

George F. Willis, *Realty*

334.12 +/- Acres Lincoln County

Hidden Harbor Road, Lincolnton, Georgia 30817

Raborn Taylor III, ALC, CCIM

678.313.5090 text/cell

rt3@gfwillis.com

Ty D. Mitcham, ALC, CCIM

770.846.7924 text/cell

tm@gfwillis.com

George F. Willis,
Realty

770.382.0058 office

807 North Tennessee Street, Suite 101, Cartersville, Georgia 30120

"Faithful Cooperation Brings Mutual Success!"



Piedmont Paradise

A 334-Acre Georgia Legacy Sanctuary on the Shores of Lake Thurmond

Positioned along the shores of Clarks Hill Lake, also known as Lake Thurmond in Lincoln County, Georgia, this expansive 334 +/- acre sanctuary represents one of the Southeast's most significant opportunities for land stewardship and private luxury. Rare in scale and featuring over 8,000 feet of shared Corps of Engineers boundary line, the estate offers an unparalleled canvas for a world-class waterfront manor or a multi-generational family compound. This asset whether utilized as a secluded secondary residences/lodge retreat or utilized in its current state as a hunting and fishing recreational property offers many possibilities. Consisting of open land, approximately 5 year old planted loblolly pines, approximately 19 year old fifth row thinned loblolly pine, and pockets of hardwoods including mature white and red oaks this property offers biological diversity for a matrix of uses or needs. For the strategic investor, this property warrants investigation as a high-value asset for a permanent tax conservation easement or future development. This acreage is a definitive "buy and hold" asset for the discerning portfolio. Here, the quietude of Georgia's Piedmont meets the vastness of a 71,000-acre lake, delivering a legacy of privacy that is increasingly impossible to replicate.

ALL INFORMATION DEEMED RELIABLE, BUT CANNOT BE GUARANTEED. BUYER TO VERIFY ALL INFORMATION IN THEIR DUE DILIGENCE.

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Total Corp of Engineers Shared Boundary Line: 8667.94 +/- Feet

Total Road Frontage: 2,822.54 +/- Feet

**A small amount of frontage (approximately 70 feet)
should be added for Tract B *Survey not available.

Tract A: 520.25 +/- Feet on Hidden Harbor Road
50 +/- Feet on Forest Lake

Tract B: **Estimated 70 Feet - Not included in Total Road Frontage**

Tract C: 1817.84 +/- Feet on Hidden Harbor Road

Tract E: 434.45 +/- Feet on Hidden Harbor Road

Zoning: A-2 & R-3 Lincoln County

Lincoln County, Georgia Population estimate 2025: 8,112

Lincoln County, Georgia 211 square miles

Georgia Population estimate 2025: 11,302,748

Lake Thurmond Approximately 71,000 Acres

Distance from Property in Miles:

Atlanta, GA: 132

Charleston, SC: 186

Jacksonville, FL: 264

Greenville, SC: 97

Miami, FL: 651

Augusta, GA: 38

Charlotte, NC: 188

Athens, GA: 66

Chattanooga, TN: 249

Savannah, GA: 157

Thomson-McDuffie County Regional Airport (HQU): 18.2

Daniel Field Airport (DNL): 38.2

Augusta Regional Airport* (AGS): 45.2

Hartsfield Jackson International Airport (ATL): 137

*Serviced by Delta Airlines and American Airlines. **At the time of print.

Property taxes 2025: \$2,848.81

*Lower property taxes due to 10 year Georgia CUVA program.

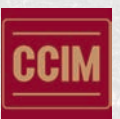
(Conservation Use Valuation Assessment –

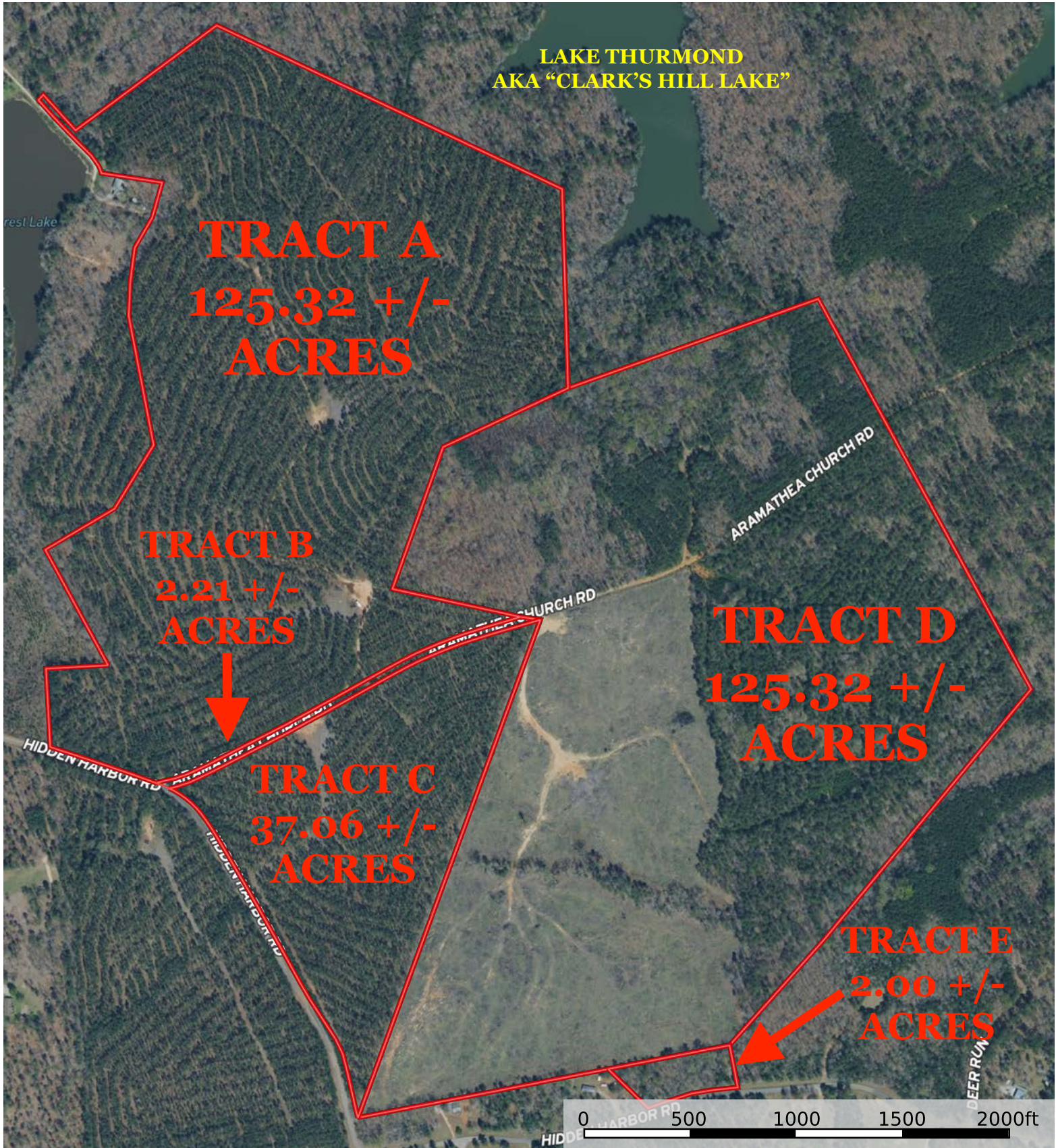
This is not a permanent conservation easement.)

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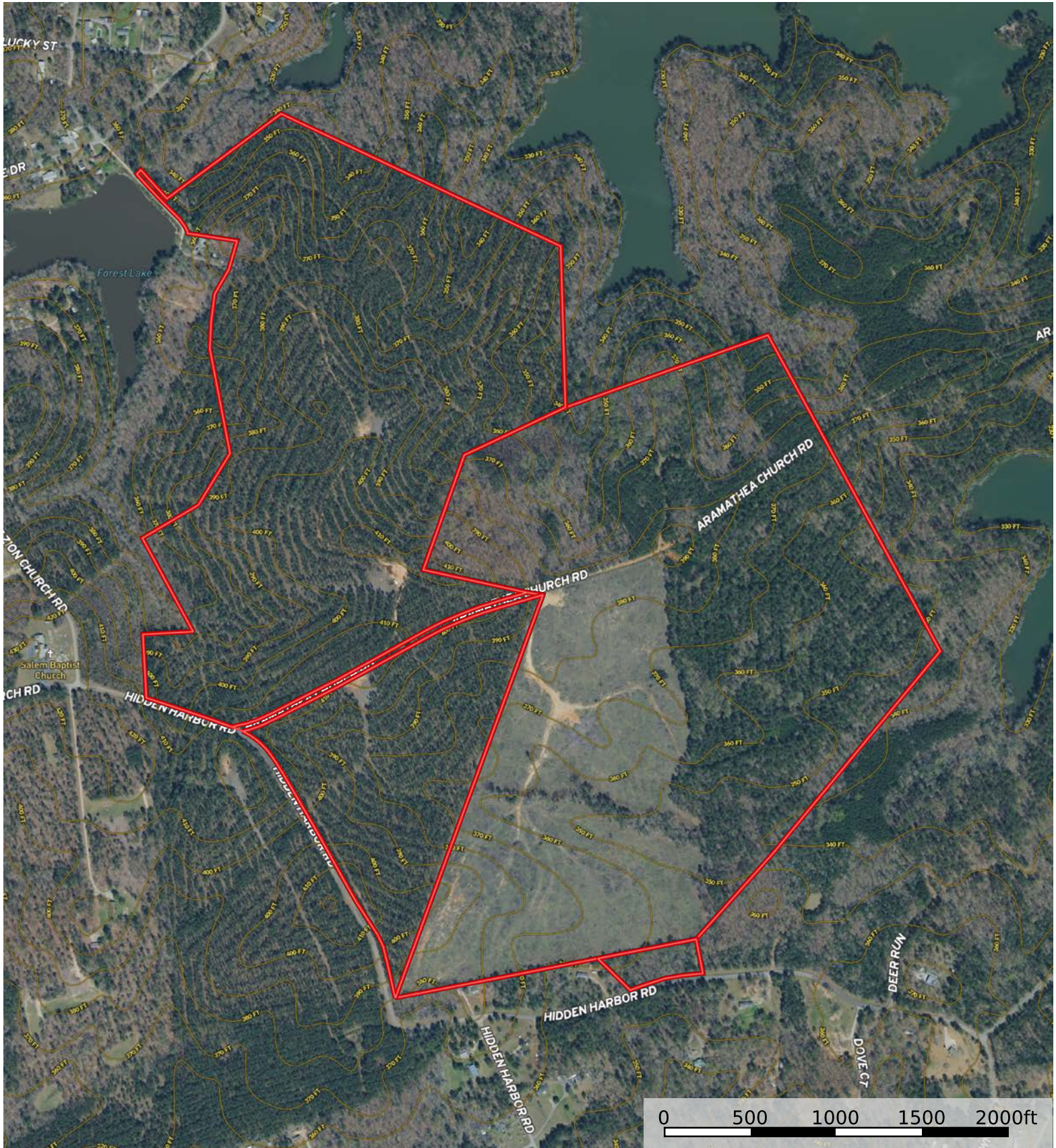




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Hidden Harbor Road All Lines Are Approximate.
Lincoln County, Georgia, 334.12 AC +/-

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Raborn Taylor III
P: 7703820058

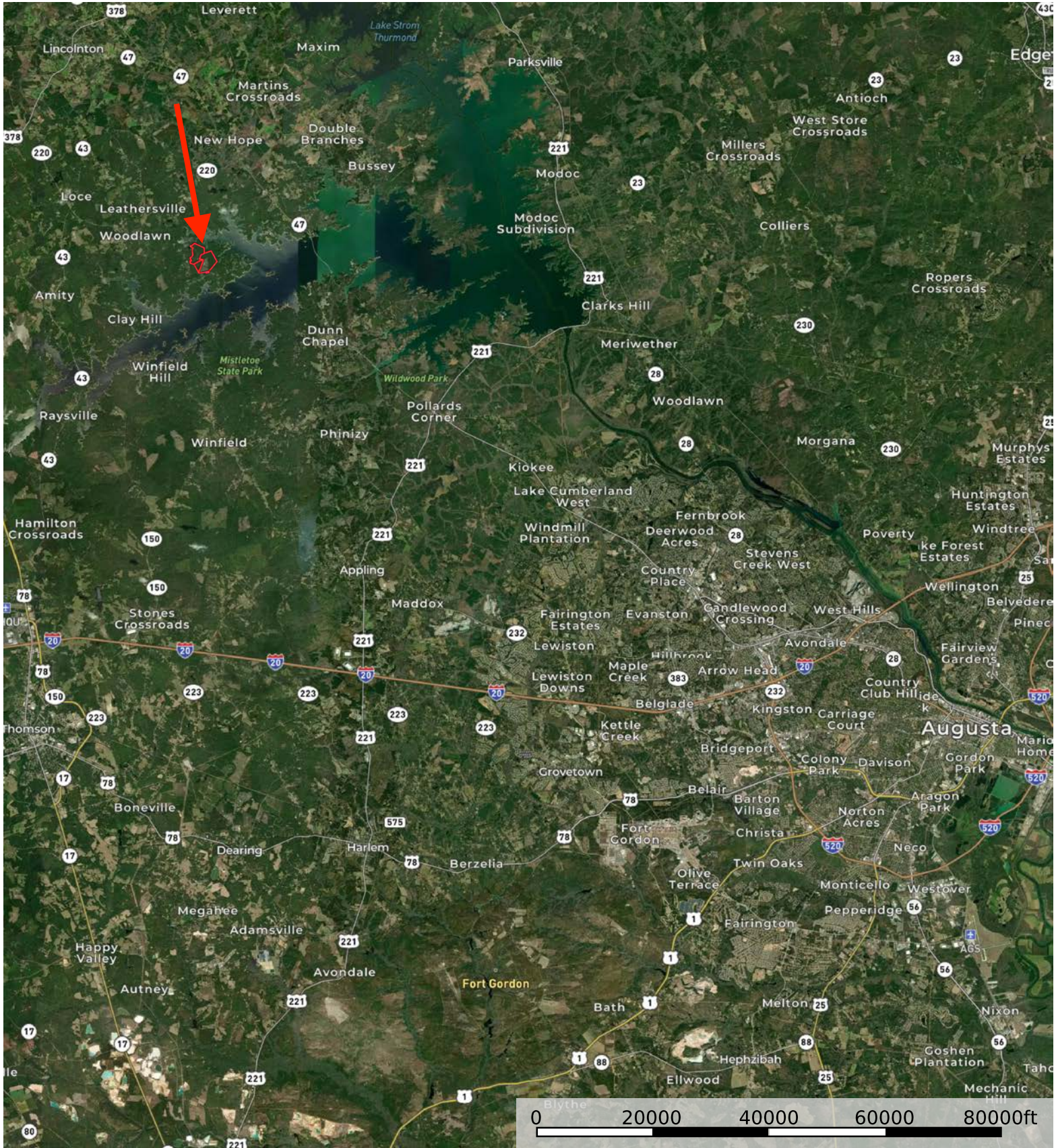
www.gfwillis.com



The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

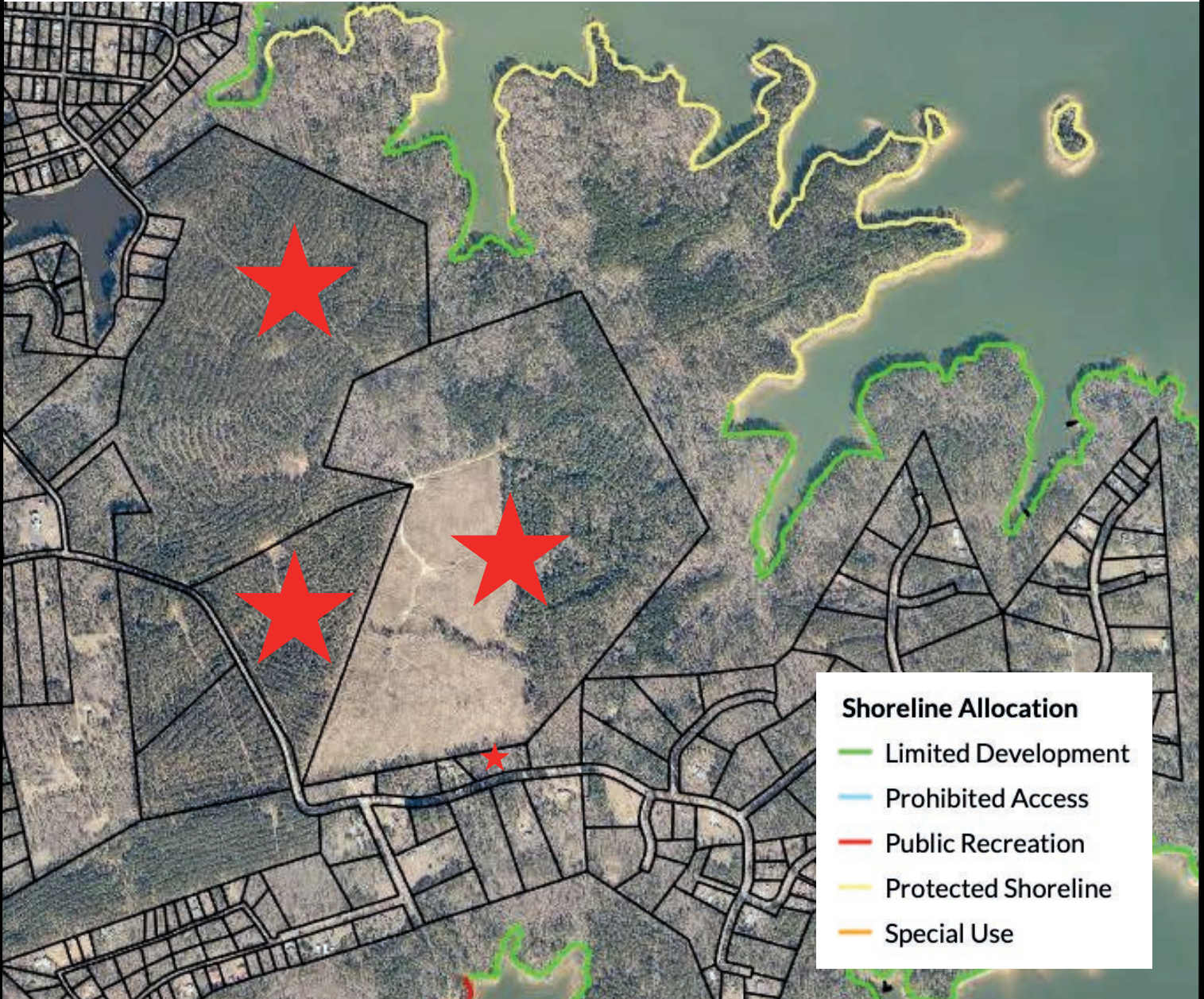
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ALL LINES ARE APPROXIMATE.



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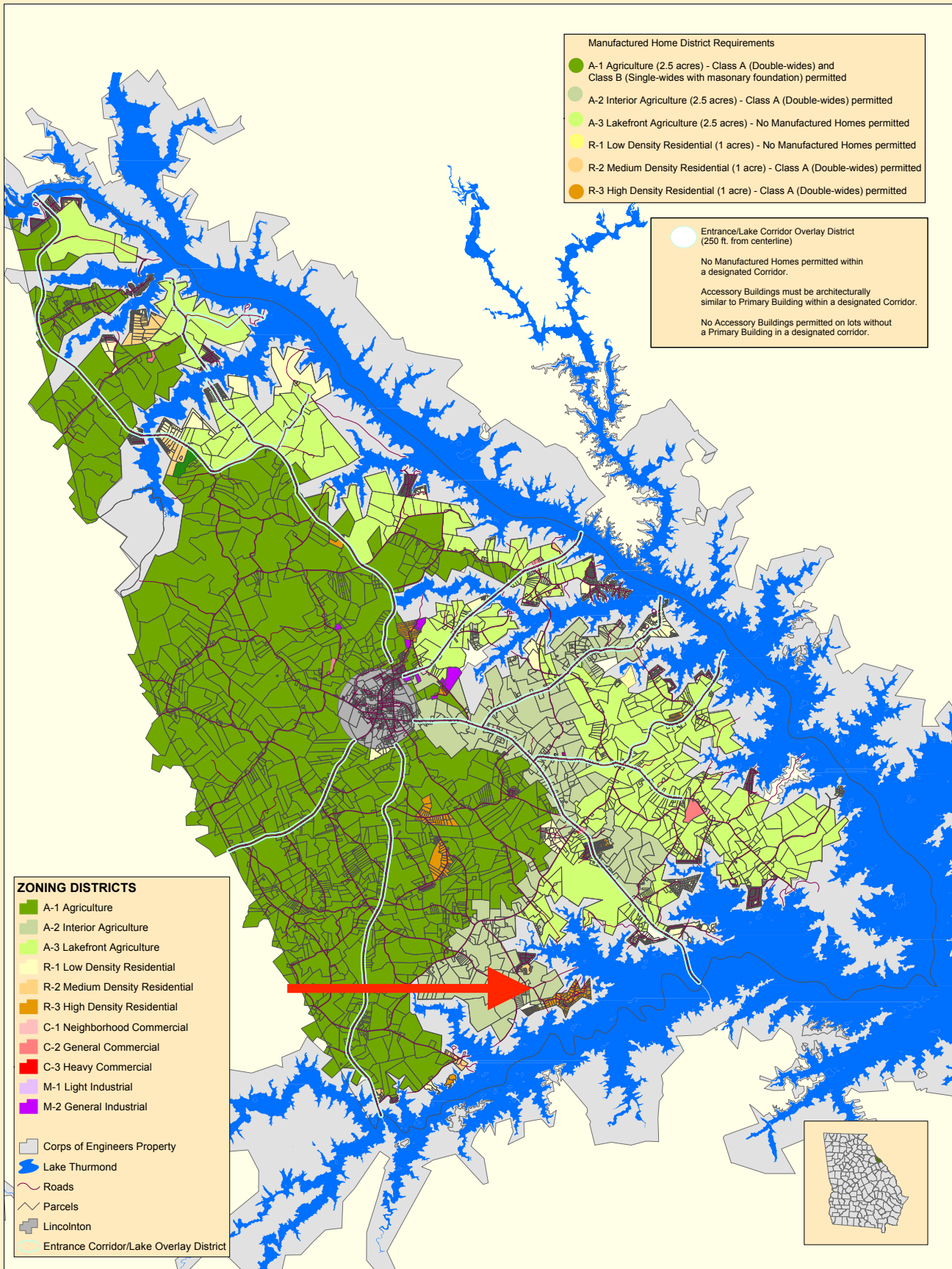
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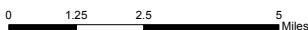
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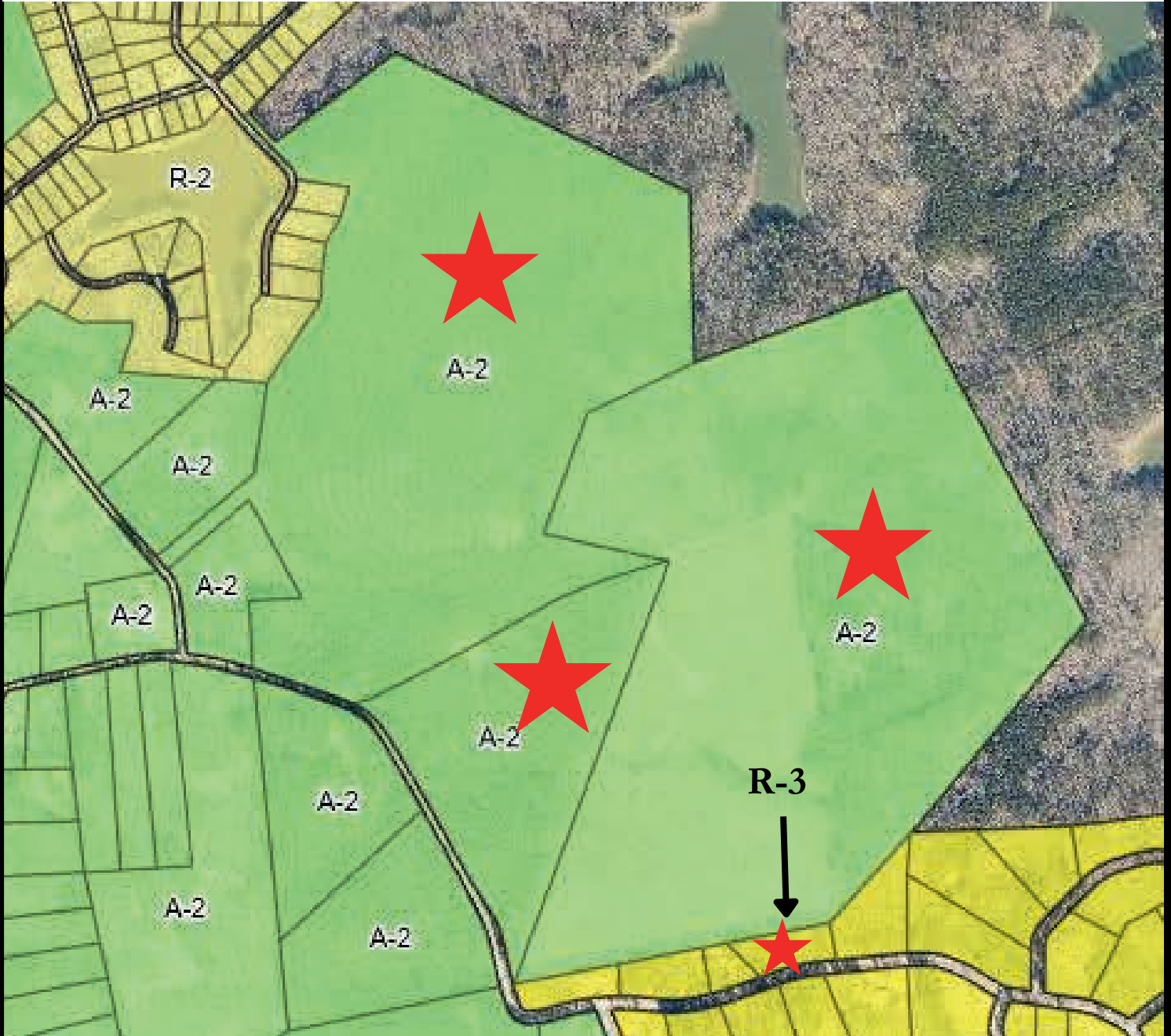
Created by:
Lincoln County GIS
January, 2022



Lincoln County Official Zoning Map

Projection Information:
Universal Transverse Mercator
For Planning Purposes Only
Parcel Data Source:
Office of Information Technology Outreach Services
The University of Georgia, 2020

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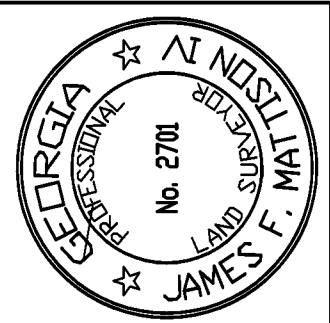
RESERVED FOR THE CLERK OF SUPERIOR COURT

Plat Doc: PLAT
Recorded 08/12/2024 01:00PM

AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
Court County, Ga.
BK.E2024 Pg 0078
Penalty: \$0.00
Interest: \$0.00
Participants: 8402829220

JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 8/7/2024

MATTISON & ASSOCIATES, INC.
1100 N. GLENDALE, GEORGIA 30617
PHONE: 770-359-5953
FAX: 770-359-5953
EMAIL: jfmattison@ma-z.net
CERTIFICATE OF AUTHORIZATION LSF00690
EXPIRES JUNE 30, 2026



AS REQUIRED BY SUBSECTION (C) 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. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE AGENCIES. THE SURVEYOR'S OBLIGATION IS TO CONDUCT THE SURVEY IN ACCORDANCE WITH 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.

Curve	Radius	Length	Chord	Bear.
C1	1509.08'	305.95'	S 62°19'00" W	251.11'
C2	3757.54'	260.26'	S 61°36'37" W	203.45'
C3	1282.00'	322.96'	S 70°14'22" W	253.77'
C4	6516.42'	677.53'	N 38°18'24" W	293.40'
C5	892.33'	198.15'	N 41°57'11" W	60.00'
C6	378.12'	196.25'	N 42°11'38" W	230.00'
C7	2249.08'	100.74'	N 14°48'58" W	126.43'
C8	677.92'	217.39'	N 23°08'25" W	166.63'
C9	1267.06'	131.39'	N 32°38'04" W	149.90'
C10	388.42'	160.09'	N 48°42'21" W	289.15'
C11	1332.00'	268.87'	N 68°48'18" E	526.46'
C12	3807.54'	263.73'	N 61°36'37" E	75.00'
C13	1459.08'	295.82'	N 29°11'00" E	278.72'
C14	328.42'	205.11'	S 54°47'24" E	471.08'
C15	1207.06'	125.17'	S 32°38'04" E	384.32'
C16	617.92'	198.15'	S 23°08'25" E	234.58'
C17	2309.08'	103.43'	S 14°48'58" E	285.67'
C18	428.17'	60.25'	S 28°44'33" E	100.06'

Approved by Lincoln County Planning & Zoning
Stephanie Eicher
Stephanie Eicher, Director

Approval Date/Time:
11:48 am, August 12 2024

PLAT FOR
DOUBLE F LLC

SHOWING PROPERTY KNOWN AS TAX MAP 49 024
DEED BOOK 282-33
PLAT BOOK A-30

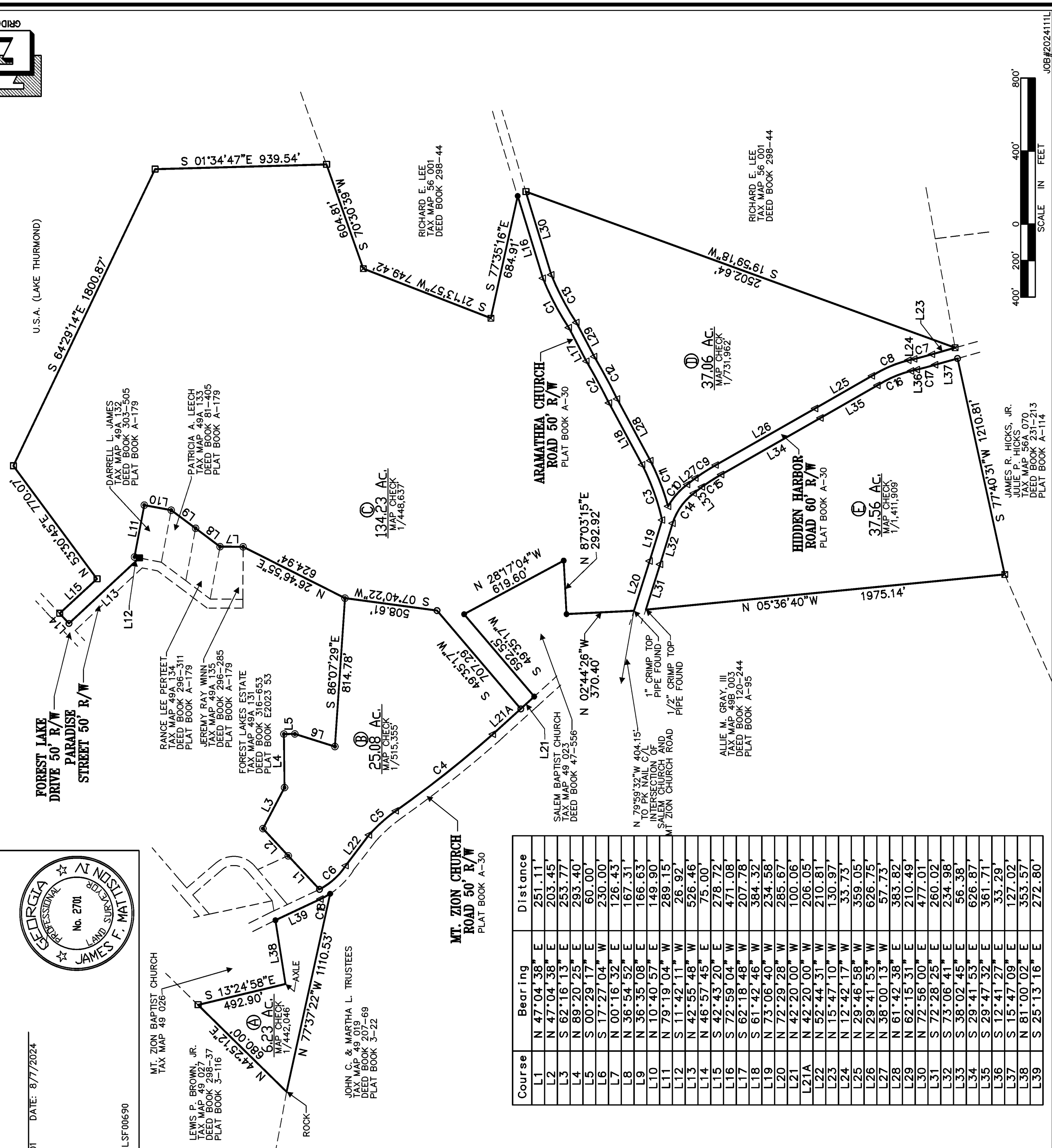
183rd. G.M.D. 240.15 TOTAL ACRES
LINCOLN COUNTY, GEORGIA

SCALE: 1"=400' AUGUST 7, 2024 (FIELD WORK)
AUGUST 10, 2024 (PLAT COMPLETED)

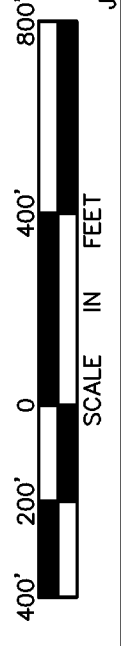
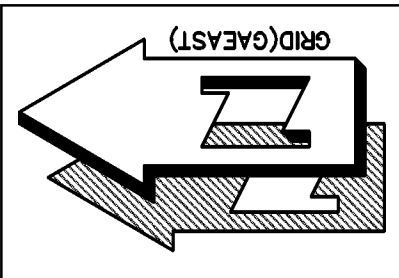
TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/1,129'
ANGULAR ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT

- - 1/2" REBAR SET
- - 1/2" PIPE FOUND
- - 5/8" REBAR FOUND
- - 3/4" PIPE FOUND
- ⊙ - 1/2" REBAR FOUND
- ⊠ - CONCRETE MONUMENT FOUND
- △ - COMPUTED POINT
- ▲ - PK NAIL

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.



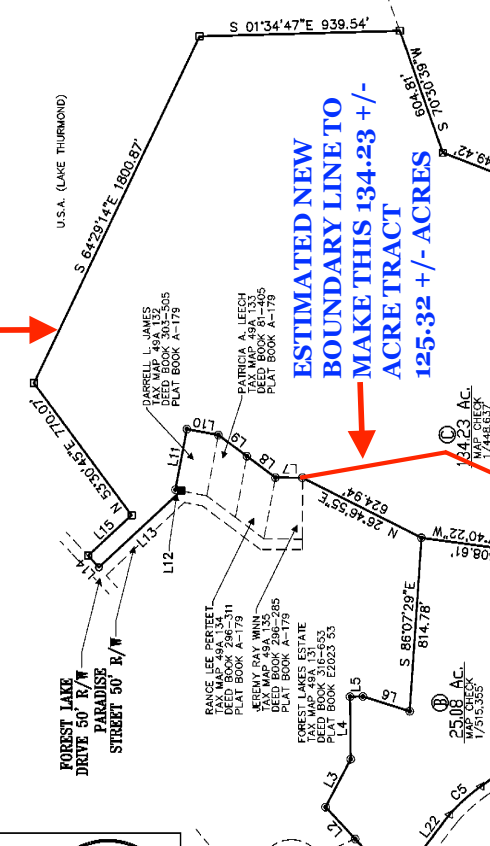
Course	Bearing	Distance
L1	N 47°04'38" E	251.11'
L2	N 47°04'38" E	203.45'
L3	S 62°16'13" E	253.77'
L4	N 89°20'25" E	293.40'
L5	S 00°29'17" E	60.00'
L6	S 17°27'04" W	230.00'
L7	N 00°16'32" E	126.43'
L8	N 36°54'52" E	167.31'
L9	N 36°35'08" E	166.63'
L10	N 10°40'57" E	149.90'
L11	N 79°19'04" W	289.15'
L12	S 11°42'11" W	26.92'
L13	N 42°55'48" W	526.46'
L14	N 46°57'45" E	75.00'
L15	S 42°43'20" E	278.72'
L16	S 72°59'04" W	471.08'
L17	S 62°18'48" W	207.78'
L18	S 61°42'46" W	384.32'
L19	N 73°06'40" W	234.58'
L20	N 72°29'28" W	285.67'
L21	N 42°20'00" W	100.06'
L21A	N 42°20'00" W	206.05'
L22	N 52°44'31" W	210.81'
L23	N 15°47'10" W	130.97'
L24	N 12°42'17" W	33.73'
L25	N 29°46'58" W	359.05'
L26	N 29°41'53" W	626.75'
L27	N 38°00'13" W	57.73'
L28	N 61°42'38" E	383.82'
L29	N 62°15'31" E	210.49'
L30	N 72°56'00" E	477.01'
L31	S 72°28'25" E	260.02'
L32	S 73°06'41" E	234.98'
L33	S 38°02'45" E	56.38'
L34	S 29°41'53" E	626.87'
L35	S 29°47'32" E	361.71'
L36	S 15°47'09" E	33.29'
L37	S 15°47'09" E	127.02'
L38	N 81°00'02" E	353.57'
L39	S 25°13'16" E	272.80'



JOB#202411L



TRACT A 125.32 +/- ACRES



ESTIMATED NEW BOUNDARY LINE TO MAKE THIS 134.23 +/- ACRE TRACT 125.32 +/- ACRES

**TRACT B
2.21 +/-
ACRES**

**TRACT C
37.06 +/-
ACRES**

RESERVED FOR THE CLERK OF SUPERIOR COURT

Plat Doc: PLAT
Recorded 08/12/2024 01:00PM
AMANDA A. COSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
COURT County, Ga
Bk. E2024 Pg. 0078
Internet \$0.00
Participants: 8402829220

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GEORGIA
JAMES S. MATTHEWS, JR.
No. 270
SUPERVISOR OF SURVEYORS

MATTISON & ASSOCIATES, INC.
LINCOLN COUNTY, GEORGIA 30817
(706) 539-8838
FAX (706) 539-8839
EXPIRES: JUNE 30, 2025

DATE: 8/7/2024

L.S.#: 006-90
AUTHORIZATION

Curve	Radius	Length	Chord	Bear.
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C5	892.33'	198.15'	197.74'	N 41°57'11" W
C6	376.12'	198.25'	194.06'	N 42°11'38" W
C7	2249.08'	100.74'	100.73'	N 14°48'58" W
C8	677.92'	217.39'	216.45'	N 23°08'25" W
C9	1267.06'	131.39'	131.35'	N 32°26'04" W
C10	1352.16'	258.89'	258.80'	N 68°48'18" W
C11	3807.54'	263.73'	263.67'	N 61°38'37" E
C12	1459.08'	295.82'	295.31'	N 62°13'00" E
C13	3207.06'	205.11'	201.79'	S 54°47'24" E
C14	1267.06'	198.15'	197.30'	S 23°38'04" E
C15	617.92'	198.15'	197.30'	S 23°38'04" E
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PLAT FOR

DOUBLE F LLC
SHOWING PROPERTY KNOWN AS TAX MAP 49 024
DEED BOOK 282-13
PLAT BOOK A-30

183rd. G.M.D. 240:15 TOTAL ACRES
LINCOLN COUNTY, GEORGIA

SCALE: 1"=400' AUGUST 7, 2024 (FIELD WORK)
AUGUST 10, 2024 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER V
SOUTH POINT
ANGULAR ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT

○ - 1/2" REBAR SET
● - 1/2" PIPE FOUND
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▲ - PK NAIL

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LINCOLN COUNTY SUPERIOR/JUVENILE
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FAX (706) 539-8839
EXPIRES: JUNE 30, 2025

DATE: 8/7/2024

L.S.#: 006-90
AUTHORIZATION




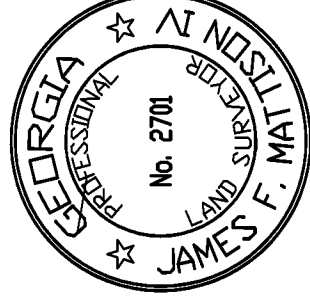
RESERVED FOR THE CLERK OF SUPERIOR COURT

Plat Doc: PLAT
Recorded 08/12/2024 02:19PM

AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
Court County, Ga.
Bk E2024 Pg 0079
Penalty: \$0.00
Interest: \$0.00
Participants: 8402829220

AS REQUIRED BY SUBSECTION (c) 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 F. MATTISON, IV, P.L.S. #2701 DATE: 8/12/2024



MATTISON & ASSOCIATES, INC.
P.O. BOX 714
LINCOLN, GEORGIA 30817
(706) 359-5853
EMAIL: jfmatt@t2enu-z.net
CERTIFICATE OF AUTHORIZATION LSF00690
EXPIRES JUNE 30, 2026

Approved by Lincoln County Planning & Zoning



Approval Date/Time:
2:08 pm, August 12 2024

Stephanie Eicher, Director

PLAT FOR

DOUBLE F LLC

SHOWING PROPERTY KNOWN AS TAX MAP 56 001

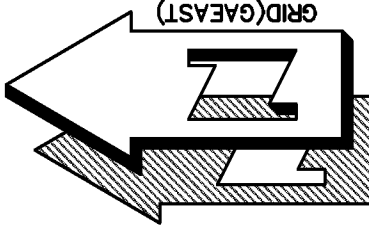
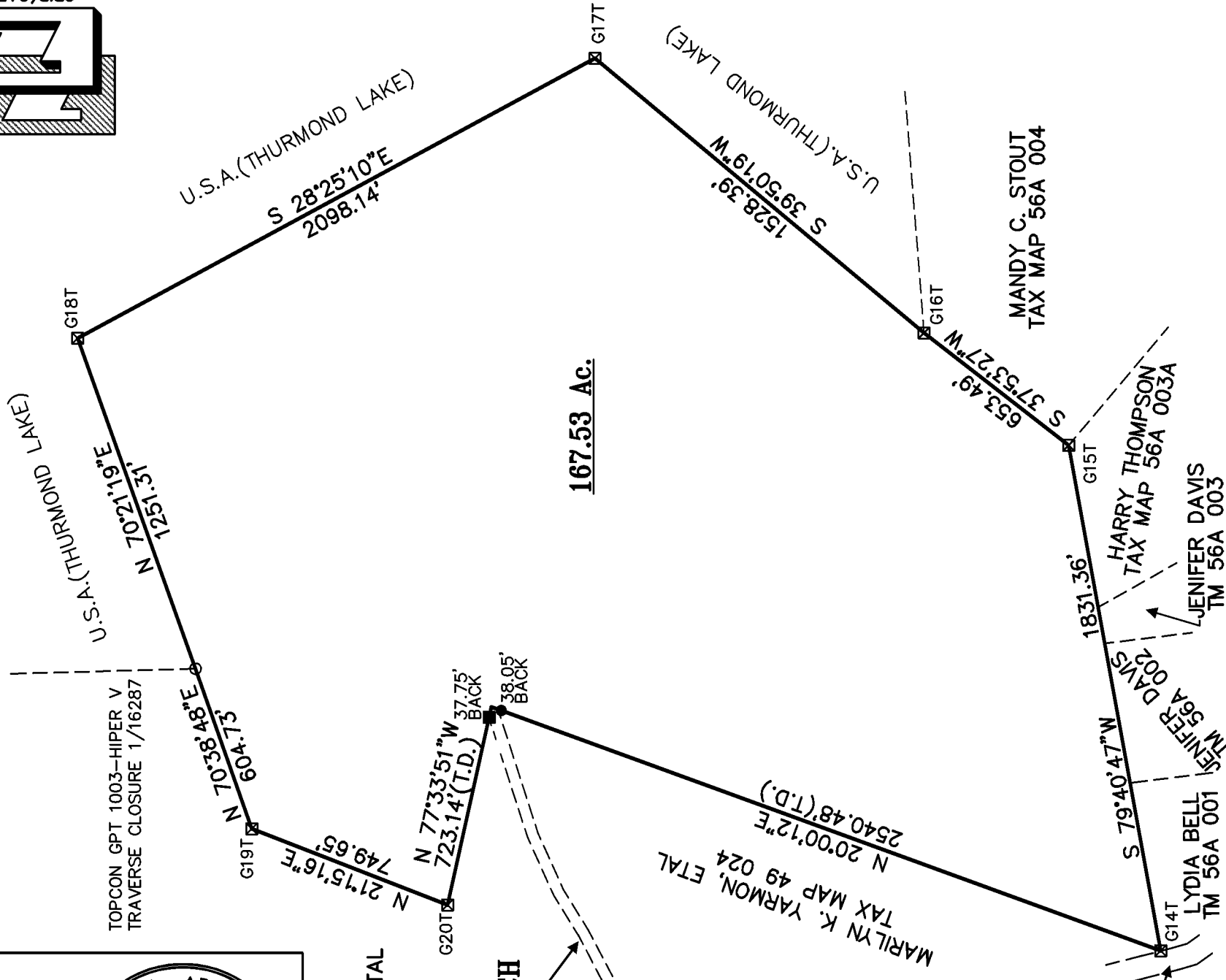
183rd. G.M.D. 167.53 ACRES
LINCOLN COUNTY, GEORGIA

SCALE: 1"=500' OCTOBER 1, 2020 (FIELD WORK)
AUGUST 12, 2024 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/16287
ANGULAR ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT
MAP CHECK 1/2421511

- - 1" PIPE FOUND
- - 1" REBAR FOUND
- - 1/2" PIPE FOUND
- ☒ - CONCRETE MONUMENT FOUND
- △ - COMPUTED POINT

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.



RESERVED FOR THE CLERK OF SUPERIOR COURT

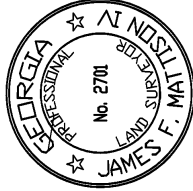
Plat, Doc: PLAT
Recorded 08/12/2024 02:19PM

AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
COURT County, Ga.
Bk E2024 Pg 0079

Penalty: \$0.00
Interest: \$0.00
Participants: 8402829220

AS REQUIRED BY SUBSECTION (G) 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. 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 PART OF THE PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT INCLUDE THE LIABILITY OF A PROFESSIONAL ENGINEER OR ARCHITECT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT INCLUDE THE LIABILITY OF A PROFESSIONAL ENGINEER OR ARCHITECT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT INCLUDE THE LIABILITY OF A PROFESSIONAL ENGINEER OR ARCHITECT.

JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 8/12/2024



MATTISON & ASSOCIATES, INC.
P.O. BOX 714 GEDRGIA 30817
LINCOLN COUNTY, GA.
706.359.5833
STATE OF AUTHORIZATION LSF00690
EXPIRES JUNE 30, 2026

Approved by Lincoln County Planning & Zoning
Stephanie Eicher
Stephanie Eicher, Director
Approval Date/Time:
2:08 pm, August 12 2024

PLAT FOR

DOUBLE F LLC

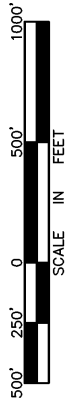
SHOWING PROPERTY KNOWN AS TAX MAP 56 001

183rd. G.M.D. 167.53 ACRES
LINCOLN COUNTY, GEORGIA
SCALE: 1"=500' OCTOBER 1, 2020 (FIELD WORK)
AUGUST 12, 2024 (PLAT COMPLETED)

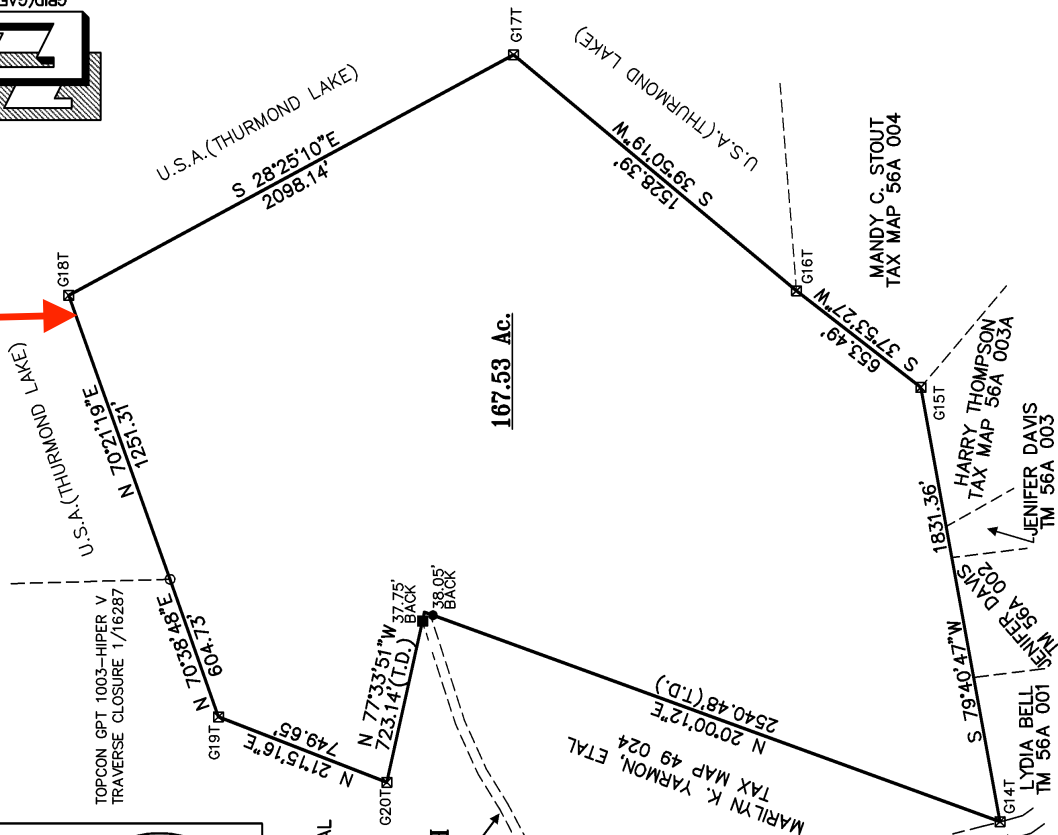
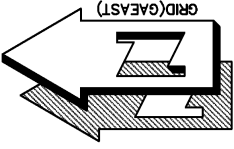
TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/16287
ANGULAR ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT
MAP CHECK 1/242151

- - 1" PIPE FOUND
- - 1" REBAR FOUND
- - 1/2" PIPE FOUND
- ☒ - CONCRETE MONUMENT FOUND
- △ - COMPUTED POINT

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.



TRACT D
167.53 +/- ACRES



JOB#200122L

RESERVED FOR THE CLERK OF SUPERIOR COURT

Plat Doc: PLAT
Recorded 08/20/2024 12:58PM

AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
COURT County, Ga.

Bk E2024 Pg 0084

Penalty: \$0.00

Participants: 8402829220

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
RECORDATIONS WHICH COVERED THE PARCEL OR PARCELS HEREON. HEREON, THE
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 HAS CONDUCTED SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET
FORTH IN O.C.G.A., SECTION 15-6-67.

JAMES MATTISON, IV, P.L.L.S. #2701 DATE: 11/7/2022

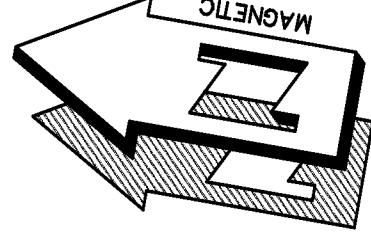
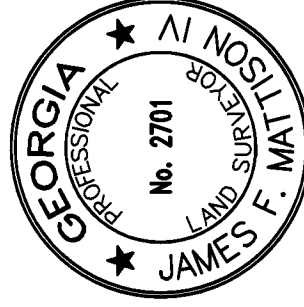
MATTISON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION LSF00690

P.O. BOX 714

LINCOLN COUNTY, GEORGIA 30817

PHONE: 706-399-5655

EMAIL: jfmatt@meur-z.net



BOUNDARY PLAT FOR

DOUBLE F LLC

SHOWING PROPERTY KNOWN AS TAX MAP 56A 003A
LOT 3-B BLOCK "A" HIDDEN HARBOR

184th. G.M.D. 2.00 ACRES

LINCOLN COUNTY, GEORGIA

SCALE: 1"=50' NOVEMBER 4, 2022 (FIELD WORK)
NOVEMBER 7, 2022 (PLAT COMPLETED)
AUGUST 20, 2024 (NAME CHANGE ONLY)

TOPCON GPT 1003-HIBER V
MAP CHECK 1/162,182

- - CONCRETE MONUMENT FOUND
- - 1/2" REBAR FOUND
- - 1/2" REBAR SET ON NAIL FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY
AND PROTECTIVE COVENANTS OF RECORD.

RICHARD E. LEE
TAX MAP 56 001
DEED BOOK 298-44

N 79°41'00"E
583.07'

N 45°41'11"W
229.63'

JENNIFER L. DAVIS and
PRISCILLA A. DAVIS
TAX MAP 56 A 004
DEED BOOK 241-474
PLAT BOOK "A", PAGE 114

2.00 AC.

HIDDEN HARBOR ROAD 80' R/W

S 04°27'55"E
172.75'

S 77°04'55"W
159.97'

S 84°00'58"W
141.74'

962' TO C/L OF DOVE COURT

MANDY C. STOUT
TAX MAP 56A 004
DEED BOOK 207-523
PLAT BOOK "A", PAGE 114

Approved by Lincoln County Planning & Zoning
Stephanie Eicher Approval Date/Time:
12:25 pm, August 20 2024
Stephanie Eicher, Director



SCALE IN FEET

JOB#2022164L

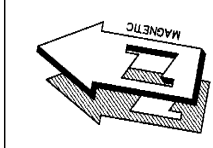
RESERVED FOR THE CLERK OF SUPERIOR COURT
 Plat Doc: PLAT
 Recorded 06/20/2024 12:58PM
 AMANDA A DOSS, Clerk Superior Court
 LINCOLN COUNTY SUPERIOR/JUVENILE
 COURT County, Ga.
 BK E2024 Pg 0064
 Interest: \$0.00
 Participants: 8402829220

JAMES MATTHEWSON, IV, P.L.L.C. #2701 DATE: 11/7/2022
 MATTHEWSON & ASSOCIATES, INC.
 P.O. BOX 714
 LINCOLN COUNTY, GEORGIA 30817
 EMAIL: jmat@matsepa.com



TRACT E

2.00 ACRES



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE NEW PARCEL OR MAKE AN CHANGE TO ANY REAL PROPERTY INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. ON OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. THE AVAILABILITY OF PUBLIC UTILITIES WITH LOCATIONS OF TOWNS OR RECREATION OR SUITABILITY FOR ANY USE OF THE LAND FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THE PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-9-91.

BOUNDARY PLAT FOR
DOUBLE F LLC
 SHOWING PROPERTY KNOWN AS TAX MAP 56A 003A
 LOT 5-B BLOCK "A" HIDDEN HARBOR

184th. G.M.D. 2.00 ACRES
 LINCOLN COUNTY, GEORGIA

SCALE: 1"=50' NOVEMBER 4, 2022 (FIELD WORK)
 NOVEMBER 7, 2022 (PLAT COMPLETED)
 AUGUST 20, 2024 (NAME CHANGE ONLY)

TOPCON GPT 1063-HIEFER V
 MAP CHECK 1/16/2182

- - CONCRETE MONUMENT FOUND
- - 1/2" REBAR FOUND
- - 1/2" REBAR SET ON NAIL FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.

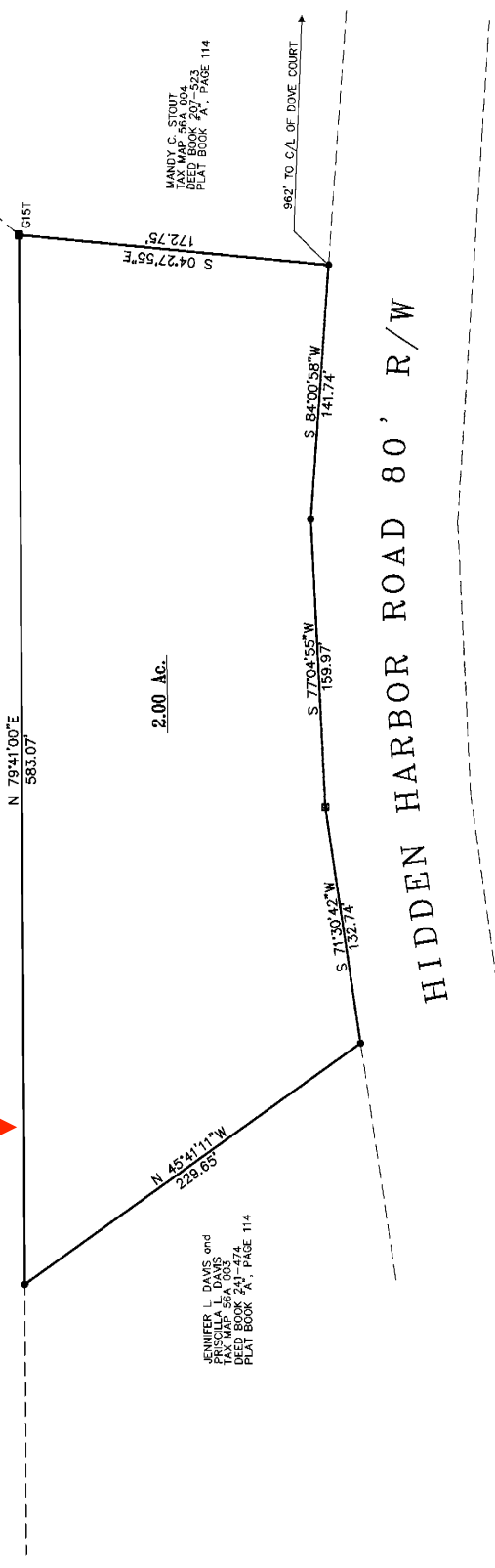
RICHARD E LEE
 TAX MAP 56A 004
 DEED BOOK 298-44

N 79°41'00"E
 583.07'

2.00 Ac.

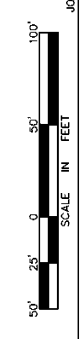
JENNIFER L DAVIS and
 TAX MAP 56A 003A
 DEED BOOK 241 PAGE 114

MANDY C STOUT
 TAX MAP 56A 004
 DEED BOOK 207-523
 PLAT BOOK "A" PAGE 114



Approved by Lincoln County Planning & Zoning
Stephanie Eicher
 Approval Date/Time:
 11-23-24, About 2:30 PM
 Stephanie Eicher, Director

**ALL INFORMATION DEEMED RELIABLE, BUT CANNOT BE GUARANTEED.
 BUYER TO VERIFY ALL INFORMATION IN THEIR DUE DILIGENCE.**

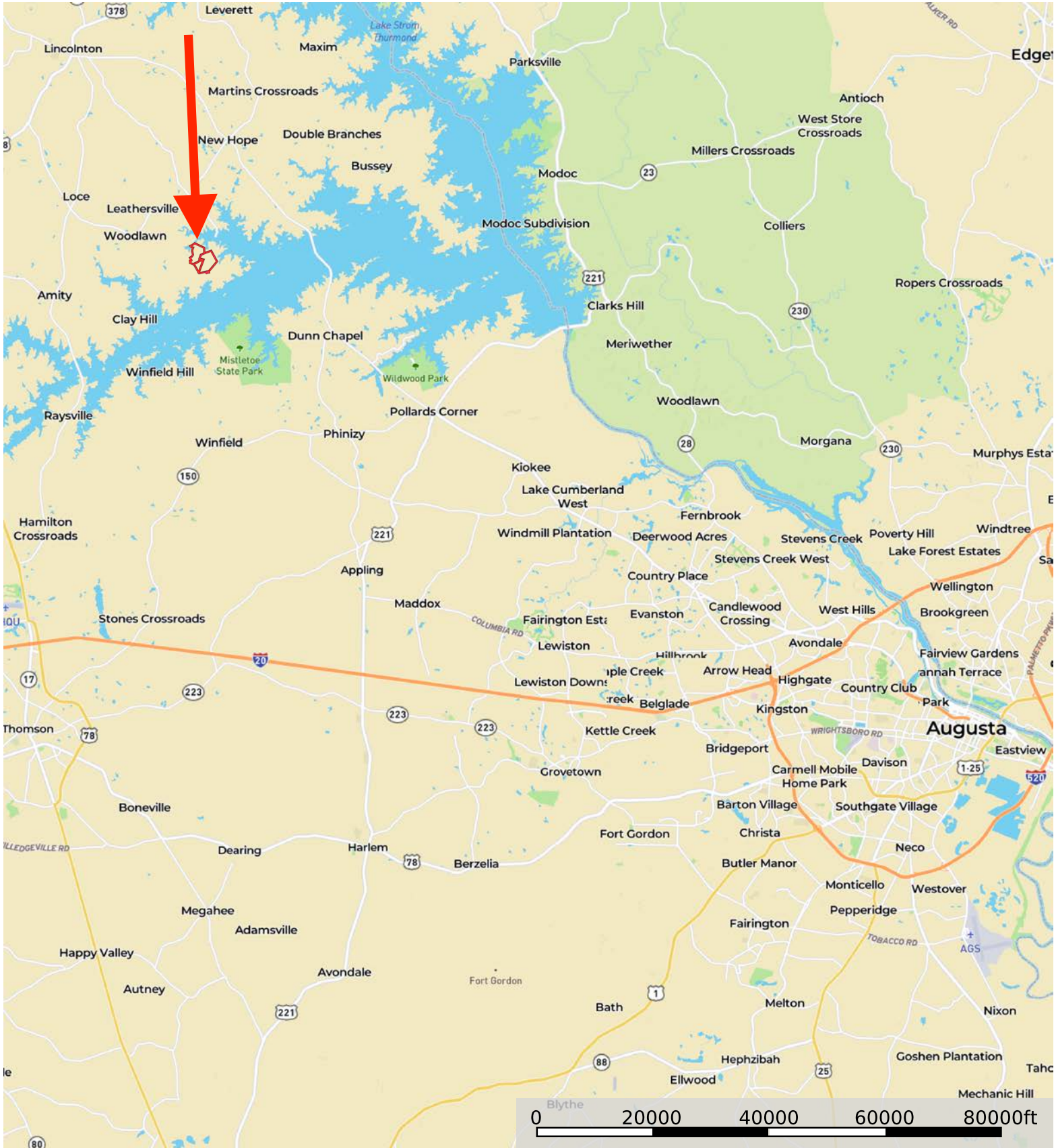


Hidden Harbor Road All Lines Are Approximate.

Lincoln County, Georgia, 334.12 AC +/-

George F. Willis,

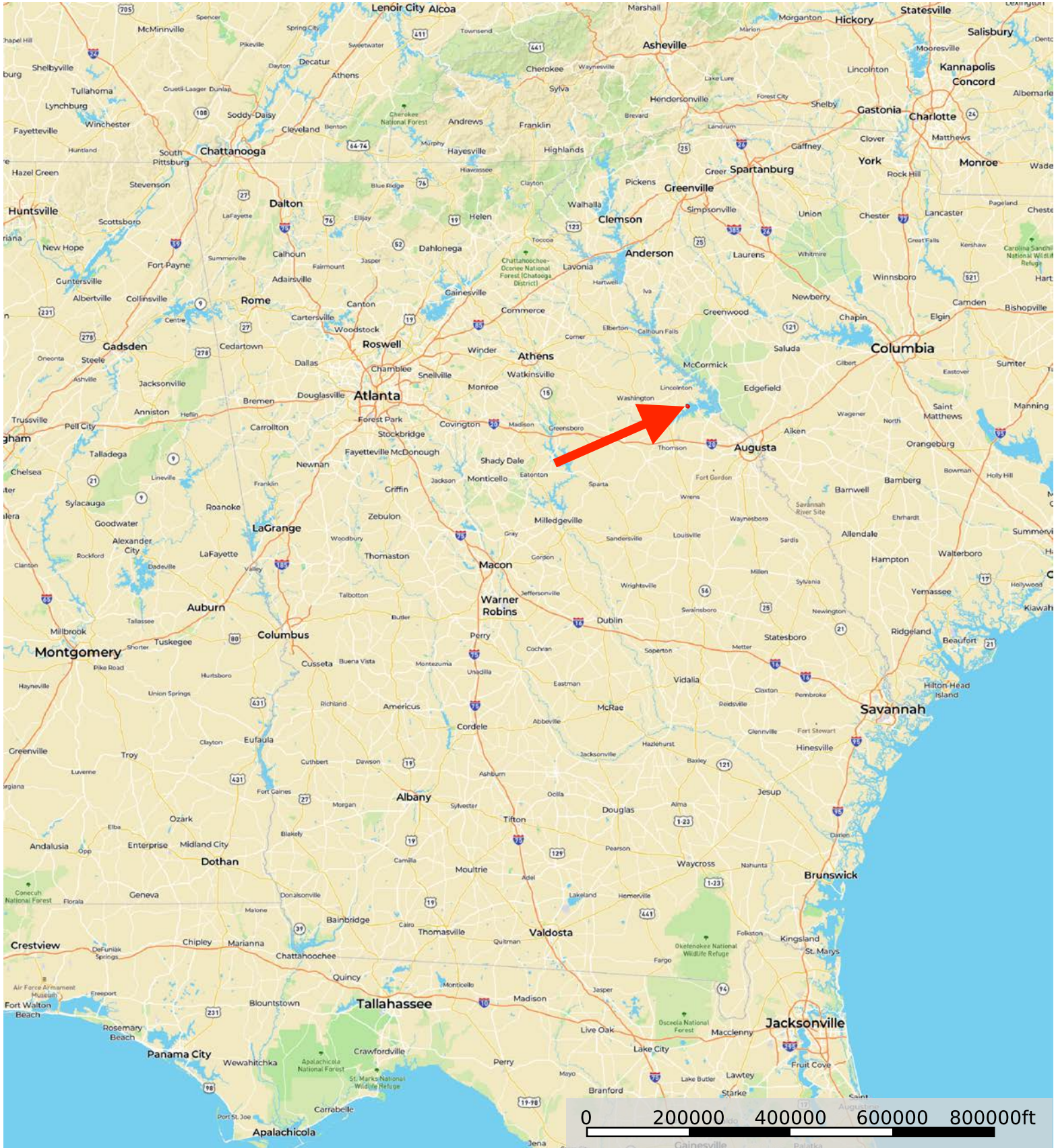
Realty



**ALL INFORMATION DEEMED RELIABLE, BUT CANNOT BE GUARANTEED.
BUYER TO VERIFY ALL INFORMATION IN THEIR DUE DILIGENCE.**

Hidden Harbor Road All Lines Are Approximate.
Lincoln County, Georgia, 334.12 AC +/-

George F. Willis,
Realty



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Hidden Harbor Road All Lines Are Approximate.

Lincoln County, Georgia, 334.12 AC +/-

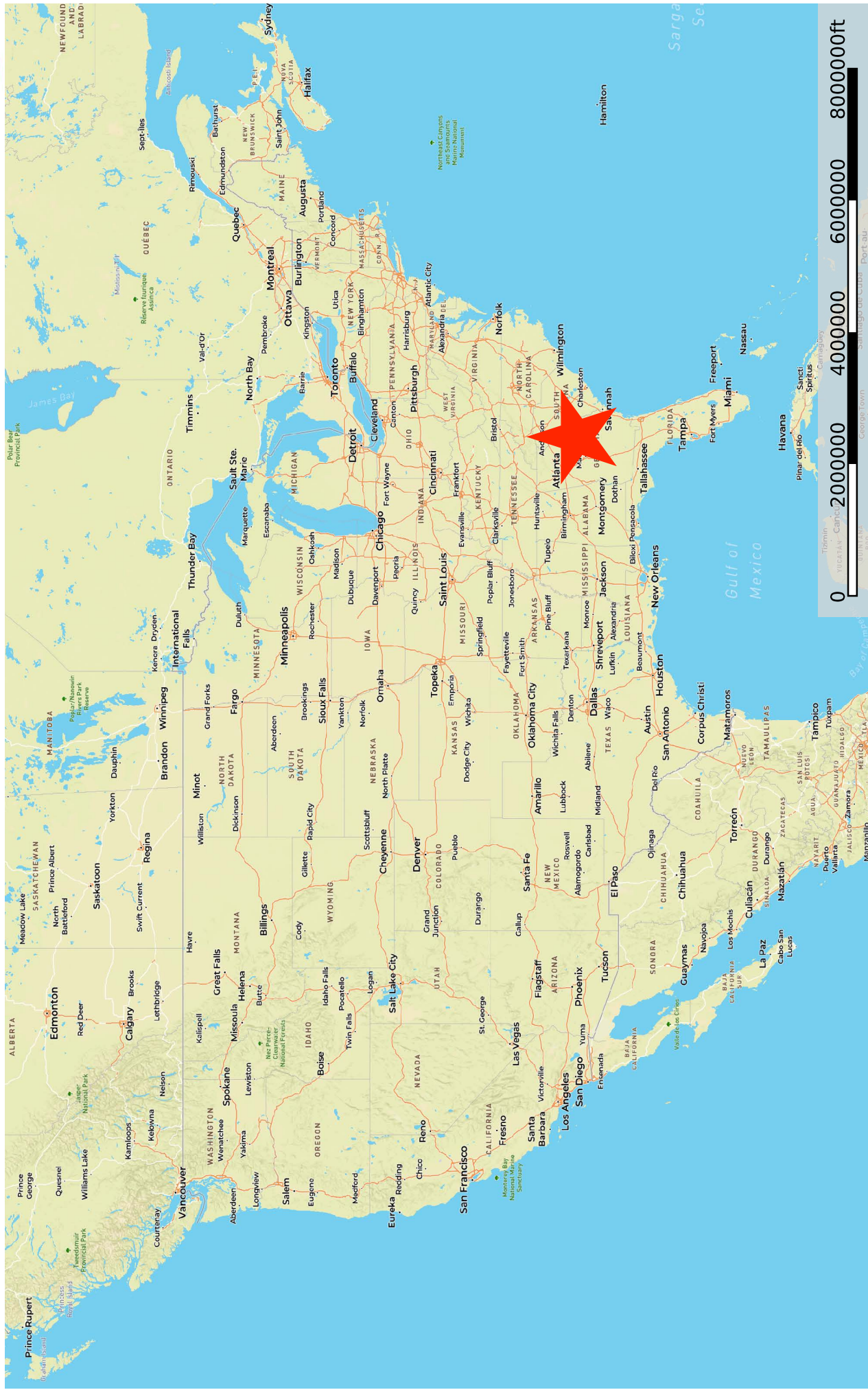
George F. Willis,

Realty



**ALL INFORMATION DEEMED RELIABLE, BUT CANNOT BE GUARANTEED.
BUYER TO VERIFY ALL INFORMATION IN THEIR DUE DILIGENCE.**






Hidden Harbor Road All Lines Are Approximate.
Lincoln County, Georgia, 334.12 AC +/-



**ALL INFORMATION DEEMED RELIABLE, BUT CANNOT BE GUARANTEED.
BUYER TO VERIFY ALL INFORMATION IN THEIR DUE DILIGENCE.**

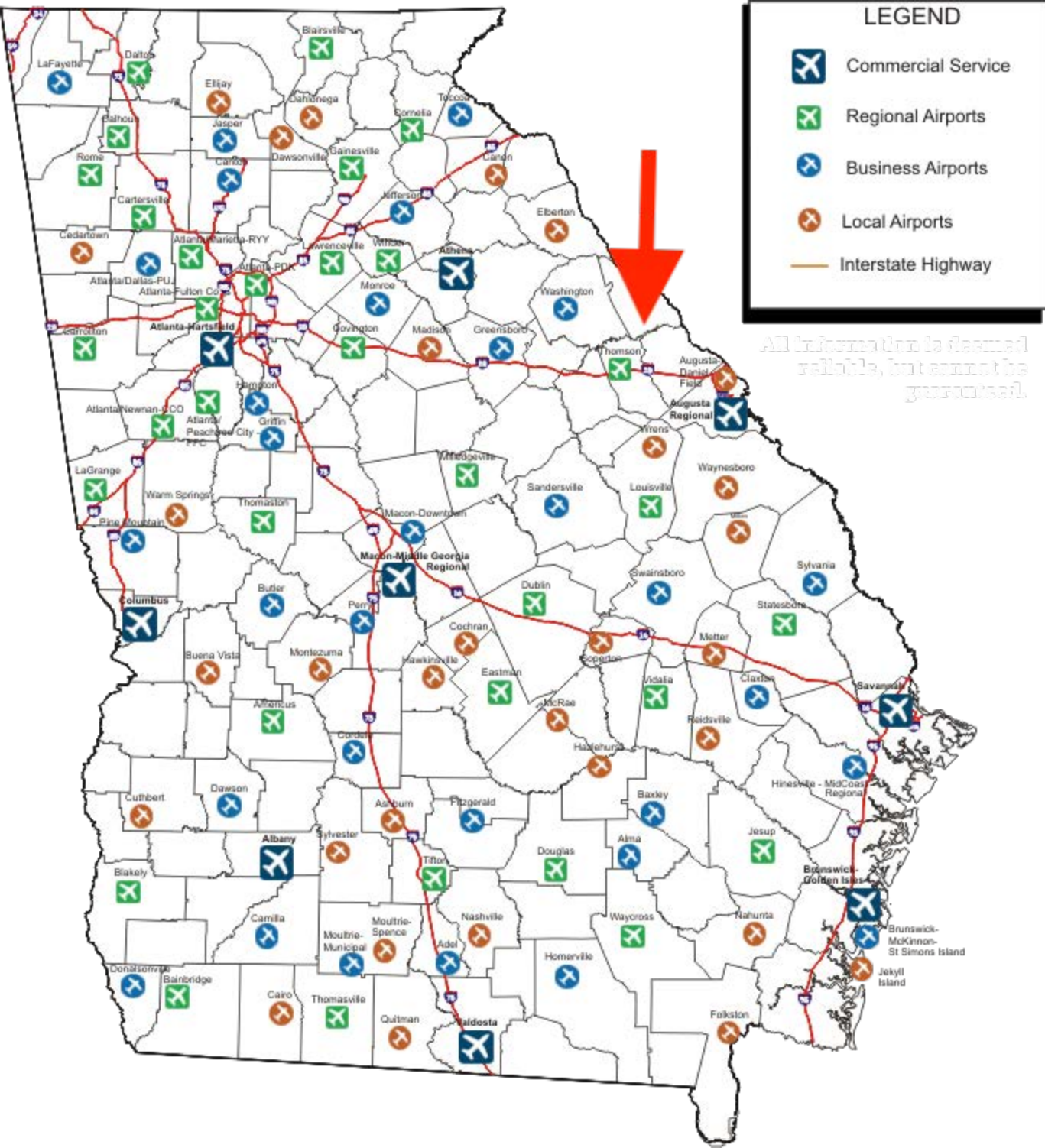


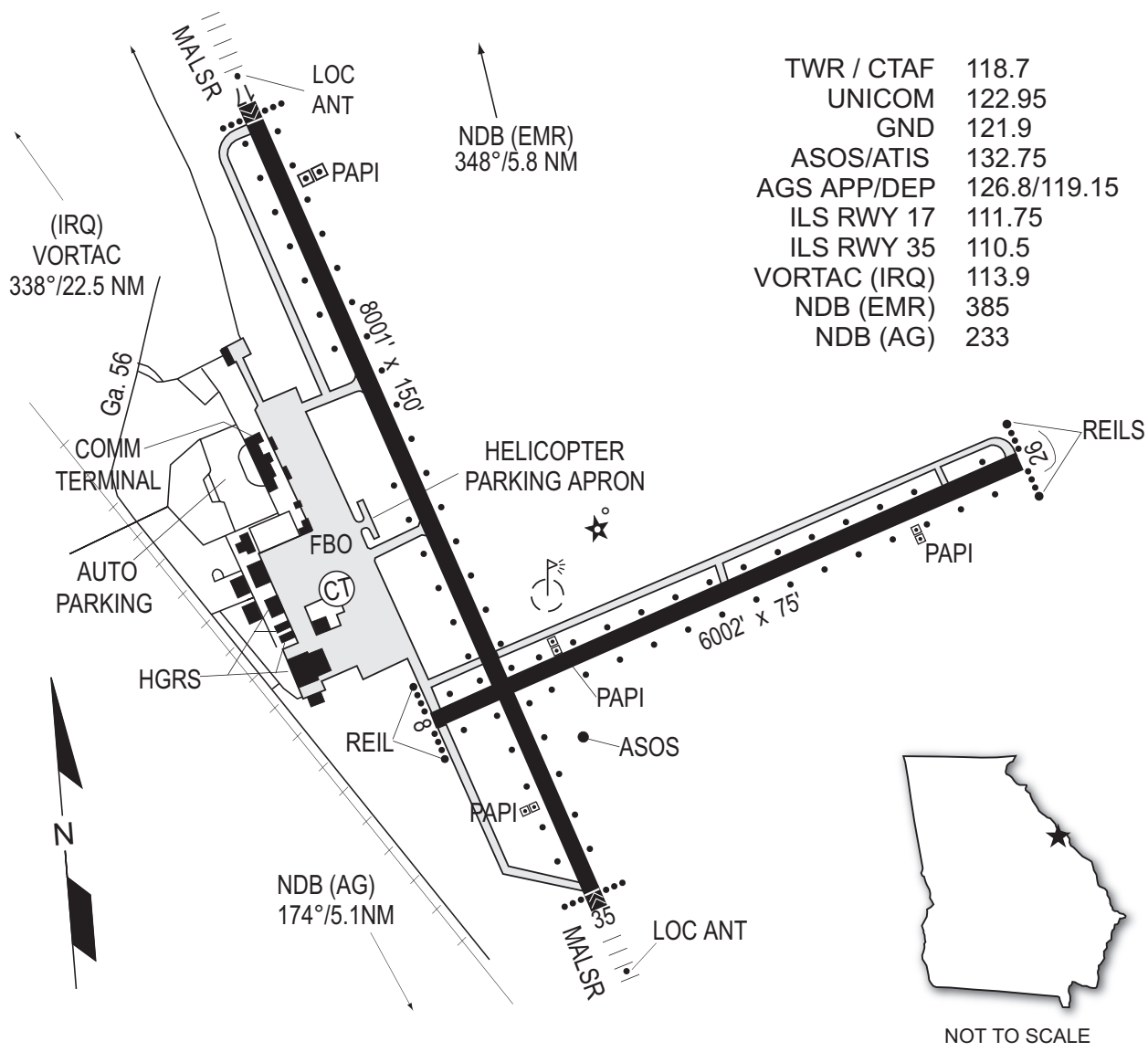
LEGEND

-  Commercial Service
-  Regional Airports
-  Business Airports
-  Local Airports
-  Interstate Highway



All information is deemed reliable, but cannot be guaranteed.

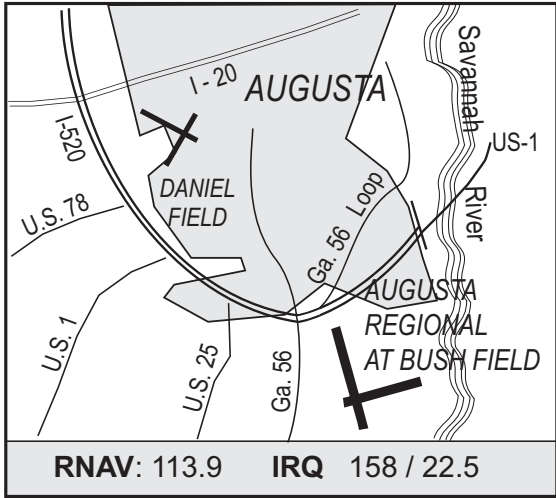


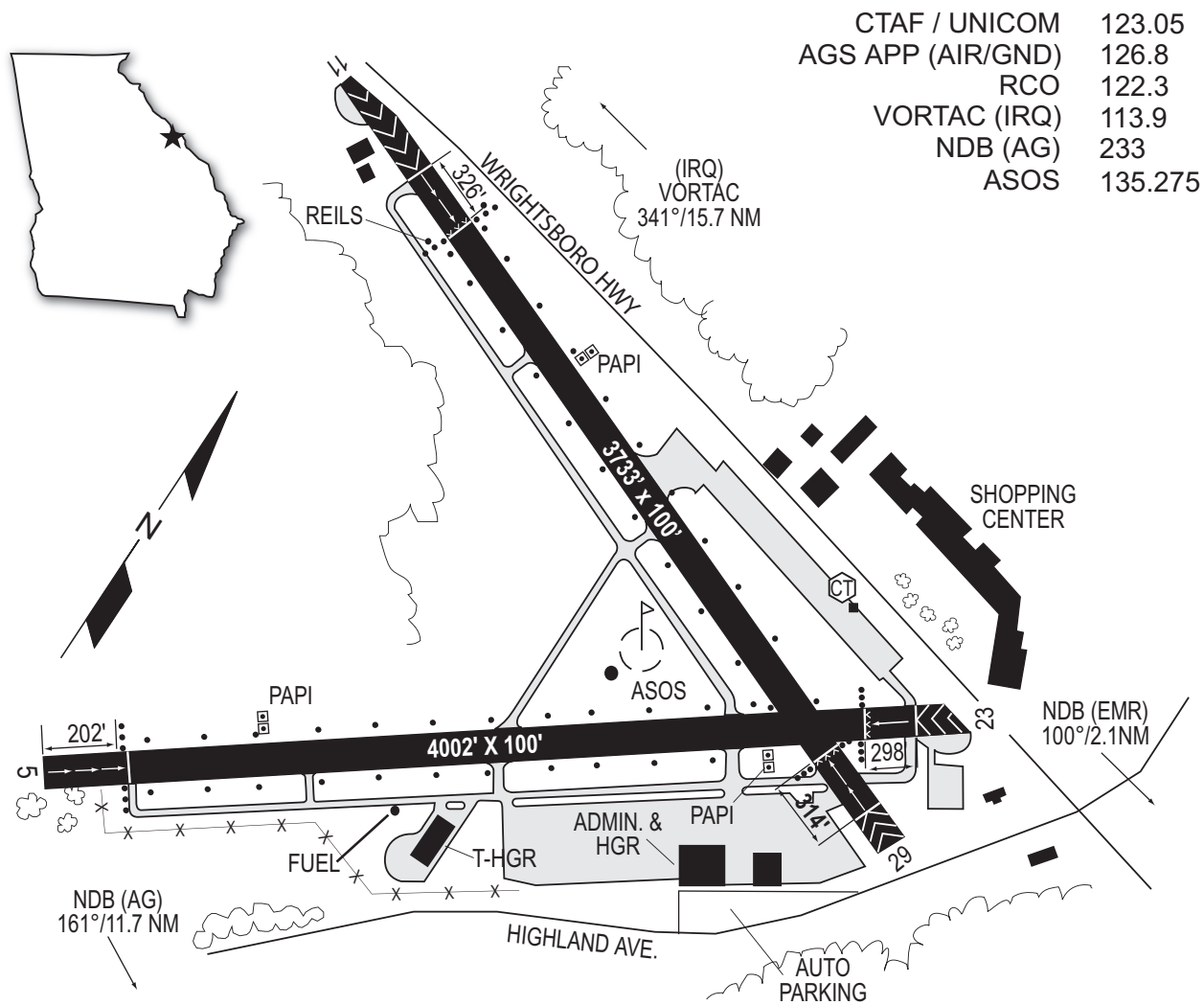


TWR / CTAF	118.7
UNICOM	122.95
GND	121.9
ASOS/ATIS	132.75
AGS APP/DEP	126.8/119.15
ILS RWY 17	111.75
ILS RWY 35	110.5
VORTAC (IRQ)	113.9
NDB (EMR)	385
NDB (AG)	233

LAT: 33° 22' 11.80" N	LONG: 81° 57' 52.20" W	ELEVATION: 144'
------------------------------	-------------------------------	------------------------

- LIGHTING:**
RWY: Dusk - Dawn
PAPI: Rwy 8, 17, 26, 35 - 24 Hours
BEACON: Yes
OTHER: MALSRR Rwy 17 & 35 - CTAF
 REILS Rwy's 8 & 26 operate with Rwy lights.
- FUEL:** 100LL, Jet A
- RESTROOM:** Yes
- PHONE:** FBO: (706) 798-2656 Mgr. (706) 798 - 3236
- ATTENDED:** 24 Hours
- REMARKS:** WX information: (706) 790-0631 ASOS
 Explore Georgia Region: Classic South
augustaregionalairport.com
- WEB:**





NOT TO SCALE

LAT: 33° 27' 59.70" N	LONG: 82° 02' 21.80" W	ELEVATION: 422'
------------------------------	-------------------------------	------------------------

LIGHTING:

- RWY:** 11/29 & 5/23 - CTAF
- PAPI:** Rwy 11 - CTAF; Rwy 05/23 - CTAF
- BEACON:** Yes
- OTHER:** REILs Rwy 11 & 29 - CTAF

FUEL:

100LL, Jet A

RESTROOM:

Yes

PHONE:

FBO: (706) 733-8970 Mgr. (706) 733-1647

ATTENDED:

0700-Dusk

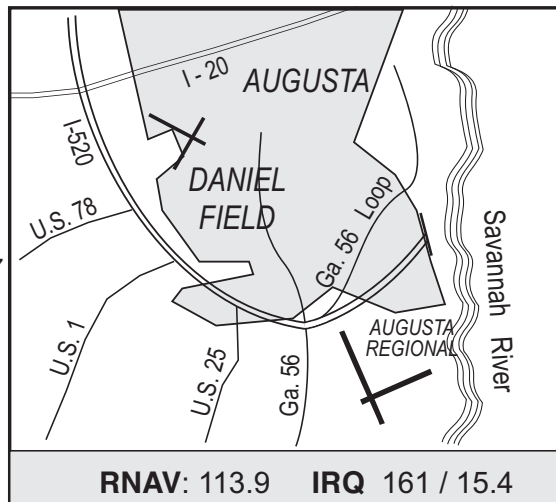
REMARKS:

Control tower in effect during Master's Week 0800 - 2000. Check NOTAMS for frequency.

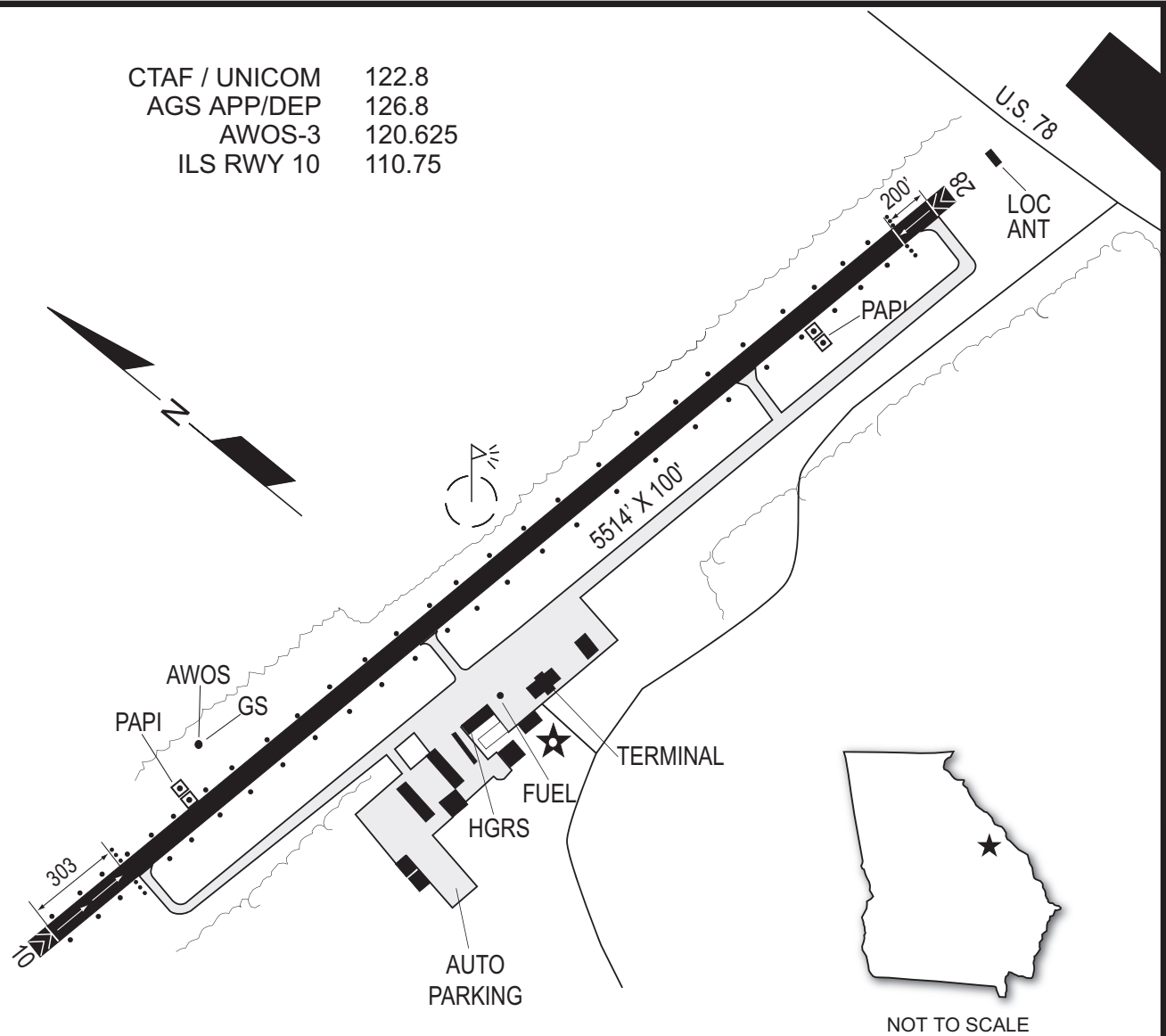
WX Information: (706) 481-8629 ASOS
Explore Georgia Region: Classic South

WEB:

augusta.gov/department/airports



CTAF / UNICOM 122.8
 AGS APP/DEP 126.8
 AWOS-3 120.625
 ILS RWY 10 110.75

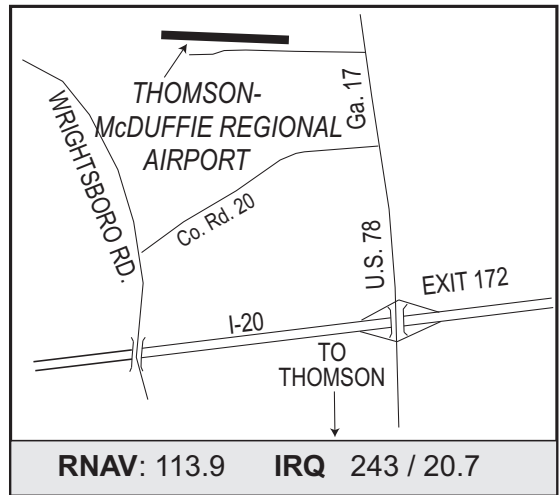


LAT: 33° 31' 47.00" N	LONG: 82° 31' 01.00" W	ELEVATION: 501'
------------------------------	-------------------------------	------------------------

LIGHTING:

RWY: CTAF
PAPI: Rwy 10 & 28 - CTAF
BEACON: Yes
OTHER:

FUEL: 100LL, Jet A, 24 HR Self Service
RESTROOM: Yes
PHONE: FBO: (706) 595-1300; Mgr: (706) 595-1781
ATTENDED: Mon. - Sun. 0800-1700
REMARKS: WX Information (706) 597- 9801 AWOS
 Explore Georgia Region: Classic South



Sec. 34-521. - District, lot area, yard and height standards.

The requirements regarding lot size, building size and building placement on the lot for each zoning district shall be met as indicated in sections 34-61—34-71 and the zoning district, area, yard and height requirements.

PLEASE NOTE SUBJECT PROPERTY IS ZONED A-2 & R-3.

ZONING DISTRICT, AREA, YARD AND HEIGHT REQUIREMENTS

Residential Zoning Districts

Zoning District	A-1	A-2	A-3	R-1	R-2	R-3
Minimum lot area (acres)						
Without public water and sewer	2.5	2.5	2.5	1	1	1
With public water and sewer, and located within a residential subdivision	2.5	2.5	2.5	0.5	0.5	0.5
With public water or public sewer, and located within a residential subdivision	2.5	2.5	2.5 150	0.75	0.75	0.75
Maximum lot coverage by principal building/accessory structures (percent)	20	20	20	30	50	50
Minimum lot frontage (feet) without public water and sewer	150	150	150	150	150	150
With public water and sewer, and located within a residential subdivision	150	150	150	75	75	75
With public water or public sewer, and located within a residential subdivision	150		150	100	100	100
Minimum lot width at building line (feet) Without public water and sewer	150	150	150	150	150	150
With public water or public sewer, and located within a residential subdivision	150	150	150	100	100	100
With public water and sewer, and located within a residential subdivision	150	150	150	75	75	75
Lot depth.						
No more than 2.5 times the width of the lot	X	X	X	X	X	
With public water or public sewer, and located within a residential subdivision	X	X	X	n/a	n/a	n/a
With public water and sewer, and located within a residential subdivision	X	X	X	n/a	n/a	n/a
When adjacent to Army Corps of Engineers property	5	5	5	5	5	5
Minimum front yard setback (feet) from centerline of street						
-Arterial	125	125	125	110	110	110
-Collector	90	90	90	75	75	75

-Local	75	75	75	55	55	55
Minimum side yard setback (feet)	10	10	10	10	10	10
Minimum rear yard setback (feet)	25	25	25	10	10	10
Maximum building height (feet)	55	55	55	55	55	55

PLEASE NOTE SUBJECT PROPERTY IS ZONED A-2 & R-3.

*The planning commission may reduce the minimum lot frontage of radial lots fronting on a cul-de-sac up to two-thirds of the required minimum lot frontage.

LOT DEPTH/WIDTH RATIO

ALL ZONING DISTRICTS

<i>Lot Size</i>	<i>Lot Depth</i>
Less than five acres	No more than 2.5 times the lot width
Five to 20 acres	No more than 4 times the lot width
20 acres or more	No minimum depth requirement for lots with 500 feet or more of frontage

ZONING DISTRICT, AREA, YARD AND HEIGHT REQUIREMENTS

Commercial, Industrial, Professional, PUD and PDD Zoning Districts

Zoning District	C-1	C-2	C-3	M-1	M-2	P-1	PUD	PDD
Minimum lot area (acres)	1	1	1	1	2	1	4	4
Maximum lot coverage by principal building/accessory structures (percent)	50	50	50	50	50	50	N/A	50
Minimum lot frontage (feet)	150	150	150	150	150	150	N/A	150
Minimum front yard setback (feet) from centerline of street								
-Arterial -Collector -Local Minimum side yard setback (feet)	125	125	125	125	125	125	N/A	125
Minimum rear yard setback (feet)	90	90	90	90	90	90	N/A	90
Maximum building height (feet)	55	55	55	55	55	55	N/A	N/A
	20	20	30	30	40	20	N/A	20
	20	20	30	30	40	20	N/A	40
	55	55	55	55	55	55	55	55

(Ord. No. 48, § 17-1, 1-9-2003; Ord. No. 48-1, §§ 2, 3, 10-16-2003; Amend. of 9-9-2004, § 17-1)

Sec. 34-523. - Permitted and special uses.

No principal building, structure or land use shall be permitted except in the zoning districts indicated and for the purposes permitted in this article. Each use is mutually exclusive and does not encompass other uses listed in the chart. A permitted use is a principal use permitted as a matter of right, and a special use is a principal use allowed only if a special use permit is granted by the planning commission. For uses not included on this list, where the administrative official is unable to determine clear placement, application shall be made to the planning commission for interpretation.

P - Permitted use

S - Special use

(1)Residential districts.

**PLEASE NOTE SUBJECT PROPERTY
IS ZONED A-2 & R-3.**

Schedule of Uses

Use	District					
	A-1	A-2	A-3	R-1	R-2	R-3
Accessory buildings and uses (with primary building on lot)	P	P	P	P	P	P
Accessory buildings and uses (without primary building onlot)	P	P	P			
Animal husbandry	P	P	P		S	S
Bed and breakfast	P	P	P	S	S	S
Rooming and/or boarding house	P	P	P	S	S	S
Single-family	P	P	P	P	P	P
Two-family			P		P	P
Multifamily residential dwellings at a density of not greater than 14 units/acre						P

Multifamily residential dwellings at a density of not greater than 40 units/acre						S
Customary home occupations	P	P	P	P	P	P
Agricultural	P	P	P			
Agricultural, home	P	P	P	P		
Manufactured homes, class A	P	P			P	P
Manufactured homes, class B	P					
Manufactured homes, class C(Permitted only within a manufactured homepark)						P
Manufactured home parks						S
Recreational development related to and provided for adjacent residents	P	P	P	P	P	P
Community parks and open spaces operated by the county recreation department	P	P	P	P	P	P
Child care center, family	P	P	P	P	P	P
Personal/group care home	P	P	P	P	P	P
Public buildings	P	P	P	P	P	P
Child care center, commercial	S	S	S	S	S	S
Churches	P	P	P	P	P	P

PLEASE NOTE SUBJECT PROPERTY IS ZONED A-2 & R-3.

George F. Willis, *Realty*

