

Acreage Summary

RSP
Randolph Southern Properties

Cliff Bowen 478-986-7942
Broker P.O. Box 1902
Gray, GA 31032
Email chbowen@outlook.com
**Land, Investment and Recreational
Property Sales**

Cruised Acres				
Stand #	Timber Type	Acres		
1	Pine Loblolly - 1960	37		
2	Pine Loblolly - 1960	58		
3	Pine Loblolly - Thinned 1986	16		
4	Pine Loblolly 2000	13		
5	Upland Hardwood, Upland Hardwood, Hardwood Flat, Upland Hardwood Thinned	<u>134</u>		
	Total Cruised Acres		258	
	Pine Regeneration	14		
	Pine-Hardwood Regeneration	22		
	Hardwood-Pine Regeneration	<u>7</u>		
	Total Regeneration		<u>43</u>	
	Total Wooded Acres			301
Non-Forest				
	Lake	29		
	Dam, Run Around	1		
	Barn & Cabin Site	5		
	Food Plots	5.51		
	Roads, Powerlines, Open Areas	<u>15</u>		
	Total Non-Forest			55.51
	Total Acres			356.51

Timber Valuation
Dumas - Buck Creek Tract
Jasper County, Georgia
356.51 Acres

NOTE : This tract is now 320 acres not 356 acres

*Timber values vary.
RSPLLC Nor the Seller makes no
warranty as to Value. Do your
own inspections.

Product	Tons	\$/Ton	Value	
Pine				
Pulpwood	1512	\$12.00	\$18,144	
Chip-n-Saw	416	\$19.00	\$7,904	
Sawtimber	5092	\$28.00	\$142,576	
Topwood	<u>749</u>	\$7.00	<u>\$5,243</u>	
Total Pine	7769			\$173,867
Hardwood				
Pulpwood	3142	\$8.00	\$25,136	
Palletwood	952	\$16.00	\$15,232	
Sawtimber				
Oak	2649	\$43.00	\$113,907	
Poplar	1299	\$36.00	\$46,764	
Crossties				
Sweetgum	1180	\$28.00	\$33,040	
Miscellaneous	335	\$28.00	\$9,380	
Topwood	<u>819</u>	\$8.00	<u>\$6,552</u>	
Total Hardwood	10,376			<u>\$250,011</u>
Total Timber Value				
				\$423,878
Average - \$1643/Acre (Timbered)				

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SALE - CBS TO JOHN DUMAS

SIZE: APPROX. 36 AC. (SURVEY)

AREA : OUT LINED IN BLUE-see survey

BASIC DESCRIPTION OF LAND:

PINK--- MOSTLY UH-HF----HARDWOODS THAT CAN'T BE HARVESTED BECAUSE OF
BMP CREEK SET BACK AREAS

WHITE--- NPHR—CUTOVER SEVERAL YEARS AGO--CURRENTLY IS NATURAL UN-
MERCHANTABLE REGERNATION—

MOSTLY CUTOVER LAND—SEE TYPE MAP

C/L--- MEANS SALE LINE FOLLOWS CENTER LINE OF OLD WOODS ROADS

JOHN DUMAS (UNCLE)—DUMAS FAMILY PARTNERSHIP OWNS THE TWO TRACTS
JOIINING OWNS

RESULT AFTER SALE:

SIZE REMAINING: 320 ACRES

TIMBER--BASICALLY ALL THE MERCHANTABLE TIMBER: SEE YOUR TIMBER CRUISE-
--AT \$425,000

STOCKED LAKE: 30 ACRES

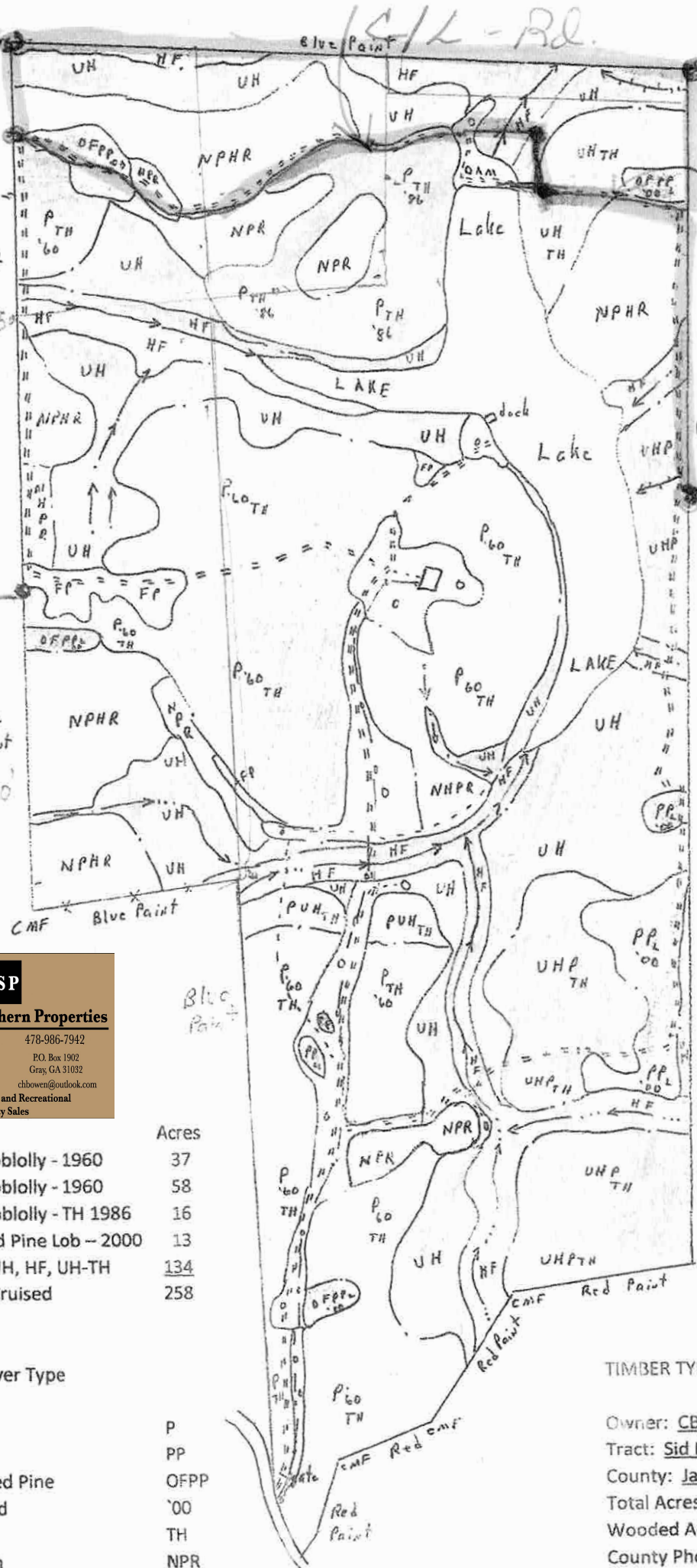
BARN WITH FURNISHED APT.

DOCK

Randolph Southern Properties LLC does not guarantee the accuracy of this report.

DUMAS Family

Cliff Roof
DUMAS Family



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Stand	Acres
1 Pine Loblolly - 1960	37
2 Pine Loblolly - 1960	58
3 Pine Loblolly - TH 1986	16
4 Planted Pine Lob - 2000	13
5 UHP, UH, HF, UH-TH	134
Total Cruised	258

Cover Type	Code
Pine	P
Planted Pine	PP
Old Field Planted Pine	OFPP
Year Established	'00
Thinned	TH
Natl Pine Regen	NPR
Natl Pine-Hardwood Regen	NPHR

TIMBER TYPE MAP

Owner: CBS Investments, LP
 Tract: Sid Dumas - Buck Creek Tract
 County: Jasper State: Georgia
 Total Acres: 356.51 Cruised Acres: 258
 Wooded Acres: 301
 County Photo: #58 Parcel: #26,26-001

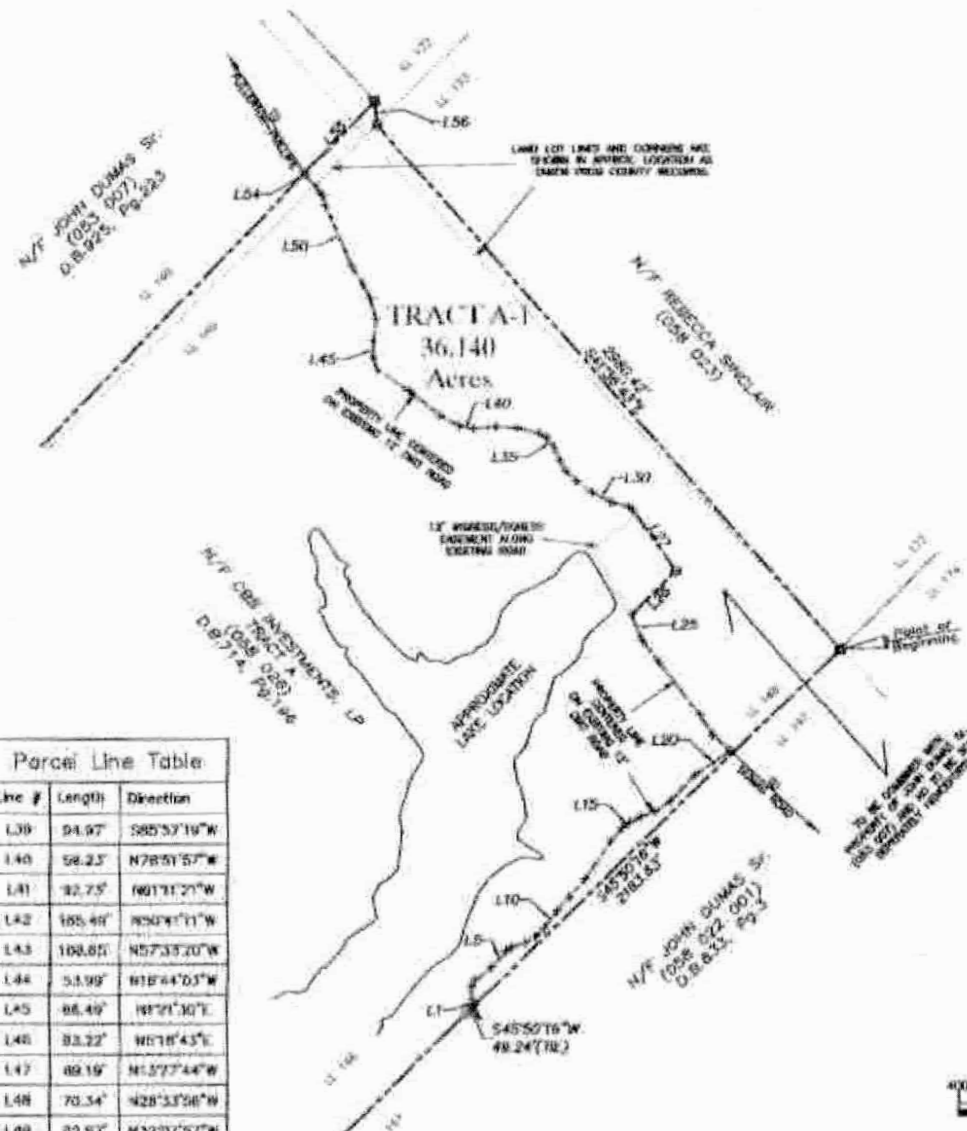
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NOTES:

- The survey shown and is solely situated has made no investigation or independent search for encumbrances, easements, rights, or any other facts that in any way affect the title or interest in the land surveyed.
- The surveyor whose name is hereunto attached does not certify that all encumbrances and easements have been shown, nor does the surveyor assume any liability for any such encumbrances or easements, either declared or implied, which may affect the property.
- The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
- The original information is shown as taken from the records of the files of survey.

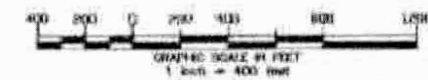


LEGEND:

- ⊕ - 1/2" IRON PIN SET (IPS)
- ⊙ - 1/2" IRON PIN FOUND (IPF)
- ⊗ - 1.5" IRON PIPE FOUND (IPF)
- ⊕ - 400 BIRCH/COMMON NAIL FOUND
- ⊕ - COMPUTED POINT
- - - RIGHT OF WAY LINE
- PROPERTY LINE

REFERENCES:
 D.B. 714, PG. 198
 P.B. 6, PG. 887
 CLERK OF SUPERIOR COURT
 JASPER COUNTY, GEORGIA

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	25.89'	N20°46'14"W	L20	177.20'	N66°40'36"E	L39	84.97'	S85°37'19"W
L2	58.09'	N2°56'38"W	L21	102.60'	N48°07'38"W	L40	58.23'	N78°51'57"W
L3	35.45'	N53°05'25"E	L22	68.57'	N82°32'02"W	L41	82.75'	N01°11'21"W
L4	83.78'	N51°24'42"E	L23	290.58'	N57°05'20"W	L42	185.48'	N50°41'11"W
L5	93.47'	N42°36'30"E	L24	115.46'	N38°24'58"W	L43	108.85'	N57°33'20"W
L6	26.52'	N57°31'44"E	L25	116.82'	N22°53'40"W	L44	51.99'	N18°44'03"W
L7	80.53'	N70°34'45"E	L26	261.89'	N45°10'58"E	L45	86.49'	N71°13'30"E
L8	52.56'	N69°51'23"E	L27	217.39'	N35°16'06"W	L46	83.22'	N5°18'43"E
L9	51.27'	N44°45'08"E	L28	22.85'	N56°30'00"W	L47	89.19'	N15°27'44"W
L10	84.49'	N37°11'08"E	L29	82.58'	N75°06'36"W	L48	70.34'	N28°33'26"W
L11	74.83'	N41°55'34"E	L30	80.49'	N63°42'19"W	L49	82.57'	N32°07'57"W
L12	98.13'	N40°55'58"E	L31	88.18'	N54°17'41"W	L50	278.73'	N23°37'05"W
L13	201.00'	N34°26'47"E	L32	56.04'	N49°27'18"W	L51	43.74'	N16°34'20"W
L14	23.88'	N43°05'36"E	L33	81.90'	N30°07'07"W	L52	36.31'	N38°14'38"W
L15	41.74'	N62°34'34"E	L34	80.73'	N23°41'58"W	L53	70.32'	N59°09'19"W
L16	45.04'	N64°39'29"E	L35	52.32'	N37°18'42"W	L54	12.80'	N32°45'44"W
L17	86.79'	N71°35'35"E	L36	37.84'	N58°46'39"W	L55	423.24'	N44°01'35"E
L18	79.74'	N58°26'21"E	L37	86.17'	N75°53'34"W	L56	89.65'	N2°29'30"E
L19	154.24'	N43°43'23"E	L38	86.91'	N86°18'08"W			



SURVEYOR CERTIFICATION:
 I, the undersigned, being a duly qualified and licensed surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations from which this plat was prepared, and that the same were taken and reduced to this plat in accordance with the provisions of the Georgia Surveying Act, Chapter 136, Code of Georgia Annotated, and that the same were taken and reduced to this plat in accordance with the provisions of the Georgia Surveying Act, Chapter 136, Code of Georgia Annotated, and that the same were taken and reduced to this plat in accordance with the provisions of the Georgia Surveying Act, Chapter 136, Code of Georgia Annotated.

Equipment Used
 Leica: Total Station
 Angles: Leica TCR1202
 www.leica-geosystems.com



THIS FIELD BOOK UPON WHICH THIS MAP OR PLAN IS BASED WAS A CLOSE PROXIMITY OF ONE FOOT IN 33,741 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER HUNDRED FEET, AND WAS ANALYZED USING THE CLOSEST POINT TO POINT METHOD. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN TWO, 752.1 FEET.

Property Survey

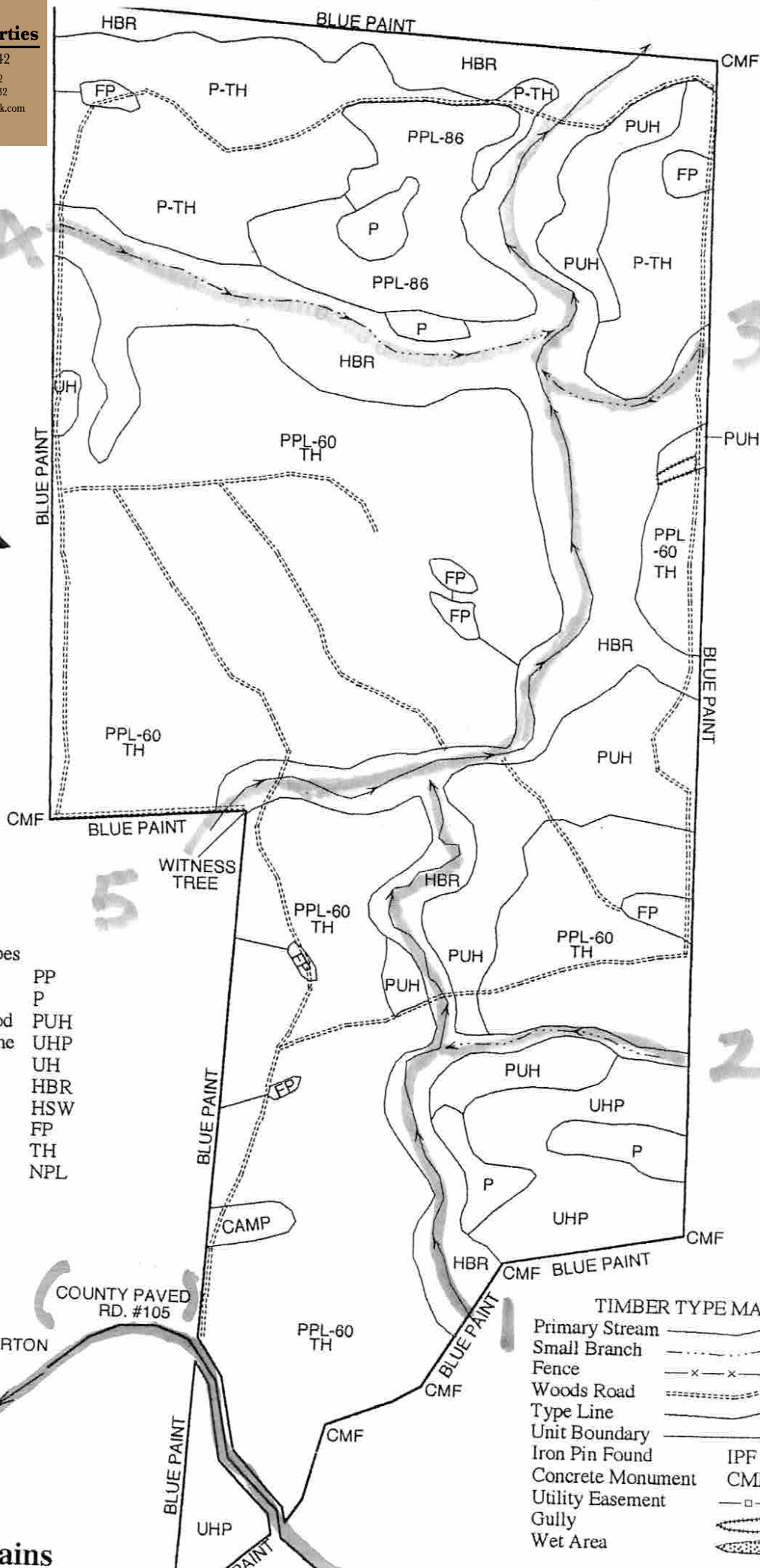
For: **Dumas Family, L.P.**

Parcel A-1, a portion of Parcel A, of the J. Sidney Dumas Property, in Land Lot 148 lying in the 262nd G. M. District Jasper County, Georgia

SCALE: 1" = 400' | August 23, 2018

Ogletree & Chivers Land Surveyors
 885 Dunwoody Rd., Suite B Atlanta, GA 30328 478-453-3424

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Cover Types

Planted Pine	PP
Pine	P
Pine Upland Hardwood	PUH
Upland Hardwood-Pine	UHP
Upland Hardwood	UH
Hardwood Branch	HBR
Hardwood Swamp	HSW
Food Plot	FP
Thinned	TH
Natural Pine Lob	NPL

TIMBER TYPE MAP

Primary Stream	
Small Branch	
Fence	
Woods Road	
Type Line	
Unit Boundary	
Iron Pin Found	IPF
Concrete Monument	CMF
Utility Easement	
Gully	
Wet Area	



Scale in Chains

D.R.M.A.

5 Branches Lake Tract

320 +/- Acres

Legend

-  Feature 1
-  O1030019305

OUT

Dumas Rd

Google Earth

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Google Earth

2000 ft

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