

VICINITY MAP (NOT TO SCALE)

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LEGEND:

- CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- CMF CONCRETE MONUMENT FOUND
- IRF 1/2" IRON REBAR FOUND
- ✕ NMC NON-MONUMENTED CORNER
- ELECTRIC METER
- POST
- ☆ LAMP POST/LIGHT POLE
- UTILITY POLE
- SIGN
- PHONE BOX
- FENCE
- OVERHEAD UTILITIES
- ASPHALT
- CONCRETE
- SALT MARSH

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.



C. Teeple Hill, GA PLS #3081

NO.	REVISION	BY	DATE

BOUNDARY RETRACEMENT SURVEY OF:

TRACT C
ALTAMA PLANTATION

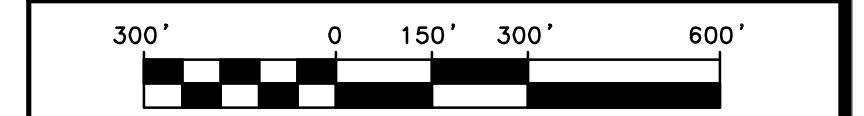
1356TH G.M.D.
GLYNN COUNTY, GEORGIA

PREPARED FOR:
COASTAL BUSINESS STORAGE
AND CHICAGO TITLE
INSURANCE COMPANY



SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562

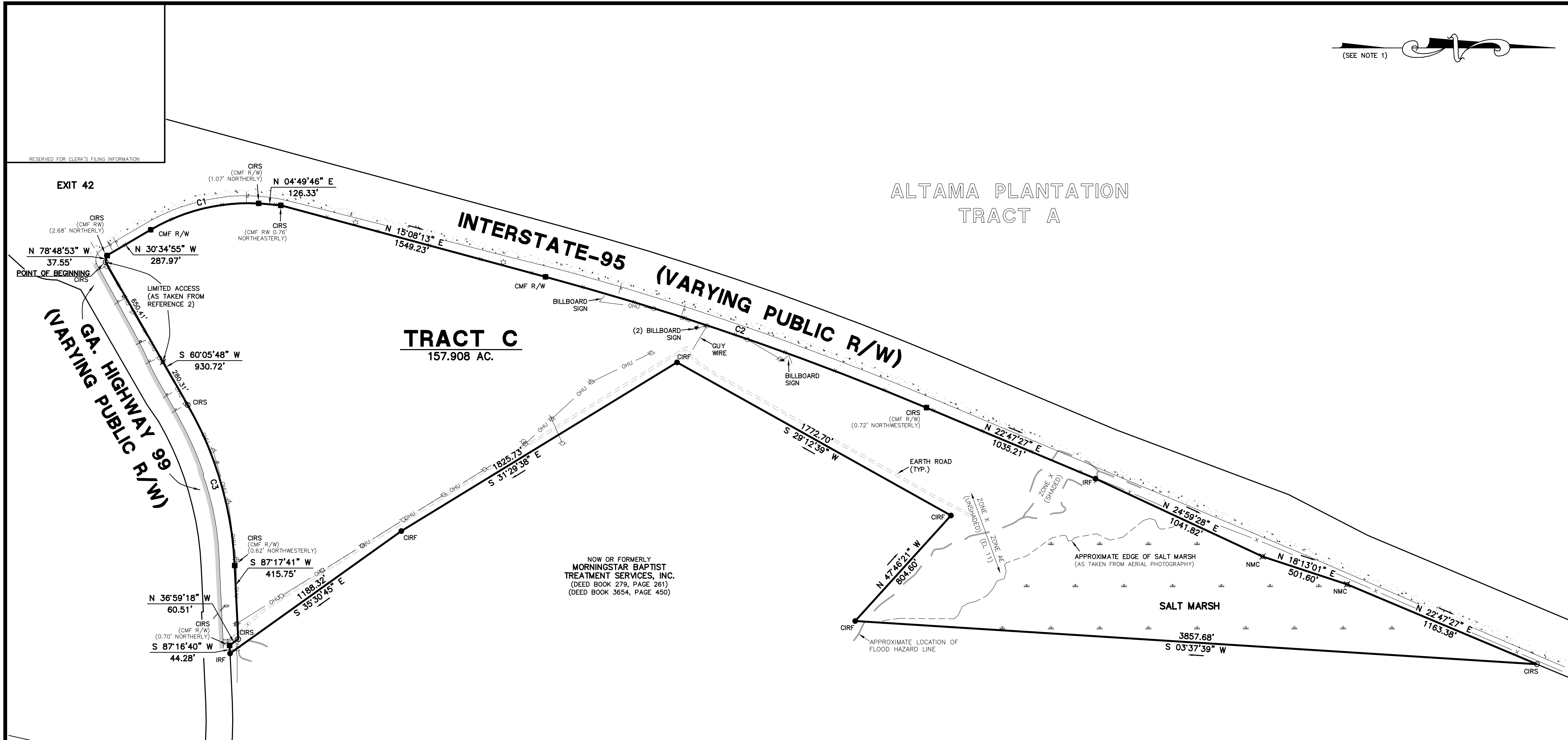
CERTIFICATE OF AUTHORIZATION: LSF317



SCALE: 1" = 300'
DRAWING DATE: 05/12/2022
FILE: 22184 DRAWN BY: SC
DRAWING: 22184-BRS CREW CHIEF: RO

ALTAMA PLANTATION
TRACT A

TRACT C
157,908 AC.



NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AS TAKEN FROM REFERENCE 1.
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90 AND CARLSON BRX7 RTK GPS WITH VRS NETWORK (GPS SOLUTIONS)
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH BOARD RULE 180-07-.03. THE CALCULATED POSITIONAL TOLERANCE WAS 0.05 FEET.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,712,076 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 04/26/2022 (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 GLYNN COUNTY GIS WEBSITE (WWW.GPUBLIC.NET/GA/GLYNN) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS: SLF IV - GA ALTAMA, LLC (DEED BOOK 2741, PAGE 289).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0105H AND 0115H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE AE, WHICH IS A SPECIAL FLOOD HAZARD AREA.

ZONE AE - 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 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.
- THIS PROPERTY MAY BE SUBJECT TO THE 15' GLYNN COUNTY DEVELOPMENT SETBACK MEASURED FROM THE CMPA LINE.
- THIS PROPERTY MAY BE SUBJECT TO THE 25' CMPA BUFFER.
- 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 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.

REFERENCES:

- SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'SURVEY OF: ALTAMA PLANTATION', DATED 03/08/2010.
- GEORGIA DEPARTMENT OF TRANSPORTATION, FEDERAL AID PROJECT: NH500-0001-00(585), PI NO.: 0001585, DATED 05/20/2008, LAST REVISED 03/22/2012.
- DEED BOOK 3031, PAGE 52.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1080.91'	635.10'	626.01'	N 13°44'58" W	33°39'53"
C2	17038.71'	2276.13'	2274.43'	N 18°57'50" E	7°39'14"
C3	2009.86'	954.07'	945.14'	S 73°41'40" W	27°11'53"