

LEGAL DESCRIPTION (PER BOUNDARY SURVEY)

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 26TH GMD IN GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH MARKS THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY-17 AND THE SOUTHERLY RIGHT-OF-WAY OF CARDINAL ROAD, PROCEED ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY-17, SOUTH 06 DEGREES 46 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 99.75 FEET TO 1/2" IRON REBAR AND THE POINT OR PLACE OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY-17, SOUTH 06 DEGREES 56 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 740.53 FEET TO A 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY OF U.S. HIGHWAY-17, PROCEED NORTH 83 DEGREES 01 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 260.12 FEET TO A 1/2" IRON PIPE; THENCE NORTH 06 DEGREES 56 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 718.61 FEET TO A 1/2" IRON REBAR; THENCE SOUTH 87 DEGREES 50 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 261.08 FEET TO A 1/2" IRON REBAR ON SAID RIGHT-OF-WAY OF U.S. HIGHWAY-17 AND THE POINT OR PLACE OF BEGINNING. TRACT OR PARCEL OF LAND HAVING AN AREA OF 4.357 ACRES.

### CERTIFICATION

PAGE 168, AFORESAID RECORDS. (SHOWN ON SURVEY)

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 222602GA,

12. 15' UTILITY EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 30,

EFFECTIVE DATE: JULY 25, 2022, LIST THE FOLLOWING EXCEPTIONS TO THIS

LONG LEAF PINE INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, POOLER BOUND, LLC, A GEORGIA LIMITED LIABILITY COMPANY & FIDELITY NATIONAL TITLE INSURANCE COMPANY & 3855 DH, LLC:

THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/24/2023.

DATE OF PLAT OR MAP: 02/01/2023. LAST REVISED:

GARY R. NEVILL, SURVEYOR, GA. P.L.S. 240

# LEGAL DESCRIPTION (PER DEED)

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 26TH GMD IN GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY 17 WHICH IS 100 FEET SOUTH OF THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF CARDINAL ROAD AND THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY 17; THENCE PROCEEDING ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY 17 SOUTH 06 DEGREES 50 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 740.71 FEET TO A POINT; THENCE PROCEEDING NORTH 83 DEGREES 10 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A POINT; THENCE PROCEEDING NORTH 06 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 718.8 FEET TO A POINT; THENCE PROCEEDING SOUTH 87 DEGREES 54 MINUTES OO SECONDS EAST FOR A DISTANCE OF 260.89 FEET TO A POINT OR PLACE OF BEGINNING. SAID LOT, TRACT OR PARCEL OF LAND CONTAINS 4.533 ACRES.

- 1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS
- 2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90 & CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS).
- 3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING
- 4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 789,124 FEET.
- 5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 01/24/2023 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- 6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNERS ARE LONGLEAF PINE INVESTMENTS, LLC & POOLER BOUND, LLC. (DEED BOOK 4069, PAGE 481).
- 7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THE COURSE OF THIS SURVEY. (TABLE A, ITEM 16)
- 8. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED OR PROPOSED CHANGES IN STREET RIGHTS-OF-WAY LINES KNOWN. (TABLE A, ITEM 17)
- 9. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0229H, EFFECTIVE DATE 01/05/18, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE. WHICH IS IN A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

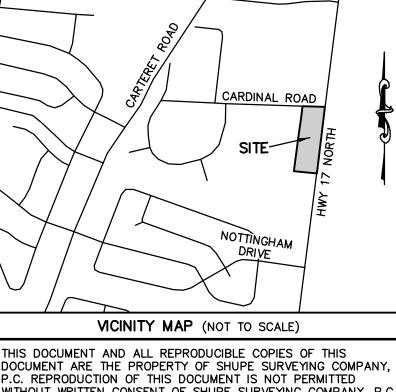
ZONE AE (EL = 9 & 10) - 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS

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.

- 10. FRESHWATER WETLANDS AND SALT MARSHES MAY BE 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 AND SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT.
- 11. 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.
- 12. THE GLYNN COUNTY GIS WEBSITE INDICATES THIS PROPERTY IS ZONED PDG.
- 13. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT. 14. THIS PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 17.
- 15. NO ENCROACHMENTS EXIST EXCEPT AS SHOWN. (LIGHT POLE 1.3' OVER WESTERLY PROPERTY
- 16. PROPERTY SHOWN HEREON FORMS ONE CONTINUOUS PARCEL WITH NO GAPS, GORES OR
- 17. NO EVIDENCE SEEN DURING THE EXECUTION OF THIS SURVEY FOR THE EXISTENCE OF A LANDFILL ON THIS PROPERTY.
- 18. NO EVIDENCE SEEN DURING THE EXECUTION OF THIS SURVEY OF THE EXISTENCE OF A CEMETERY ON THIS PROPERTY.

REFERENCES: DEED BOOK 4069, PAGE 481.

PLAT BOOK 30, PAGE 168.



WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD

### LEGEND

- IRF IRON REBAR FOUND IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING WATER VALVE
- CATCH BASIN
- S SANITARY SEWER MANHOLE ☆ LAMP POST
- -O- UTILITY POLE
- ☐ PHONE BOX → SIGN
- CONCRETE
- BUILDING
- ASPHALT
- \_\_\_\_\_ X \_\_\_\_\_ FENCE
- ---- OHU ---- OVERHEAD UTILITIES
- —— SS —— SANITARY SEWER 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 IINIMUM 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.



BY DATE

ALTA/NSPS LAND TITLE SURVEY OF:

# **4.357 ACRES ON** U.S. HIGHWAY 17

26TH G.M.D., GLYNN COUNTY, GEORGIA

PREPARED FOR: 3855 DH, LLC



SHUPE SURVEYING COMPANY, P.C. 3837 DARIEN HIGHWAY BRUNSWICK, GA 31525

912-265-0562 CERTIFICATE OF AUTHORIZATION: LSF317



22502

DRAWING

DRAWING DATE <u>01/24/2023</u> \_\_\_\_JCH DRAWN BY 22502-ALTA.DWG CREW CHIEF AHS/BE

SHEET 1 OF 1