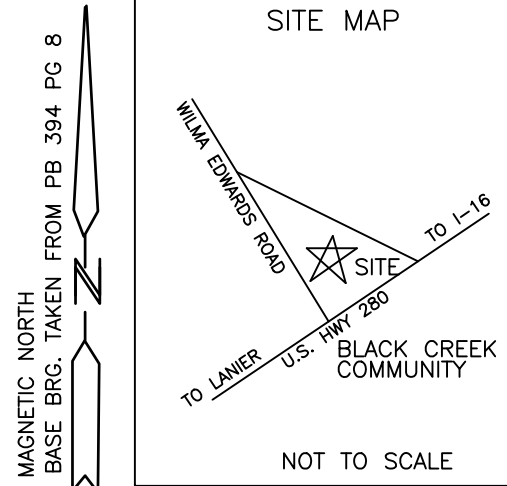


NOTES:  
SURVEYOR HAS MADE NO INVESTIGATION  
OR INDEPENDENT SEARCH FOR EASEMENTS  
OF RECORD, ENCUMBRANCES, RESTRICTIVE  
COVENANTS, OWNERSHIP TITLE EVIDENCE  
OR ANY OTHER FACTS THAT AN ACCURATE  
AND CURRENT TITLE SEARCH MAY DISCLOSE.

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



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

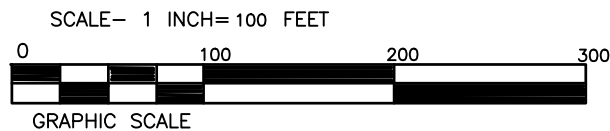
PLAT REVISED: 09 JANUARY 2025  
TO SHOW PARCEL 4  
PARC. 4 PLAT E.O.C. 1' IN 258,423'

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

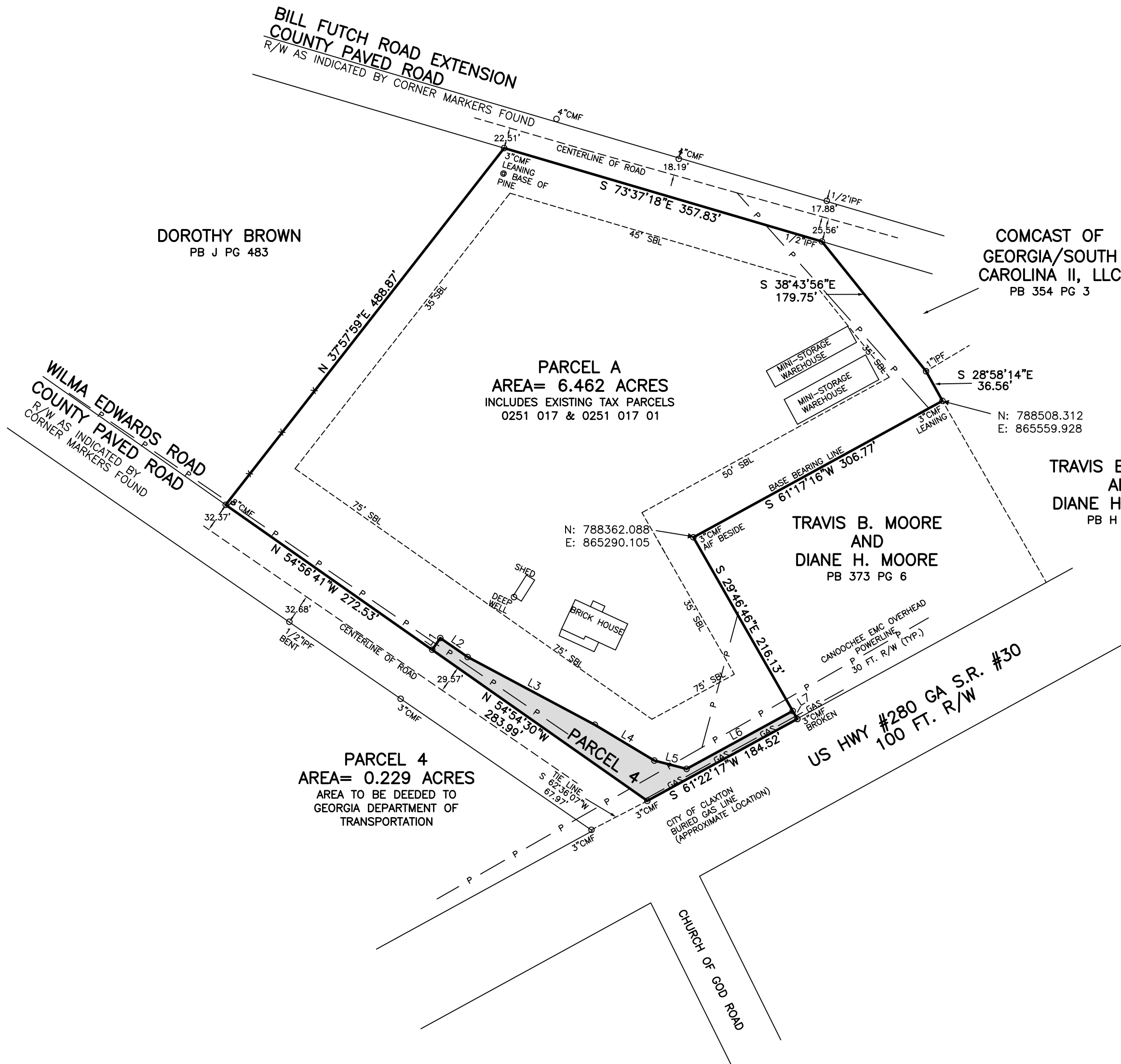
PLAT DATE: 26 OCTOBER 2023  
FIELD SURVEY: 04 OCTOBER 2023

PLAT E.O.C.: 1' IN 263,929'  
FIELD E.O.C. 1' IN 69,243'  
ANGULAR E.O.C. 05" PER <  
ADJUSTMENT - LEAST 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



FILE #231001A  
DRAWN BY: ADE



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

