OTES:
SURVEYOR HAS MADE NO INVESTIGATION
OR INDEPENDENT SEARCH FOR EASEMENTS
OF RECORD, ENCUMBRANCES, RESTRICTIVE
COVENANTS, OWNERSHIP TITLE EVIDENCE
OR ANY OTHER FACTS THAT AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

MINOR SUBDIVISION SURVEY FOR: BRYLAN HOLDINGS, LLC MAGNETIC NORTH
BASE BRC. TAKEN FROM PB 394 PG 8

SITE WALL

ON THE COMM PB 394 PG 8

NOT TO SCAFE

AND TO SCAFE

AND TO SCAFE

AND TO SCAFE

AND TO SCAFE

NOT TO SCAFE

N

FLOOD NOTE: ACCORDING TO FEMA MAP ID 13029C0090D, EFFECTIVE DATE 05-05-2014, FOR BRYAN COUNTY, A PORTION OF THE AREA SURVEYED LIES IN ZONE X-AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE: THE COORDINATES SHOWN HEREON ARE PROVIDED FOR COUNTY GIS MAPPING PURPOSES ONLY AND ARE NOT TO BE USED FOR GEODETIC CONTROL.

ZONED: B1 SETBACKS: FRONT 75' SIDE STREET 45' SIDE INTERIOR 35' REAR 50'

CURRENT OWNER: BRYLAN HOLDINGS, INC. DEED BOOK 561 PAGE 321 PLAT BOOK 394 PAGE 8

BILL FUTCH ROAD EXTENSION

R/W AS INDICATED BY CORNER MARKERS FOUND CENTERLINE OF ROAD DOROTHY BROWN COMCAST OF PB J PG 483 GEORGIA/SOUTH CAROLINA II, LLC S 38'43'56"E PB 354 PG 3 179.75 COUNTY EDWARDS
COUNTY EDWARDS
COUNTY EDWARDS
COUNTY EDWARDS
ROAD
COUNTY FORD
ROAD PARCEL A S 28°58'14"E 36.56' AREA = 6.462 ACRES INCLUDES EXISTING TAX PARCELS N: 788508.312 E: 865559.928 0251 017 & 0251 017 01 TRAVIS B. MOORE AND DIANE H. MOORE TRAVIS B. MOORE PB H PG 36 N: 788362.088\ AND E: 865290.105 DIANE H. MOORE PB 373 PG 6 US HWY 100 FT. R/W PARCEL 4 AREA= 0.229 ACRES AREA TO BE DEEDED TO GEORGIA DEPARTMENT OF **TRANSPORTATION**

CHURCH

Q,

GOS

ROAD

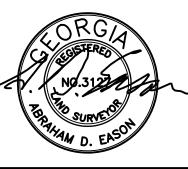
GA DOT R/W ACQUISITION LINES

Course	Bearing	Distance
L1	N 34°36'42" E	15.28'
L2	S 55°23'18" E	35.96'
L3	S 61°56'16" E	155.65'
L4	S 58°59'02" E	75.01'
L5	S 75°32'34" E	36.02'
L6	N 61°22'02" E	130.61'
L7	S 29°19'12" E	10.01'

THIS IS A RETRACEMENT OF AN EXISTING PARCEL 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 WHICH CREATED THIS PARCEL 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 PURPOSE OR USE 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.

A BOUNDARY RETRACEMENT OF THAT AREA SHOWN IN PLAT BOOK 394 PAGE 8.

EASON LAND SURVEYING
P.O.BOX 753
CLAXTON, GA. 30417
(912) 739-7143
LSF 000047



PLAT REVISED: 09 JANUARY 2025
TO SHOW PARCEL 4
PARC 4 PLAT FOR 1' IN 258 423'

PARC. 4 PLAT E.O.C. 1' IN 258,423'

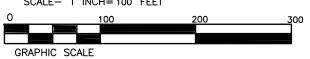
STATE OF GEORGIA BRYAN COUNTY -BLACK CREEK COMMUNITY 1380th G.M.D.

PLAT DATE: 26 OCTOBER 2023
FIELD SURVEY: 04 OCTOBER 2023
PLAT E.O.C.: 1' IN 263,929'
FIELD E.O.C. 1' IN 69,243'
ANGULAR E.O.C. 05" PER <
ADJUSTMENT — LEAST SOLIARES

ANGULAR E.O.C. 05" PER <
ADJUSTMENT — LEAST SQUARES EQUIPMENT USED ELECTRONIC TOTAL STATION

IPS= IRON PIN SET
IPF= IRON PIN FOUND
RBF= REBAR FOUND
RBS= REBAR SET
CMF(R)= CONCRETE MONUMENT FOUND (BROKE)
CMS= CONCRETE MONUMENT SET

SCALE- 1 INCH= 100 FEET



FILE #231001A DRAWN BY: ADE