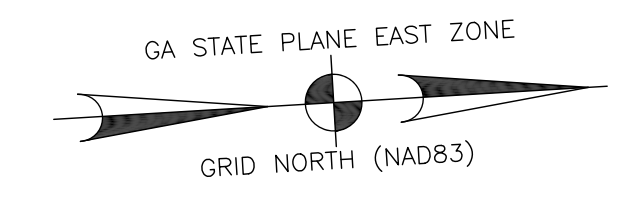
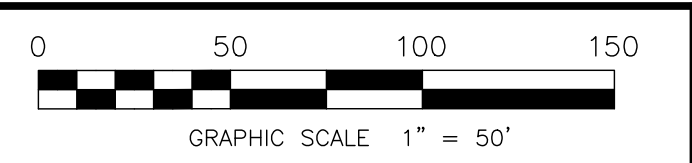


THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT
VICINITY MAP NOT TO SCALE

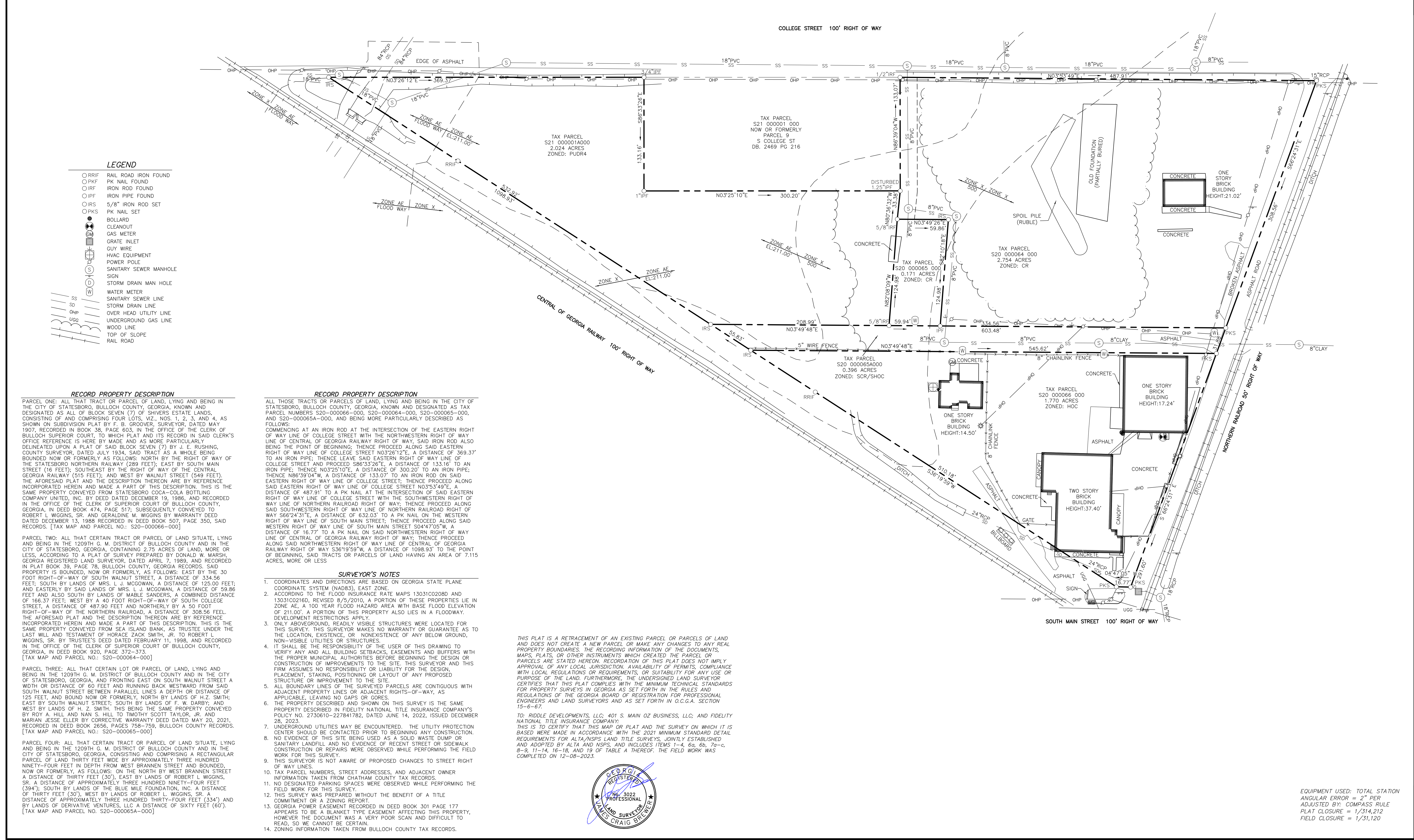


BREWER
LANDSURVEYING
P.O. BOX 441
Pooler, GA 31322
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Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

AN ALTA SURVEY OF
TAX PARCELS S20 000064 000, S20 000065 000, S20 000066 000, & S21 000001 A000,
1209TH G.M. DISTRICT, CITY OF STATESBORO, BULLOCH COUNTY, GEORGIA

PREPARED FOR:
RIDDLE DEVELOPMENTS, LLC

PROJECT #:	230834
FIELD DATE:	12/8/2023
PLAT DATE:	1/15/2024
LAST REVISED:	N/A
DRAWN BY:	CAL/LET
SCALE:	1"=50'
SHEET:	1 OF 1



LEGEND

- RRRF RAIL ROAD IRON FOUND
- PKF PK NAIL FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 5/8" IRON ROD SET
- PKS PK NAIL SET
- BOLLARD
- CLEANOUT
- GAS METER
- GRATE INLET
- GUY WIRE
- HVAC EQUIPMENT
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MAN HOLE
- WATER METER
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVER HEAD UTILITY LINE
- UNDERGROUND GAS LINE
- WOOD LINE
- TOP OF SLOPE
- RAIL ROAD

RECORD PROPERTY DESCRIPTION

PARCEL ONE: ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF STATESBORO, BULLOCH COUNTY, GEORGIA, KNOWN AND DESIGNATED AS ALL OF BLOCK SEVEN (7) OF SHIVERS ESTATE LANDS, CONSISTING OF AND COMPRISING FOUR LOTS, VIZ., NOS. 2, 3, AND 4, AS SHOWN ON SUBDIVISION PLAT BY F. B. GROOVER, SURVEYOR, DATED MAY 1907, RECORDED IN BOOK 38, PAGE 603, IN THE OFFICE OF THE CLERK OF BULLOCH SUPERIOR COURT TO WHICH PLAT AND ITS RECORD IN SAID CLERK'S OFFICE REFERENCE IS HERE BY MADE AND AS MORE PARTICULARLY DELINEATED UPON A PLAT OF SAID BLOCK SEVEN (7) BY J. E. RUSHING, COUNTY SURVEYOR, DATED JULY 1934, SAID TRACT AS A WHOLE BEING BOUNDED NOW OR FORMERLY AS FOLLOWS: NORTH BY THE RIGHT OF WAY OF THE STATESBORO NORTHERN RAILWAY (288 FEET); EAST BY SOUTH MAIN STREET (16 FEET); SOUTHEAST BY THE RIGHT OF WAY OF THE CENTRAL GEORGIA RAILWAY (515 FEET); AND WEST BY WALNUT STREET (549 FEET). THE AFORESAID PLAT AND THE DESCRIPTION THEREON ARE BY REFERENCE INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION. THIS IS THE SAME PROPERTY CONVEYED FROM STATESBORO COCA-COLA BOTTLING COMPANY UNITED, INC. BY DEED DATED DECEMBER 19, 1986, AND RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BULLOCH COUNTY, GEORGIA, IN DEED BOOK 474, PAGE 517; SUBSEQUENTLY CONVEYED TO ROBERT L. WIGGINS, SR. AND GERALDINE M. WIGGINS BY WARRANTY DEED DATED DECEMBER 13, 1988 RECORDED IN DEED BOOK 507, PAGE 350, SAID RECORDS. [TAX MAP AND PARCEL NO.: S20-000066-000]

PARCEL TWO: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 1209TH G. M. DISTRICT OF BULLOCH COUNTY AND IN THE CITY OF STATESBORO, GEORGIA, CONTAINING 2.75 ACRES OF LAND, MORE OR LESS, ACCORDING TO A PLAT OF SURVEY PREPARED BY DONALD W. MARSH, GEORGIA REGISTERED LAND SURVEYOR, DATED APRIL 7, 1989, AND RECORDED IN PLAT BOOK 39, PAGE 78, BULLOCH COUNTY, GEORGIA RECORDS. SAID PROPERTY IS BOUNDED, NOW OR FORMERLY, AS FOLLOWS: EAST BY THE 30 FOOT RIGHT-OF-WAY OF SOUTH WALNUT STREET, A DISTANCE OF 334.56 FEET; SOUTH BY LANDS OF MRS. L. J. MCGOWAN, A DISTANCE OF 125.00 FEET; AND EASTERLY BY SAID LANDS OF MRS. L. J. MCGOWAN, A DISTANCE OF 59.86 FEET AND ALSO SOUTH BY LANDS OF MABLE SANDERS, A COMBINED DISTANCE OF 166.37 FEET; WEST BY A 40 FOOT RIGHT-OF-WAY OF SOUTH COLLEGE STREET, A DISTANCE OF 487.90 FEET AND NORTHERLY BY A 50 FOOT RIGHT-OF-WAY OF THE NORTHERN RAILROAD, A DISTANCE OF 308.56 FEET. THE AFORESAID PLAT AND THE DESCRIPTION THEREON ARE BY REFERENCE INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION. THIS IS THE SAME PROPERTY CONVEYED FROM SEA ISLAND BANK, AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF HORACE ZACK SMITH, JR. TO ROBERT L. WIGGINS, SR. BY TRUSTEE'S DEED DATED FEBRUARY 11, 1998, AND RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BULLOCH COUNTY, GEORGIA, IN DEED BOOK 920, PAGE 372-373. [TAX MAP AND PARCEL NO.: S20-000064-000]

PARCEL THREE: ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING IN THE 1209TH G. M. DISTRICT OF BULLOCH COUNTY AND IN THE CITY OF STATESBORO, GEORGIA, AND FRONTING EAST ON SOUTH WALNUT STREET A WIDTH OR DISTANCE OF 60 FEET AND RUNNING BACK WESTWARD FROM SAID SOUTH WALNUT STREET BETWEEN PARALLEL LINES A DEPTH OR DISTANCE OF 125 FEET, AND BOUND NOW OR FORMERLY, NORTH BY LANDS OF H.Z. SMITH; EAST BY SOUTH WALNUT STREET; SOUTH BY LANDS OF F. W. DARBY; AND WEST BY LANDS OF H. Z. SMITH. THIS BEING THE SAME PROPERTY CONVEYED BY ROY A. HILL AND NAN S. HILL TO TIMOTHY SCOTT TAYLOR, JR. AND MARIAN JESSE ELLER BY CORRECTIVE WARRANTY DEED DATED MAY 20, 2021, RECORDED IN DEED BOOK 2656, PAGES 758-759, BULLOCH COUNTY RECORDS. [TAX MAP AND PARCEL NO.: S20-000065-000]

PARCEL FOUR: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 1209TH G. M. DISTRICT OF BULLOCH COUNTY AND IN THE CITY OF STATESBORO, GEORGIA, CONSISTING AND COMPRISING A RECTANGULAR PARCEL OF LAND THIRTY FEET WIDE BY APPROXIMATELY THREE HUNDRED NINETY-FOUR FEET IN DEPTH FROM WEST BRANNEN STREET AND BOUNDED, NOW OR FORMERLY, AS FOLLOWS: ON THE NORTH BY WEST BRANNEN STREET A DISTANCE OF THIRTY FEET (30'), EAST BY LANDS OF ROBERT L. WIGGINS, SR. A DISTANCE OF APPROXIMATELY THREE HUNDRED NINETY-FOUR FEET (394'), SOUTH BY LANDS OF THE BLUE MILE FOUNDATION, INC. A DISTANCE OF THIRTY FEET (30'), WEST BY LANDS OF ROBERT L. WIGGINS, SR. A DISTANCE OF APPROXIMATELY THREE HUNDRED THIRTY-FOUR FEET (334') AND BY LANDS OF DERIVATIVE VENTURES, LLC A DISTANCE OF SIXTY FEET (60'). [TAX MAP AND PARCEL NO.: S21-000001A-000]

RECORD PROPERTY DESCRIPTION

ALL THOSE TRACTS OR PARCELS OF LAND, LYING AND BEING IN THE CITY OF STATESBORO, BULLOCH COUNTY, GEORGIA, KNOWN AND DESIGNATED AS TAX PARCEL NUMBERS S20-000066-000, S20-000064-000, S20-000065-000, AND S20-000066A-000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF COLLEGE STREET WITH THE NORTHWESTERN RIGHT OF WAY LINE OF CENTRAL OF GEORGIA RAILWAY RIGHT OF WAY, SAID IRON ROD ALSO BEING THE POINT OF BEGINNING; THENCE PROCEED ALONG SAID EASTERN RIGHT OF WAY LINE OF COLLEGE STREET N03°26'12"E, A DISTANCE OF 369.37' TO AN IRON PIPE; THENCE LEAVE SAID EASTERN RIGHT OF WAY LINE OF COLLEGE STREET AND PROCEED S86°33'26"E, A DISTANCE OF 133.16' TO AN IRON PIPE; THENCE N03°25'10"E, A DISTANCE OF 300.20' TO AN IRON PIPE; THENCE N86°39'04"W, A DISTANCE OF 133.07' TO AN IRON ROD ON SAID EASTERN RIGHT OF WAY LINE OF COLLEGE STREET; THENCE PROCEED ALONG SAID EASTERN RIGHT OF WAY LINE OF COLLEGE STREET N03°53'49"E, A DISTANCE OF 487.91' TO A PK NAIL AT THE INTERSECTION OF SAID EASTERN RIGHT OF WAY LINE OF COLLEGE STREET WITH THE SOUTHWESTERN RIGHT OF WAY LINE OF NORTHERN RAILROAD RIGHT OF WAY; THENCE PROCEED ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE OF NORTHERN RAILROAD RIGHT OF WAY S66°24'31"E, A DISTANCE OF 632.03' TO A PK NAIL ON THE WESTERN RIGHT OF WAY LINE OF SOUTH MAIN STREET; THENCE PROCEED ALONG SAID WESTERN RIGHT OF WAY LINE OF SOUTH MAIN STREET S04°47'05"W, A DISTANCE OF 16.77' TO A PK NAIL ON SAID NORTHWESTERN RIGHT OF WAY LINE OF CENTRAL OF GEORGIA RAILWAY RIGHT OF WAY; THENCE PROCEED ALONG SAID NORTHWESTERN RIGHT OF WAY LINE OF CENTRAL OF GEORGIA RAILWAY RIGHT OF WAY S38°19'59"W, A DISTANCE OF 1098.93' TO THE POINT OF BEGINNING. SAID TRACTS OR PARCELS OF LAND HAVING AN AREA OF 7.115 ACRES, MORE OR LESS

SURVEYOR'S NOTES

- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS 13031C020B0 AND 13031C0216D, REVISED 8/5/2010, A PORTION OF THESE PROPERTIES LIE IN ZONE AE, A 100 YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION OF 211.00'. A PORTION OF THIS PROPERTY ALSO LIES IN A FLOODWAY. DEVELOPMENT RESTRICTIONS APPLY.
- 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.
- 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.
- ALL BOUNDARY LINES OF THE SURVEYED PARCELS ARE CONTIGUOUS WITH ADJACENT PROPERTY LINES OR ADJACENT RIGHTS-OF-WAY, AS APPLICABLE, LEAVING NO GAPS OR GORES.
- THE PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S POLICY NO. 2730610-22784782, DATED JUNE 14, 2022, ISSUED DECEMBER 28, 2023.
- UNDERGROUND UTILITIES MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- NO EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY.
- THIS SURVEYOR IS NOT AWARE OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES.
- TAX PARCEL NUMBERS, STREET ADDRESSES, AND ADJACENT OWNER INFORMATION TAKEN FROM CHATHAM COUNTY TAX RECORDS.
- NO DESIGNATED PARKING SPACES WERE OBSERVED WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A ZONING REPORT.
- GEORGIA POWER EASEMENT RECORDED IN DEED BOOK 301 PAGE 177 APPEARS TO BE A BLANKET PIPE EASEMENT AFFECTING THIS PROPERTY, HOWEVER THE DOCUMENT WAS A VERY POOR SCAN AND DIFFICULT TO READ, SO WE CANNOT BE CERTAIN.
- ZONING INFORMATION TAKEN FROM BULLOCH COUNTY TAX RECORDS.

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 19-5-67.

TO: RIDDLE DEVELOPMENTS, LLC; 401 S. MAIN OZ BUSINESS, LLC; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY 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 1-4, 6a, 6b, 7a-c, 8-9, 11-14, 16-18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-08-2023.



EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 3" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/314,212
FIELD CLOSURE = 1/31,120