

SURVEYOR'S NOTES

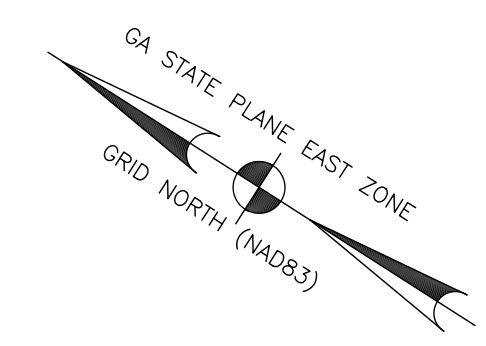
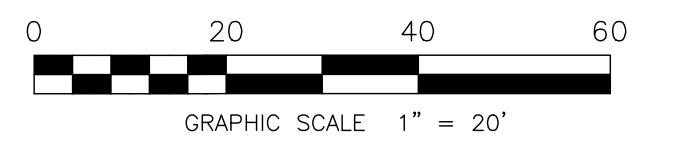
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C0019H, EFFECTIVE 07/07/2014, A PORTION OF THIS PROPERTY LIES IN ZONE AE, A 100 YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION OF 19.0'
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C0019H, EFFECTIVE 07/07/2014, A PORTION OF THIS PROPERTY LIES IN A FLOODWAY. NO DEVELOPMENT IS ALLOWED IN THIS PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
- ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
- EASEMENTS AND SETBACKS TAKEN FROM LISTED REFERENCES. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER MUNICIPAL AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
- THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

REFERENCES

- S.M.B. 405 PG 22
- S.M.B. 345 PG 32
- D.B. 911 PG 738

LEGEND

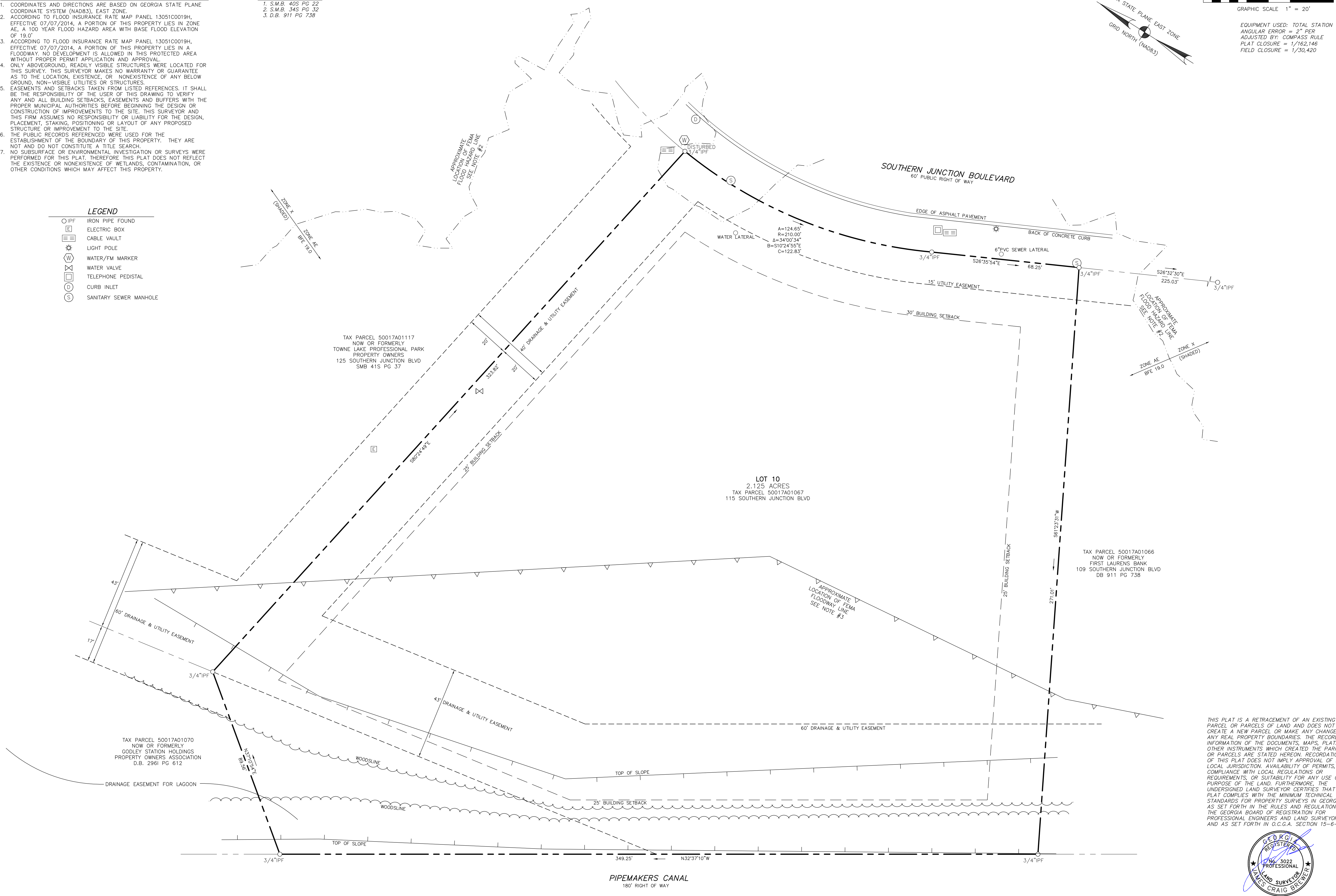
- IPF IRON PIPE FOUND
- ELECTRIC BOX
- ▭ CABLE VAULT
- ⊙ LIGHT POLE
- ⊙ WATER/FM MARKER
- ⊙ WATER VALVE
- TELEPHONE PEDISTAL
- ⊙ CURB INLET
- ⊙ SANITARY SEWER MANHOLE



EQUIPMENT USED: TOTAL STATION
 ANGULAR ERROR = 2" PER
 ADJUSTED BY: COMPASS RULE
 PLAT CLOSURE = 1/162,146
 FIELD CLOSURE = 1/30,420

BREWER LANDSURVEYING
 P.O. BOX 441
 Pooler, GA 31322
 info@brewersurveying.com
 Phone (912) 856-2205
 www.brewersurveying.com
 LSF #1005

LOT 10, FORMERLY A PORTION OF PARCEL 5A, GODLEY STATION PHASE 2
 A BOUNDARY RETRACEMENT SURVEY OF
 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
 PREPARED FOR:
POOLER JUNCTION LODGING LLC



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT 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 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.



PROJECT #:	230504
FIELD DATE:	8/14/2023
PLAT DATE:	8/22/2023
LAST REVISED:	N/A
DRAWN BY:	JCB
SCALE:	1"=10'