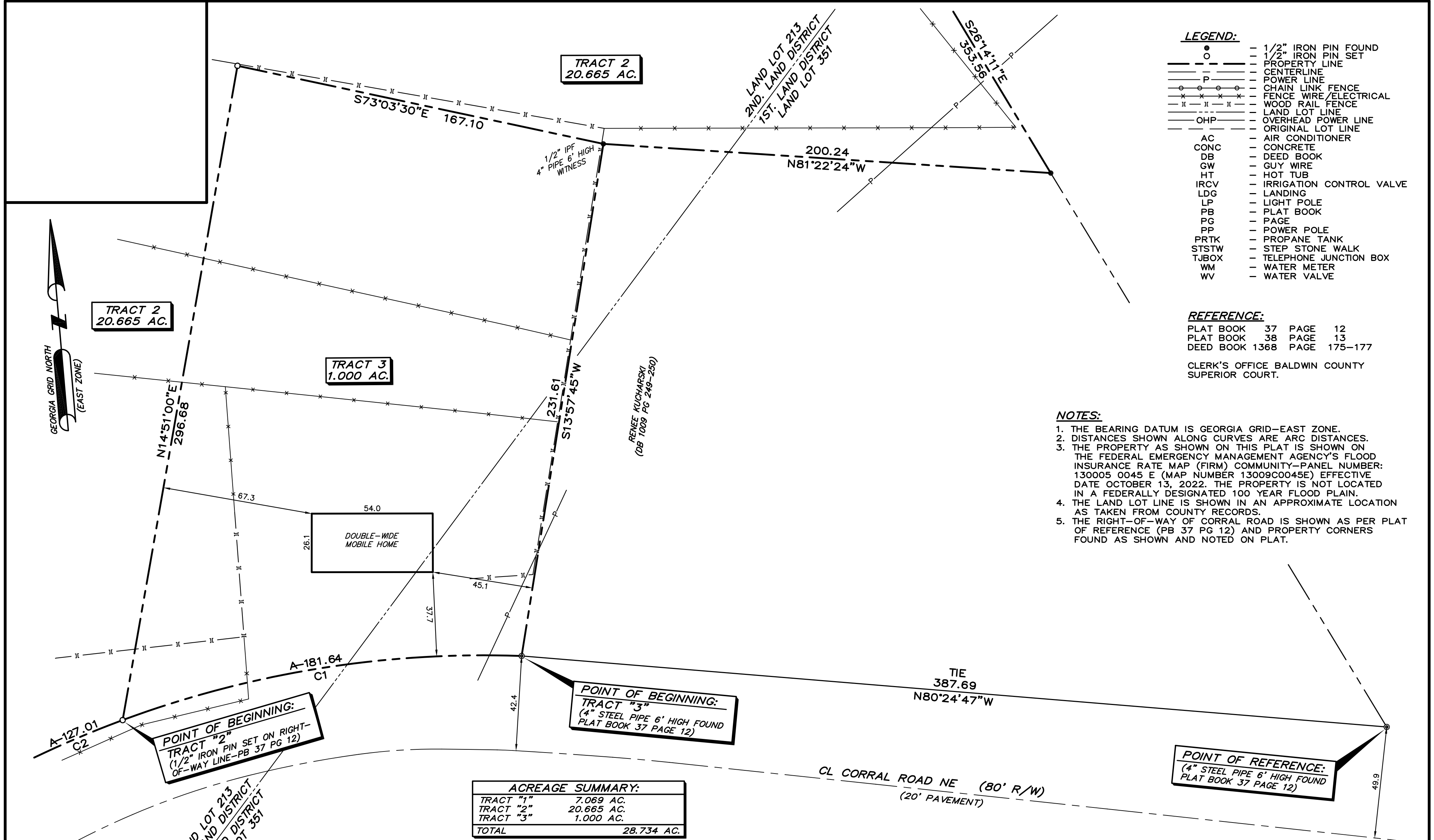


PROPERTY DIVISION SURVEY
 FOR: **LAZY N FARMS, LLC**
 FORMERLY PROPERTY OF DAVID E. HELMUTH
 PART OF LAND LOT 351 - 1ST LAND DISTRICT
 PART OF LAND LOT 213 - 2ND LAND DISTRICT
 318TH. G. M. DISTRICT
 BALDWIN COUNTY, GEORGIA
 Scale: 1" = 125.0' Date: April 21, 2026
JAMES E. (J.E.) SMITH, JR.
 3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA 31061
 GA. REG. NO. 1895 PHONE: 478-452-1182

- LEGEND:**
- - 1/2" IRON PIN FOUND
 - - 1/2" IRON PIN SET
 - — — — — PROPERTY LINE
 - — — — — CENTERLINE
 - — — — — POWER LINE
 - — — — — CHAIN LINK FENCE
 - x — x — x — FENCE WIRE/ELECTRICAL
 - || — || — || — WOOD RAIL FENCE
 - — — — — LAND LOT LINE
 - — — — — OHP - OVERHEAD POWER LINE
 - — — — — ORIGINAL LOT LINE
 - AC - AIR CONDITIONER
 - CONC - CONCRETE
 - DB - DEED BOOK
 - GW - GUY WIRE
 - HT - HOT TUB
 - IRCV - IRRIGATION CONTROL VALVE
 - LDG - LANDING
 - LP - LIGHT POLE
 - PB - PLAT BOOK
 - PG - PAGE
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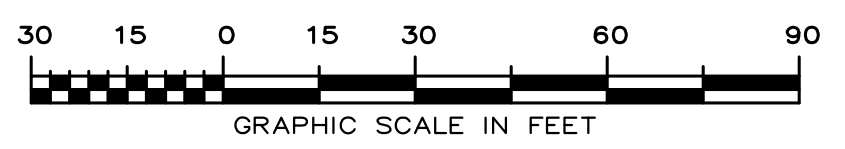
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TRACT "3"	1.000 AC.
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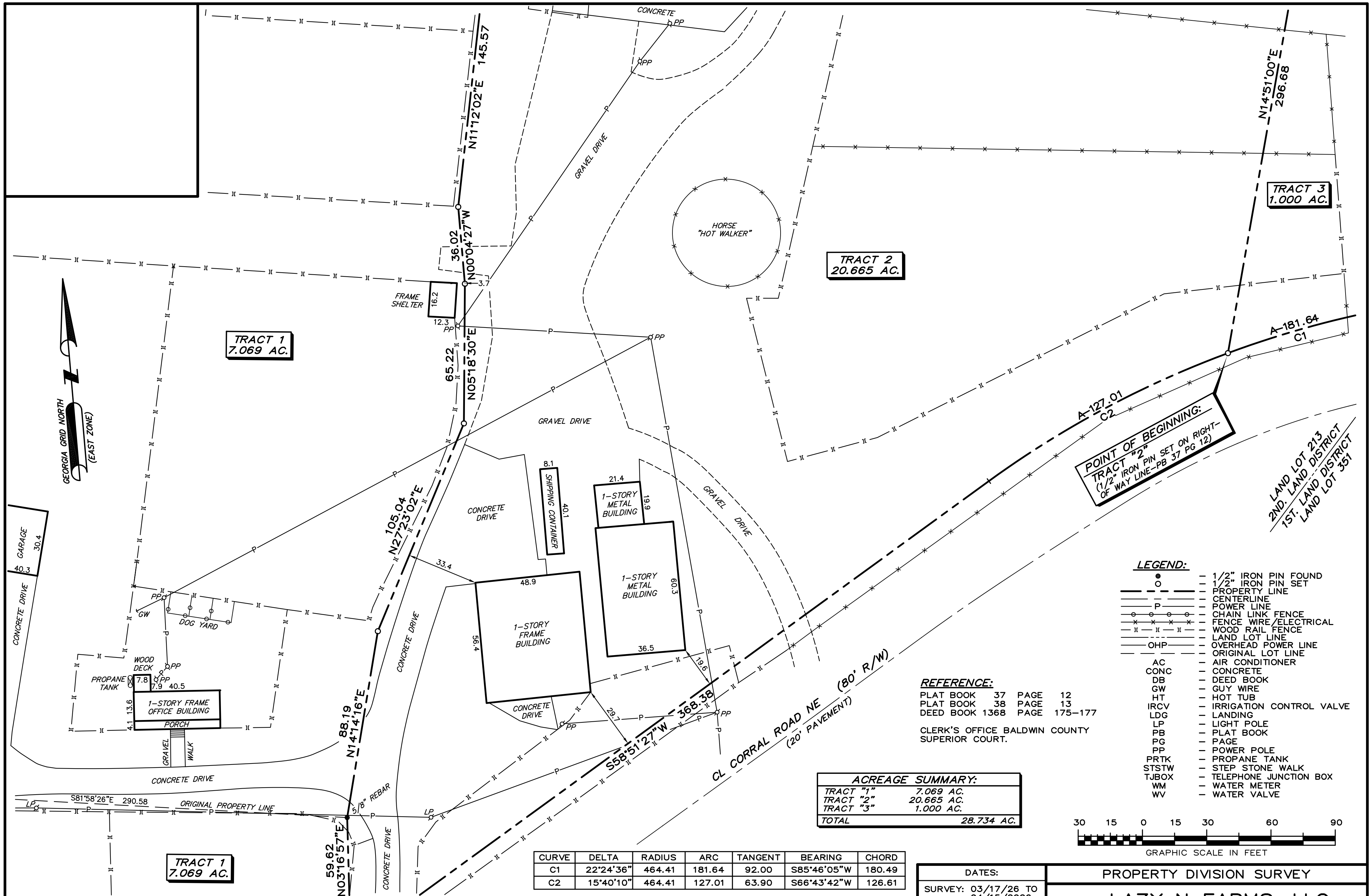
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PROPERTY DIVISION SURVEY
 FOR: **LAZY N FARMS, LLC**
 FORMERLY PROPERTY OF DAVID E. HELMUTH
 PART OF LAND LOT 351 - 1ST LAND DISTRICT
 PART OF LAND LOT 213 - 2ND LAND DISTRICT
 318TH. G. M. DISTRICT
 BALDWIN COUNTY, GEORGIA

Scale: 1" = 30.0' Date: April 21, 2026

JAMES E. (J.E.) SMITH, JR.
 3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA 31061
 GA. REG. NO. 1895 PHONE: 478-452-1182



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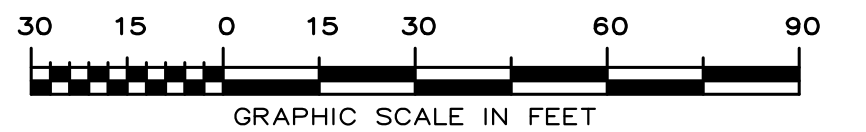
JAMES E. SMITH, JR. RLS #1895
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REFERENCE:
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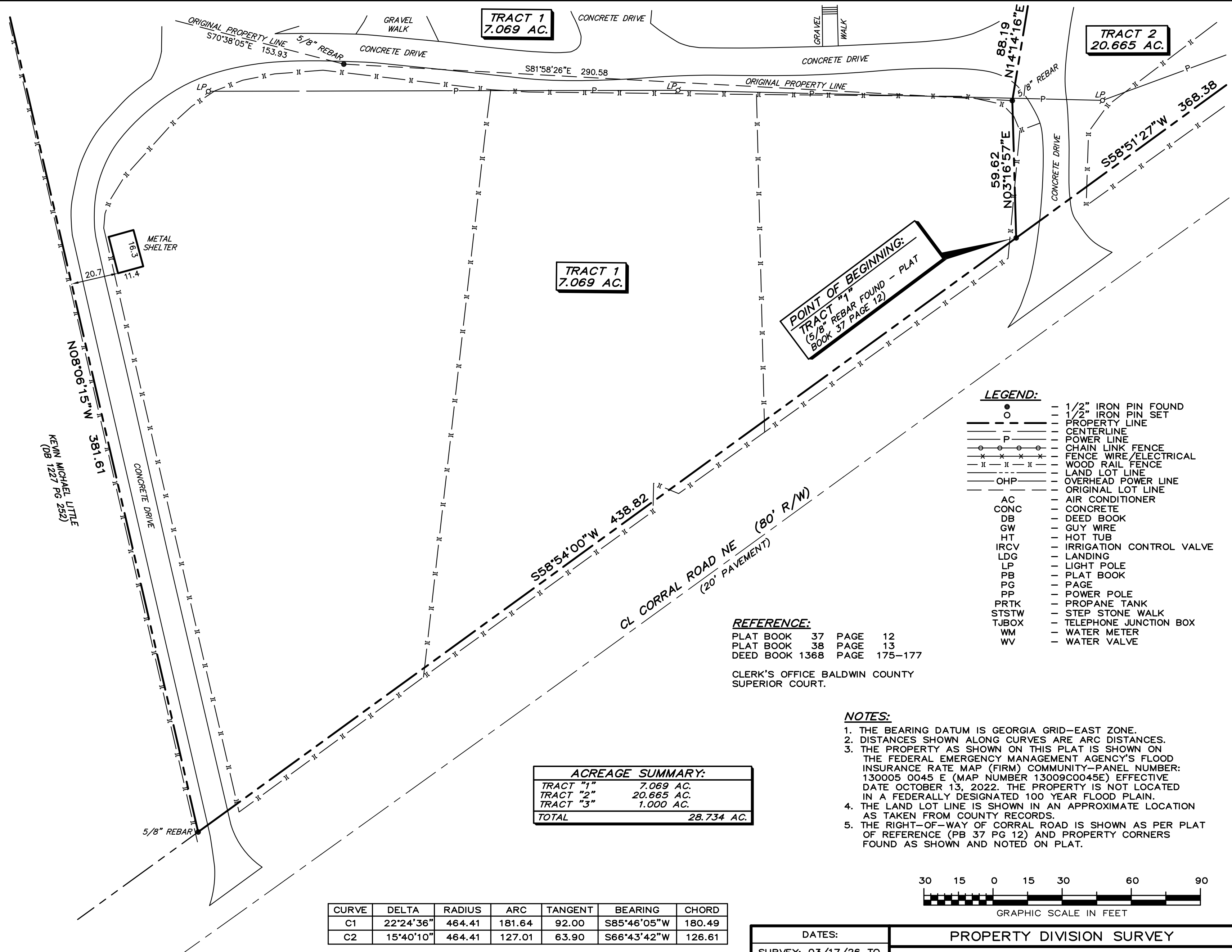
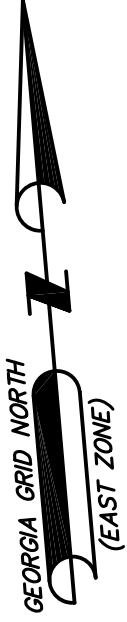


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DATES:
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 PLAT: 04/21/2026



PROPERTY DIVISION SURVEY
 FOR: **LAZY N FARMS, LLC**
 FORMERLY PROPERTY OF DAVID E. HELMUTH
 PART OF LAND LOT 351 - 1ST LAND DISTRICT
 PART OF LAND LOT 213 - 2ND LAND DISTRICT
 318TH. G. M. DISTRICT
 BALDWIN COUNTY, GEORGIA
 Scale: 1" = 30.0' Date: April 21, 2026
JAMES E. (J.E.) SMITH, JR.
 3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA 31061
 GA. REG. NO. 1895 PHONE: 478-452-1182



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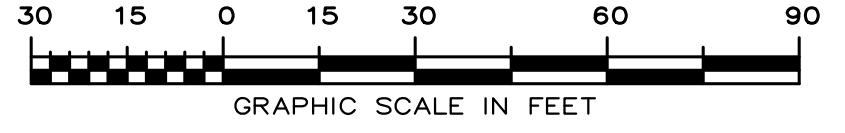
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0.9 MI. +/- 70 U.S. 441

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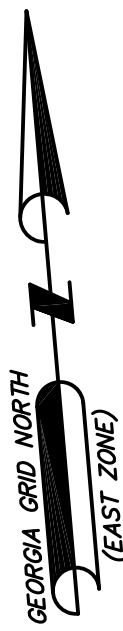
PROPERTY DIVISION SURVEY

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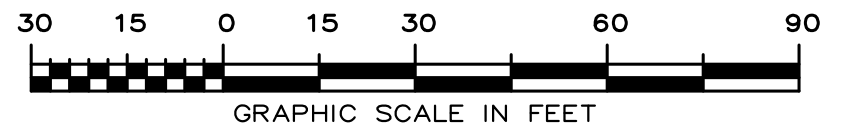
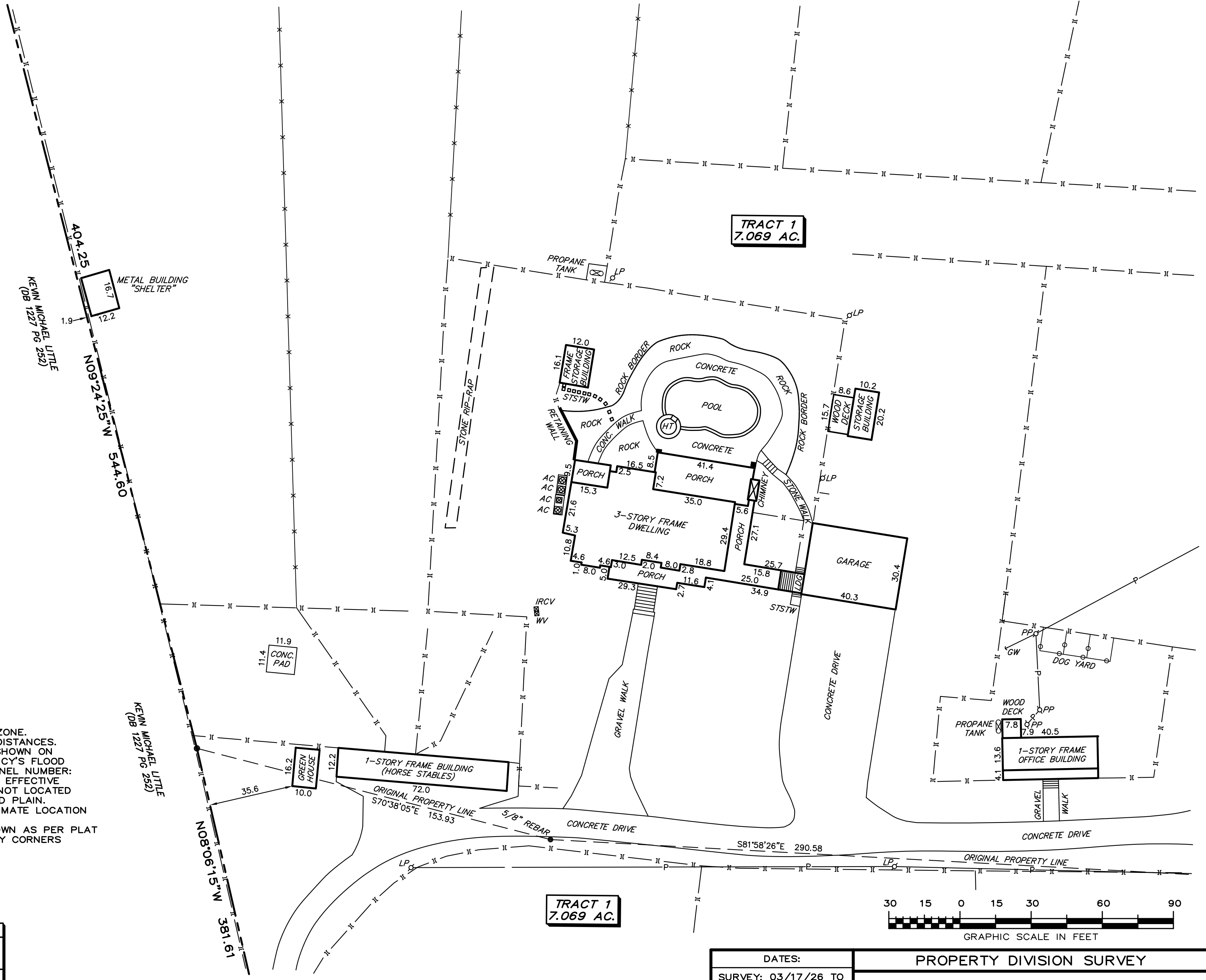
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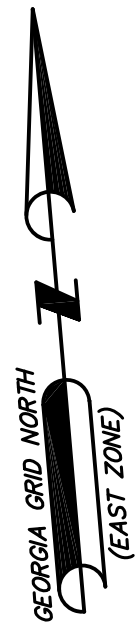
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JAMES E. SMITH, JR. RLS #1895 DATE: _____



LEGEND:

○	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET
---	PROPERTY LINE
---	CENTERLINE
P	POWER LINE
○-○-○	CHAIN LINK FENCE
x-x-x	FENCE WIRE/ELECTRICAL
- -	WOOD RAIL FENCE
---	LAND LOT LINE
---	OVERHEAD POWER LINE
---	ORIGINAL LOT LINE
AC	AIR CONDITIONER
CONC	CONCRETE
DB	DEED BOOK
GW	GUY WIRE
HT	HOT TUB
IRCV	IRRIGATION CONTROL VALVE
LDG	LANDING
LP	LIGHT POLE
PB	PLAT BOOK
PG	PAGE
PP	POWER POLE
PRTK	PROPANE TANK
STSTW	STEP STONE WALK
TJBOX	TELEPHONE JUNCTION BOX
WM	WATER METER
WV	WATER VALVE

REFERENCE:
 PLAT BOOK 37 PAGE 12
 PLAT BOOK 38 PAGE 13
 DEED BOOK 1368 PAGE 175-177
 CLERK'S OFFICE BALDWIN COUNTY
 SUPERIOR COURT.

- NOTES:**
1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE.
 2. DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
 3. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130005 0045 E (MAP NUMBER 13009C0045E) EFFECTIVE DATE OCTOBER 13, 2022. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED 100 YEAR FLOOD PLAIN.
 4. THE LAND LOT LINE IS SHOWN IN AN APPROXIMATE LOCATION AS TAKEN FROM COUNTY RECORDS.
 5. THE RIGHT-OF-WAY OF CORRAL ROAD IS SHOWN AS PER PLAT OF REFERENCE (PB 37 PG 12) AND PROPERTY CORNERS FOUND AS SHOWN AND NOTED ON PLAT.

ACREAGE SUMMARY:

TRACT "1"	7.069 AC.
TRACT "2"	20.665 AC.
TRACT "3"	1.000 AC.
TOTAL	28.734 AC.

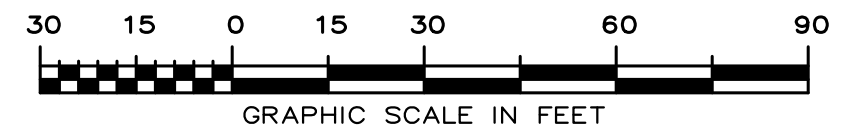
N83°34'34"W 607.11

TRACT 1
7.069 AC.

TRACT 2
20.665 AC.

TRACT 2
20.665 AC.

TRACT 3
1.000 AC.



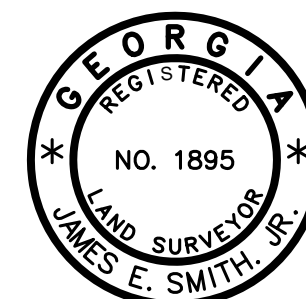
A "CARLSON CRx2" ROBOTIC TOTAL STATION SERIAL NO. 960447 AND TWO CARLSON REAL TIME KINEMATIC ("RTK") GLOBAL POSITIONING SYSTEM (GPS) DUAL FREQUENCY RECEIVERS (MODEL NO. BRx7), ONE AS A BASE STATION AND THE OTHER AS A ROVER WERE USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.04 FEET. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,147 FEET.

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 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 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.

JAMES E. SMITH, JR. RLS #1895

DATE:

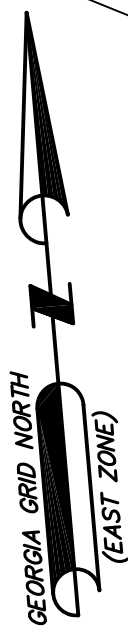
DATES:
 SURVEY: 03/17/26 TO 04/15/2026
 PLAT: 04/21/2026



PROPERTY DIVISION SURVEY
 FOR: **LAZY N FARMS, LLC**
 FORMERLY PROPERTY OF DAVID E. HELMUTH
 PART OF LAND LOT 351 - 1ST LAND DISTRICT
 PART OF LAND LOT 213 - 2ND LAND DISTRICT
 318TH. G. M. DISTRICT
 BALDWIN COUNTY, GEORGIA

Scale: 1" = 30.0' Date: April 21, 2026

JAMES E. (J.E.) SMITH, JR.
 3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA 31061
 GA. REG. NO. 1895 PHONE: 478-452-1182



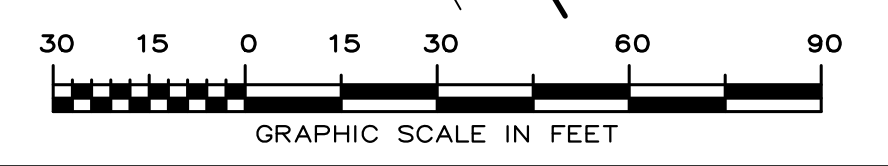
- NOTES:**
1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE.
 2. DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
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- LEGEND:**
- - 1/2" IRON PIN FOUND
 - - 1/2" IRON PIN SET
 - — — — — PROPERTY LINE
 - — — — — CENTERLINE
 - P — — — — — POWER LINE
 - — ○ — ○ — CHAIN LINK FENCE
 - × — × — × — FENCE WIRE/ELECTRICAL
 - II — II — II — WOOD RAIL FENCE
 - - - - - LAND LOT LINE
 - — — — — OVERHEAD POWER LINE
 - - - - - ORIGINAL LOT LINE
 - AC — AIR CONDITIONER
 - CONC — CONCRETE
 - DB — DEED BOOK
 - GW — GUY WIRE
 - HT — HOT TUB
 - IRCV — IRRIGATION CONTROL VALVE
 - LDG — LANDING
 - LP — LIGHT POLE
 - PB — PLAT BOOK
 - PG — PAGE
 - PP — POWER POLE
 - PRTK — PROPANE TANK
 - STSTW — STEP STONE WALK
 - TJBOX — TELEPHONE JUNCTION BOX
 - WM — WATER METER
 - WV — WATER VALVE

- REFERENCE:**
- PLAT BOOK 37 PAGE 12
 - PLAT BOOK 38 PAGE 13
 - DEED BOOK 1368 PAGE 175-177
- CLERK'S OFFICE BALDWIN COUNTY SUPERIOR COURT.

**TRACT 2
20.665 AC.**

ACREAGE SUMMARY:	
TRACT "1"	7.069 AC.
TRACT "2"	20.665 AC.
TRACT "3"	1.000 AC.
TOTAL	28.734 AC.



A "CARLSON CRx2" ROBOTIC TOTAL STATION SERIAL NO. 960447 AND TWO CARLSON REAL TIME KINEMATIC ("RTK") GLOBAL POSITIONING SYSTEM (GPS) DUAL FREQUENCY RECEIVERS (MODEL NO. BRx7), ONE AS A BASE STATION AND THE OTHER AS A ROVER WERE USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.04 FEET. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,147 FEET.

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