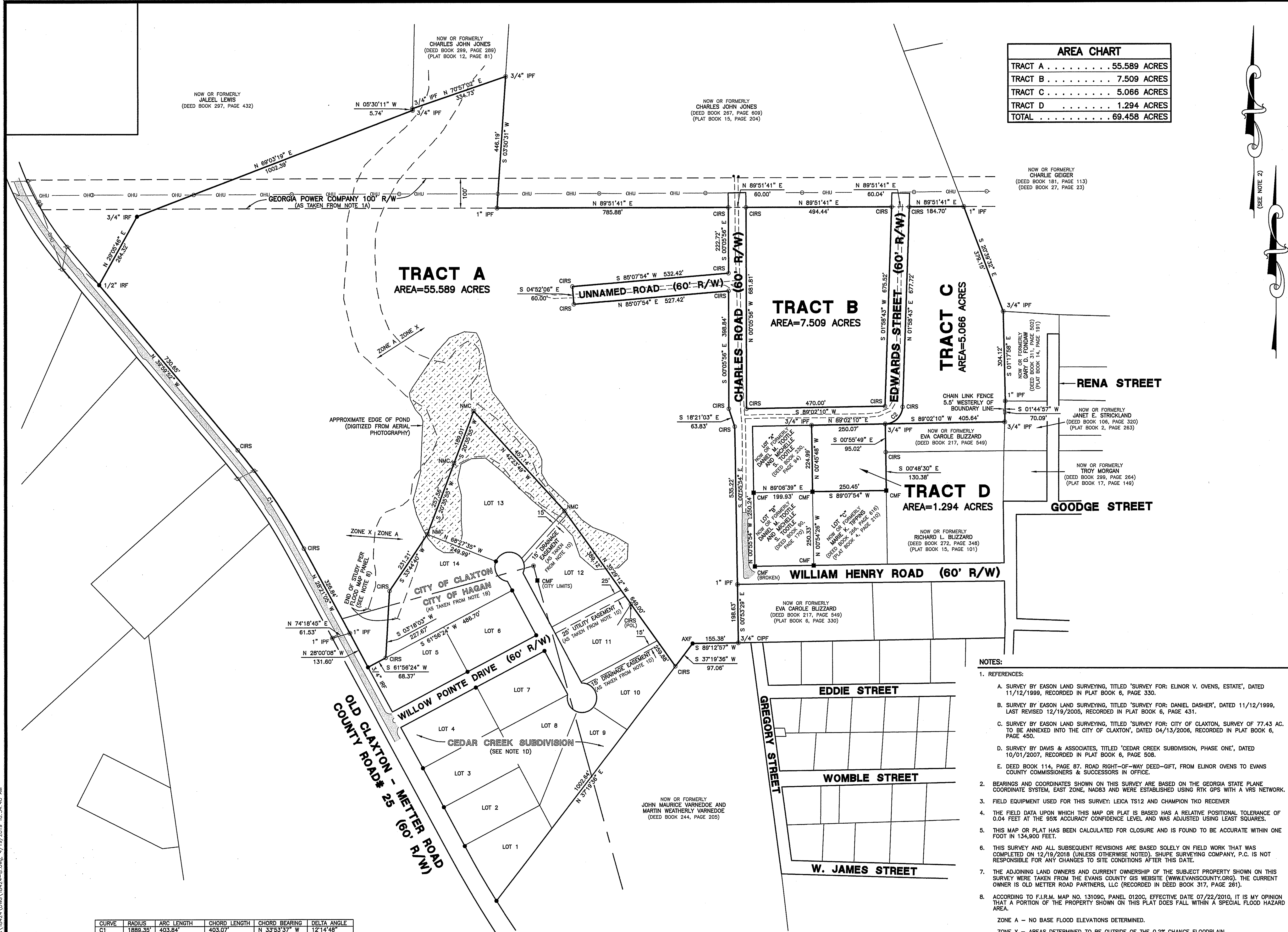


Y:\Project Files\18424\DWG\18424-B.dwg, 4/19/2019 10:54:40 AM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1889.35'	403.84'	403.07'	N 33°53'37" W	12°14'48"
C2	60.00'	91.18'	82.65'	N 45°30'06" E	87°04'08"



AREA CHART	
TRACT A	55.589 ACRES
TRACT B	7.509 ACRES
TRACT C	5.066 ACRES
TRACT D	1.294 ACRES
TOTAL	69.458 ACRES

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LEGEND:

- CIRS 1/2" CAPPED IRON REBAR SET (SSC PG. 137)
- CMF CONCRETE MONUMENT FOUND
- AXF AXLE FOUND
- IRF IRON REBAR FOUND
- CIPF CAPPED IRON PIPE FOUND
- IPF IRON PIPE FOUND
- ⊗ NMC NON-MONUMENTED CORNER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POL POINT ON LINE
- GUY WIRE
- UTILITY POLE
- POST
- SIGN
- X CHAIN LINK FENCE
- EARTH ROAD
- OHU OVERHEAD UTILITY LINES
- ASPHALT
- LAKE



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.

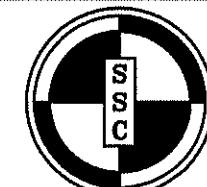
C. TEEPLE HILL, GA. PLS. #3081	12/21/18	DATE
NO.	REVISION	BY DATE

A BOUNDARY RETRACEMENT SURVEY OF:

TRACT A, B, C & D BEING A PORTION OF ELINOR V. OVENS ESTATE

1607TH G.M.D.
CITY OF CLAXTON AND
CITY OF HAGAN,
EVANS COUNTY, GEORGIA

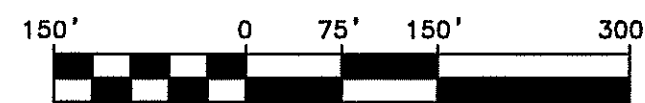
PREPARED FOR:
OLD METTER ROAD PARTNERS, LLC
AND SOUTH COAST DEVELOPMENT
PARTNERS, LLC



SHUPE SURVEYING COMPANY, P.C.

3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
919-266-0562

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE	1" = 150'	DRAWING DATE	12/21/2018
FILE	18424-B	DRAWN BY	S.C.
DRAWING	18424-B	CREW CHIEF	M.T.
SHEET 1 OF 1			

NOTES:

- REFERENCES:
 - SURVEY BY EASON LAND SURVEYING, TITLED 'SURVEY FOR: ELINOR V. OVENS, ESTATE', DATED 11/12/1999, RECORDED IN PLAT BOOK 6, PAGE 330.
 - SURVEY BY EASON LAND SURVEYING, TITLED 'SURVEY FOR: DANIEL DASHNER', DATED 11/12/1999, LAST REVISED 12/19/2005, RECORDED IN PLAT BOOK 6, PAGE 431.
 - SURVEY BY EASON LAND SURVEYING, TITLED 'SURVEY FOR: CITY OF CLAXTON, SURVEY OF 77.43 AC. TO BE ANNEXED INTO THE CITY OF CLAXTON', DATED 04/13/2006, RECORDED IN PLAT BOOK 6, PAGE 450.
 - SURVEY BY DAVIS & ASSOCIATES, TITLED 'CEDAR CREEK SUBDIVISION, PHASE ONE', DATED 10/01/2007, RECORDED IN PLAT BOOK 6, PAGE 508.
 - DEED BOOK 114, PAGE 87, ROAD RIGHT-OF-WAY DEED-GIFT, FROM ELINOR OVENS TO EVANS COUNTY COMMISSIONERS & SUCCESSORS IN OFFICE.
- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS12 AND CHAMPION TKO RECEIVER
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.04 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 134,900 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 12/19/2018 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE EVANS COUNTY GIS WEBSITE (WWW.EVANSCOUNTY.GEORGIA). THE CURRENT OWNER IS OLD METTER ROAD PARTNERS, LLC (RECORDED IN DEED BOOK 317, PAGE 261).
- ACCORDING TO F.I.R.M. MAP NO. 13109C, PANEL 0120C, EFFECTIVE DATE 07/22/2010, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
 - ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED.
 - ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN.
- WETLANDS AND SALT MARSHES ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA 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. WETLANDS AND SALT MARSHES WERE NOT LOCATED AS A PART OF THIS PROJECT.