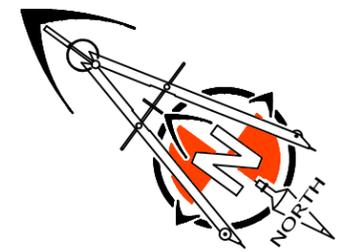


FLOOD ZONE: X
 FEMA MAP No: 13191C0190E
 DATE: 8/2/2018

STREET ADDRESS:
 1224 Buccaneer Club Road NE



This block reserved for the office of the Clerk of the Superior Court

RETRACEMENT SURVEY
 Current owner: McCabelandlord, LLC
 Tax Parcel Number: 0061D 0247
 Basis for bearings: Plat Book 2017, Page 22

- REF:
1. Deed Book 665, Page 694
 2. Plat Book 2017, Page 22
 3. Plat Book 2017, Page 21
 4. Deed Book 70, Page 277 (plat)
 5. Deed Book 111, Page 203 (plat)

CORNER LEGEND:

- Iron Rod Found (IRF) (0.5" unless noted)
- Concrete Monument Found (CMF)
- Pipe Found
- Iron Rod Set (IRS) (0.5" unless noted)
- Concrete Monument Set (CMS)
- ⊙ Pipe Set
- △ Reference Point (no point set or found)

NOTE: Iron rods set are capped with a cap stamped "2698" unless otherwise noted. The sizes shown for found corners are approximate.

GENERAL NOTES:

1. This firm has not performed a complete title search of the platted property. A complete title search may disclose additional easements, rights-of-way, right-of-way revisions, restrictions, or encumbrances that impact the subject property.
2. Easements, in addition to any shown, may impact the platted property.
3. Any Flood Zone data (including Flood Zone lines) shown was scaled from FEMA maps and should be considered approximate.
4. No wetland determination has been made by this firm as a part of this survey. Any wetlands that may be shown have been delineated by others with the source denoted.
5. Any marsh line shown should be considered approximate and should NOT be considered DNR approved marsh line unless noted.

SURVEYOR'S NOTES:

1. The deed to the subject property (DB 665, Page 694) refers to a 1974 plat (Deed Book 70, Page 277). If the 1974 plat was honored, the northeastern line would go through the building. In 2016, the owners on each side of the line in question had the line adjusted and agreed to the adjusted line as shown on the plats in Plat Book 2017, Pages 21 and 22. For the purpose of this survey the "agreed line" was used.
2. Portions of the gravel parking area has grass growing through and growing over the edges to the degree that the edges are indistinct; therefore, the parking area as shown hereon should be considered APPROXIMATE.
3. The Johnson property to the northeast appears to be using the southeastern portion of the gravel parking area to access their property.

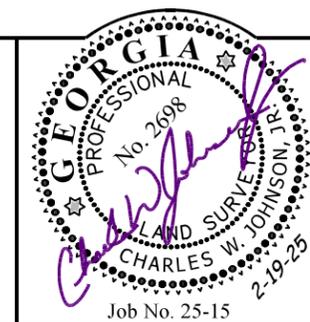
SURVEYOR'S CERTIFICATION:

This plat is a retracement of an existing parcel 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 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 proper 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 on O.C.G.A. Section 15-6-67.

Charles W. Johnson, Jr.
 Charles W. Johnson, Jr. Ga.R.L.S. No. 2698
 2-19-2025
 Date



PREPARED FOR: **MCCABELANDLORD, LLC**

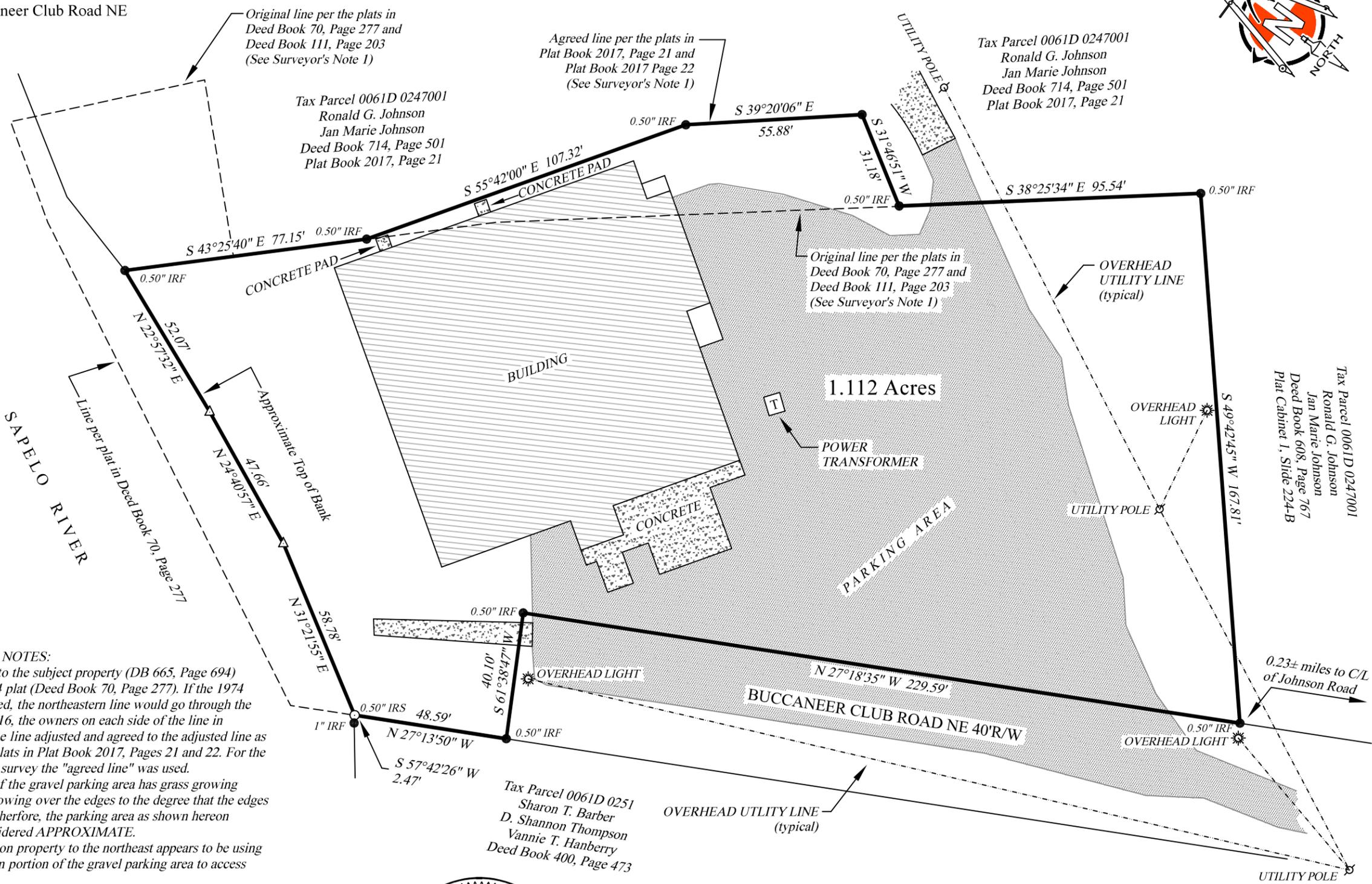
PLAT OF: **A 1.112 ACRE TRACT**

LAND LOT: n/a	LAND DISTRICT: n/a	GMD: 1515th	COUNTY: McINTOSH	CITY: n/a	STATE OF GEORGIA
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0 35 70 105
 SCALE 1" = 35'

● Cygnus KS-102 ● Sokkia GRX2 (base/rover) ● Topcon GTS-226

ALTAMAHA LAND SURVEYING
 Charles W. Johnson, Jr. Ga.R.L.S. No. 2698
 681 Morning Glory Circle - Jesup, Georgia 31546
 (912) 588-0480 als2698@att.net



Tax Parcel 0061D 0247001
 Ronald G. Johnson
 Jan Marie Johnson
 Deed Book 714, Page 501
 Plat Book 2017, Page 21

Tax Parcel 0061D 0247001
 Ronald G. Johnson
 Jan Marie Johnson
 Deed Book 714, Page 501
 Plat Book 2017, Page 21

Tax Parcel 0061D 0251
 Sharon T. Barber
 D. Shannon Thompson
 Vannie T. Hanberry
 Deed Book 400, Page 473

Tax Parcel 0061D 0247001
 Ronald G. Johnson
 Jan Marie Johnson
 Deed Book 608, Page 767
 Plat Cabinet 1, Slide 224-B