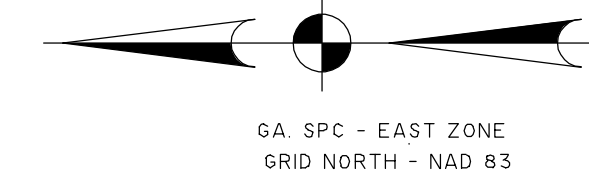
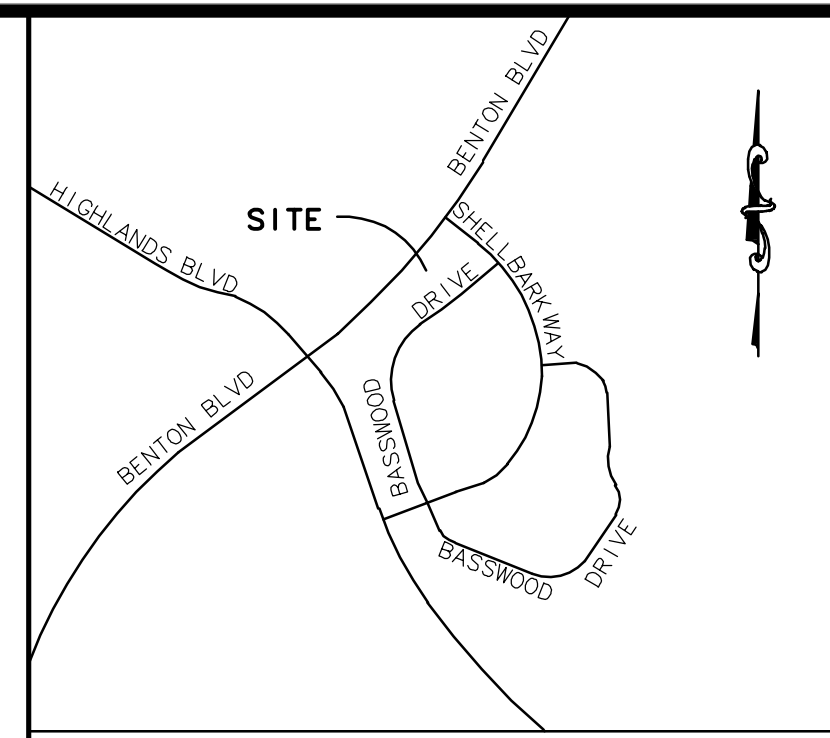


RESERVED FOR CLERK'S FILING INFORMATION



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00'	250.66'	250.00'	N 27°05'23" W	7°10'51"
C2	1000.00'	165.70'	165.51'	N 39°01'03" W	4°44'49"
C3	500.00'	74.85'	74.78'	N 48°03'11" W	4°17'19"
C4	5095.44'	401.66'	401.56'	N 33°32'04" E	2°15'30"
C5	5050.00'	122.10'	122.09'	N 36°30'57" E	0°41'33"
C6	5050.00'	183.99'	183.98'	N 38°15'08" E	1°02'37"
C7	5050.00'	58.88'	58.88'	N 39°37'48" E	0°20'02"
C8	5050.00'	141.14'	141.13'	N 40°45'53" E	0°48'02"
C9	440.00'	65.87'	65.81'	N 48°03'11" W	4°17'19"
C10	500.00'	58.29'	58.26'	N 50°38'07" E	3°20'24"
C11	500.00'	28.26'	28.25'	N 55°35'39" E	1°37'08"
C12	485.00'	21.83'	21.83'	S 55°55'02" W	1°17'22"
C13	485.00'	110.04'	109.81'	S 48°07'40" W	6°30'00"
C14	485.00'	215.93'	214.15'	S 28°52'24" W	12°45'16"
C15	485.00'	190.62'	189.39'	S 04°51'54" W	11°15'33"
C16	485.00'	89.67'	89.54'	S 11°41'46" E	5°17'48"
C17	1000.00'	132.45'	132.35'	S 20°47'13" E	3°47'39"
C18	1475.00'	84.25'	84.24'	N 28°43'21" W	1°38'11"
C19	1475.00'	194.98'	194.84'	N 34°08'45" W	3°47'13"
C20	5050.00'	101.88'	101.88'	N 45°22'10" E	0°34'41"
C21	5050.00'	122.18'	122.18'	N 44°05'55" E	0°41'35"

LINE	BEARING	DISTANCE
L1	S 11°52'23" E	99.51'
L2	N 43°45'52" W	134.74'
L3	N 43°45'52" W	50.36'
L4	N 52°20'30" W	22.13'
L5	N 38°27'18" W	50.00'
L6	N 52°20'30" W	79.99'
L7	N 08°11'16" W	35.87'
L8	N 42°28'55" E	162.75'
L9	N 82°21'45" E	35.17'
L10	S 43°45'52" E	85.73'
L11	S 01°14'08" W	35.36'
L12	S 46°45'56" W	9.25'
L13	S 57°12'47" W	34.00'
L14	S 57°12'47" W	79.72'
L15	S 16°59'34" E	110.86'
L16	S 28°00'26" W	35.36'
L17	S 73°00'26" W	44.91'
L18	S 86°53'38" W	50.00'
L19	S 73°00'26" W	107.00'
L20	S 28°22'35" E	51.42'
L21	N 00°24'11" E	63.33'
L22	N 41°02'32" E	47.56'
L23	N 41°02'32" E	126.04'
L24	S 88°36'40" E	34.27'
L25	S 00°36'58" W	36.87'
L26	S 00°50'15" W	36.74'
L27	S 41°52'20" E	80.35'
L28	S 28°22'35" E	51.42'
L29	S 41°52'20" E	40.56'
L30	S 84°21'38" E	36.87'
L31	S 61°59'34" E	35.36'
L32	S 16°59'34" E	52.02'
L33	S 24°34'53" E	33.43'
L34	S 20°55'47" W	35.04'
L35	S 66°26'27" W	40.65'
L36	S 79°56'11" W	51.42'
L37	S 66°26'27" W	108.05'
L38	N 68°06'20" W	35.07'
L39	N 07°05'16" W	38.23'
L40	N 01°12'27" E	50.30'



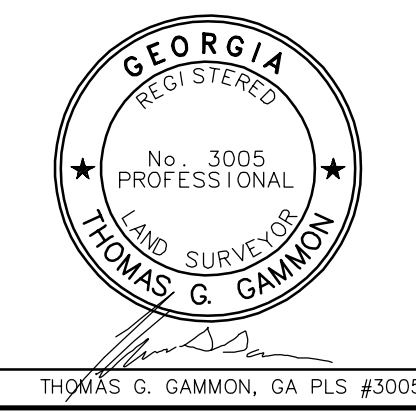
VICINITY MAP (NOT TO SCALE)

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- LEGEND:**
- CIRS 1/2" CAPPED IRON REBAR SET (SSC FC LSF 317)
 - CMF CONCRETE MONUMENT FOUND
 - IRF 1/2" IRON REBAR FOUND
 - ⊙ IPF 3/4" CAPPED IRON PIPE FOUND (18")
 - xx' BSL BUILDING SETBACK LINE

SURVEYORS RECORDING CERTIFICATION

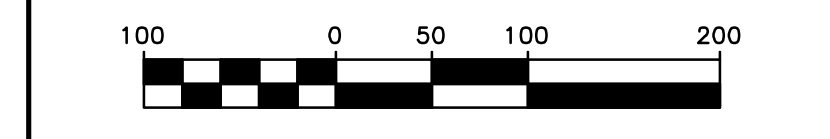
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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 CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, 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.



NO.	REVISION	BY	DATE

RETRACEMENT SURVEY OF
LOTS 14 THRU 19, LOTS 27 THRU 31 OF PHASE 1
LOTS 20 THRU 34 OF PHASE 2
 CITY OF PORT WENTWORTH
 CHATHAM COUNTY, GEORGIA
 PREPARED FOR:
 HIGHLANDS PARK COMMERCIAL, LLC

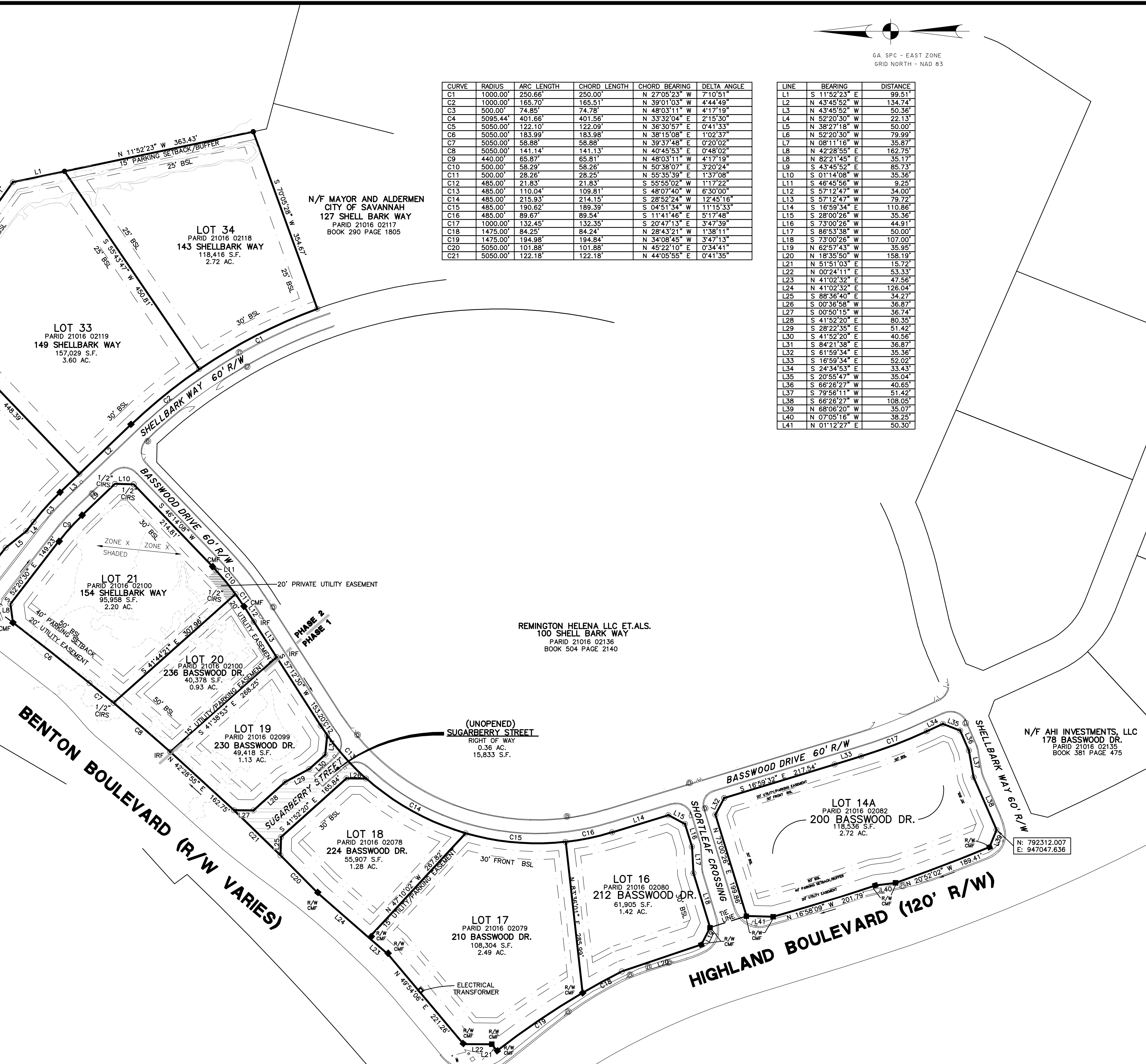
SHUPE SURVEYING COMPANY, P.C.
 130 CANAL STREET, SUITE 501
 POOLER, GA 31322
 912-265-0562
 CERTIFICATE OF AUTHORIZATION: LSF317



SCALE 1" = 100'
 FILE 21292 DRAWN BY DW
 DRAWING 21292 CREW CHIEF PM
 SHEET 1 OF 1

- NOTES:**
- BEARINGS ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
 - FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 LEICA TS 12 CHAMPION TKO RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 34,595 FEET OR BETTER, AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 34,595 FEET.
 - THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 07/14/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
 - THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (SAGIS.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNERS ARE ROW PINE DEVELOPMENT, LLC (DEED BOOK 399N PAGE 973).
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
 - THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
 - ACCORDING TO F.I.R.M. MAP NO. 1356163, PANEL 1305100036H, EFFECTIVE DATE 08/16/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE 14, WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. FLOOD ZONES REPRESENTED ON THE DRAWING WERE SOURCED FROM CHATHAM COUNTY GIS DATA BASE
 ZONE AE (EL 14) - 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS DETERMINED.
 ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
 ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
 - FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT
 - THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
 - THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

- REFERENCES:**
- PLAT TITLED HIGHLANDS BUSINESS PARK PHASE 1, BY THOMAS AND HUTTON DATED 4/10/2006
 - PLAT TITLED HIGHLANDS BUSINESS PARK PHASE 2, BY THOMAS AND HUTTON DATED 11/26/2007



N/Y MAYOR AND ALDERMEN
CITY OF SAVANNAH
127 SHELL BARK WAY
PARID 21016 02117
BOOK 290 PAGE 1805

LOT 33
PARID 21016 02119
149 SHELLBARK WAY
157,029 S.F.
3.60 AC.

LOT 32
PARID 21016 02120
155 SHELLBARK WAY
151,532 S.F.
3.48 AC.

LOT 21
PARID 21016 02100
154 SHELLBARK WAY
95,958 S.F.
2.20 AC.

LOT 20
PARID 21016 02100
236 BASSWOOD DR.
40,378 S.F.
0.93 AC.

LOT 19
PARID 21016 02099
230 BASSWOOD DR.
49,418 S.F.
1.13 AC.

LOT 18
PARID 21016 02078
224 BASSWOOD DR.
55,907 S.F.
1.28 AC.

LOT 17
PARID 21016 02079
210 BASSWOOD DR.
108,304 S.F.
2.49 AC.

LOT 16
PARID 21016 02080
212 BASSWOOD DR.
61,905 S.F.
1.42 AC.

LOT 14A
PARID 21016 02082
200 BASSWOOD DR.
118,536 S.F.
2.72 AC.

REMINGTON HELENA, LLC ET. ALS.
100 SHELL BARK WAY
PARID 21016 02136
BOOK 504 PAGE 2140

N/Y AHI INVESTMENTS, LLC
178 BASSWOOD DR.
PARID 21016 02135
BOOK 381 PAGE 475