

200 NOV -5 P 3:45

## LEGEND

- (UC CMF) UNION CAMP CONCRETE MONUMENT FOUND
- (CMF) CONCRETE MONUMENT SET
- CONCRETE MONUMENT SET
- (IRF) IRON REBAR FOUND
- (IPF) IRON PIPE FOUND
- (CIPF) IRON PIPE FOUND WITH YELLOW CAP (T&H)
- 1/2" IRON REBAR SET WITH ORANGE CAP (SSC PC, LSF 317)
- ▲ ROAD CENTERLINE POINT (NOT MONUMENTED)
- BSL BUILDING SETBACK LINE
- POL POINT ON LINE
- W— UNDERGROUND WATER LINE
- JURISDICTIONAL WETLAND

This Plat Has Been  
Previously Recorded  
DO NOT RECORD

## OWNER/SUBDIVIDER

BRUNSWICK AND GLYNN COUNTY DEVELOPMENT AUTHORITY  
4 GLYNN AVENUE  
BRUNSWICK, GA 31520  
(912) 265-6629

## FLOOD NOTE:

ACCORDING TO F.I.R.M. MAP NO. 13127C, PANELS 115F AND 120F, REVISED SEPTEMBER 6, 2006, IT IS MY OPINION THAT A SPECIAL FLOOD HAZARD AREA.

ZONE X (HATCHED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

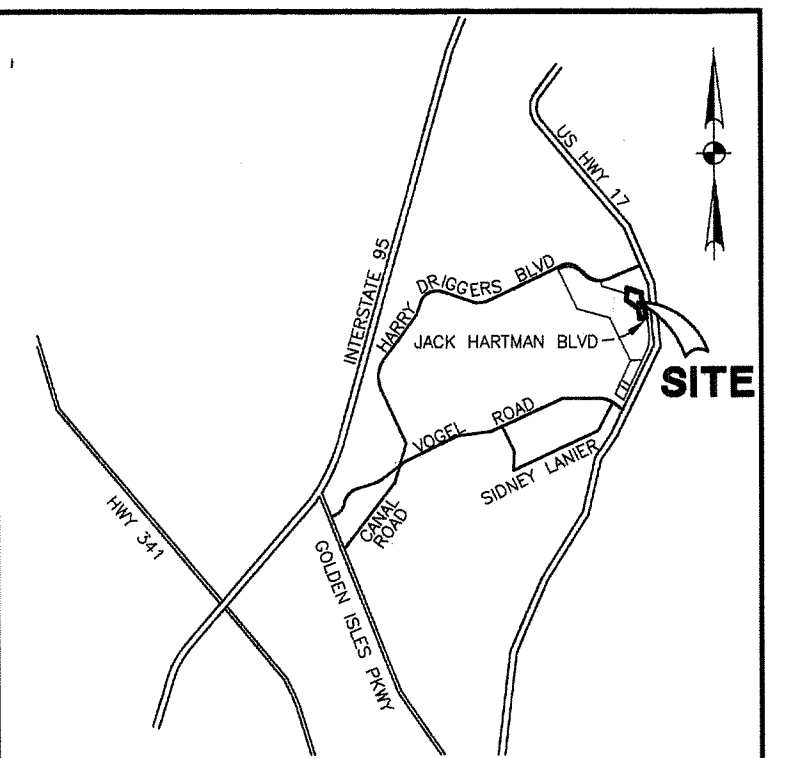
ZONE AE BASE FLOOD ELEVATIONS DETERMINED.

## REFERENCES:

- A BOUNDARY SURVEY OF THE ODI-2 TRACT BEING A PORTION OF THE GOLDEN ISLES GATEWAY TRACT. PREPARED BY: SHUPE SURVEYING COMPANY. DATED 8/16/01.
- AN EXPEDITED SUBDIVISION PLAT OF THE CDL FACILITY BEING A PORTION OF ODI-2. PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: 5/12/08. LAST REVISED: 10/29/09.
- A WETLAND SURVEY OF ODI-2, GOLDEN ISLES GATEWAY TRACT. PREPARED BY: SHUPE SURVEYING COMPANY, P.C. DATED: 9/11/08.
- A WETLAND IMPACT EXHIBIT FOR THE ODI-2 TRACT. PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: 11/03/08.
- JACK HARTMAN BOULEVARD PUBLIC R/W WAS CREATED BY THE GLYNN COUNTY BOARD OF COMMISSIONERS IN AN OFFICIAL ACTION TAKEN DURING THEIR MEETING ON JULY 15, 2010.

## GENERAL NOTES:

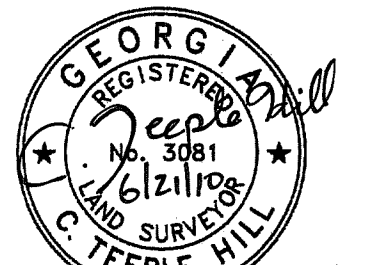
- FIELD EQUIPMENT USED FOR THIS SURVEY: SOKKIA SET 4110, CARLSON DATA COLLECTOR, TRIMBLE 5800 GPS.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS CLOSURE OF ONE FOOT IN 10,000 OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,000 FEET OR BETTER.
- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- THE PARCEL I.D. FOR THE PROPERTY PLATTED HEREON IS 03-00010. THE PARCEL I.D. NUMBERS SHOWN ON THIS PLAT WERE OBTAINED FROM GLYNN COUNTY GIS.
- THIS SITE IS ZONED: PD-G (NO DEFINITION). ZONING INFORMATION SHOWN ON THIS PLAT WAS OBTAINED FROM GLYNN COUNTY GIS.
- FRESHWATER WETLANDS SHOWN WERE TAKEN FROM REFERENCES 3 AND 4. THE WETLANDS WERE APPROVED BY THE CORPS OF ENGINEERS IN A LETTER DATED 12/10/2008. A WETLAND IMPACT PERMIT WAS APPROVED BY THE CORPS OF ENGINEERS IN A LETTER DATED 1/06/2009. THE PROJECT NUMBER FOR THIS TRACT IS 200801602.
- WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL.
- FLOOD LINES SHOWN WERE SCALED FROM FLOOD MAPS AND ARE APPROXIMATE. FLOOD LINES ARE BASED ON NAVD88.
- UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- WATER WILL BE PROVIDED BY THE BRUNSWICK-GLYNN COUNTY JOINT WATER SEWER COMMISSION. EACH LOT WILL USE A SEPTIC SYSTEM FOR SANITARY WASTE WATER. THERE IS A FIFTY (50') FOOT WETLAND SETBACK FOR USABLE AREA CALCULATIONS AND INSTALLATION OF THE INDIVIDUAL SEPTIC SYSTEMS. THIS IS NOT A BUILDING SETBACK LINE.
- THERE IS A 10' UTILITY EASEMENT ALONG STREET RIGHTS-OF-WAY IN ACCORDANCE TO THE SUBDIVISION REGULATIONS OF GLYNN COUNTY, ARTICLE VI SECTION 605.1.
- EASTGATE DRIVE IS A PUBLIC ROAD. THE ROADWAY CLASSIFICATION IS "MINOR STREET".
- BUILDING SETBACKS:
  - FRONT 25 FEET
  - SIDE 25 FEET
  - REAR 25 FEET



VICINITY MAP (NOT TO SCALE)

## ACREAGE TABLE

LOTS (7)	31.296 AC.
RIGHT OF WAY	1.208 AC.
TOTAL	32.504 AC.



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS AND REQUIREMENTS OF LAW.  
C. TEEPLE HILL  
GEORGIA REGISTERED LAND SURVEYOR  
LICENSE NO. 3081

NO. REVISION BY DATE

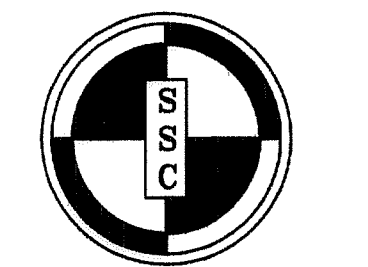
A FINAL SUBDIVISION PLAT OF

## EASTGATE COMMERCE PARK PHASE 1

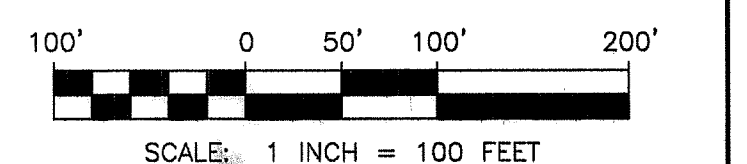
BEING A PORTION OF  
THE ODI-2 TRACT

26TH G.M.D.  
GLYNN COUNTY  
GEORGIA

PREPARED FOR:  
BRUNSWICK AND GLYNN COUNTY  
DEVELOPMENT AUTHORITY



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



SCALE 1" = 100'  
JOB NUMBER 09085C  
DRAWING 09085C.dwg  
FIELD DATE 4/2010  
PLAT DATE 6/21/10  
DRAWN BY KLP/CTH  
REVIEWED BY CTH/RNS  
PARTY CHIEF CTH/AS

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION  
IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, RIGHTS OF WAY, EASEMENTS AND OTHER SITES TO THE USE OF THE PUBLIC FOREVER OR FOR PRIVATE USE AS NOTED.

BRUNSWICK AND GLYNN COUNTY DEVELOPMENT AUTHORITY  
OWNER/TITLE *William S. Jenkins* DATE *10/25/10*  
Executive Director

CERTIFICATE OF APPROVAL BY ENVIRONMENTAL HEALTH  
GLYNN COUNTY HEALTH DEPARTMENT APPROVES THIS SUBDIVISION FOR ON-SITE SEWERAGE DISPOSAL AND MUNICIPAL WATER SUPPLY. A PERMIT FOR ON-SITE SEWERAGE DISPOSAL SYSTEMS WILL BE ISSUED UPON PROPERTY OWNERS APPLICATION. ONE COMBINED AREA, EQUAL TO TWICE THE AREA NEEDED TO INSTALL THE ORIGINAL ON-SITE SEWERAGE DISPOSAL SYSTEM MUST BE LEFT ON PROPERTY FREE OF BUILDING, CONCRETE PADS AND MAJOR TREES TO ACCOMMODATE ORIGINAL SYSTEM AND FUTURE REPAIRS.

*William S. Jenkins* DATE *11/05/2010*  
ENVIRONMENTAL HEALTH COUNTY MANAGER

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION  
PURSUANT TO THE SUBDIVISION REGULATION OF GLYNN COUNTY, GEORGIA, ALL REQUIREMENTS HAVE BEEN FULFILLED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

*Paul A. Haw* DATE *10/28/10*  
DIRECTOR OF GLYNN COUNTY  
COMMUNITY DEVELOPMENT

CERTIFICATE OF COMPLIANCE AND APPROVAL OF REQUIRED IMPROVEMENTS AND/OR PERFORMANCE BOND

IT IS HEREBY CERTIFIED THAT I, AS ENGINEER FOR GLYNN COUNTY, GEORGIA, HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF THE ORDINANCE TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF PLATS OF SUBDIVISIONS WITHIN THE COUNTY OF GLYNN, GEORGIA. FURTHERMORE, IT IS HEREBY CERTIFIED THAT STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS AND STANDARDS OF THE SUBDIVISION REGULATIONS, AND/OR THAT THE POSTED PERFORMANCE BOND IS IN AN AMOUNT SUFFICIENT TO GUARANTEE THE REQUIRED IMPROVEMENTS.

*Paul S. Brown* DATE *11/2/10*  
GLYNN COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BOARD OF COMMISSIONERS  
IT IS HEREBY CERTIFIED THAT THE BOARD OF COMMISSIONERS OF GLYNN COUNTY, GEORGIA HAS OFFICIALLY APPROVED THIS PLAT.

*Cl. m. Owen* DATE *11/4/10*  
COUNTY ADMINISTRATOR

NOW OR FORMERLY  
CDL FACILITY  
PARCEL ID: 03-00010  
ZONING: PD-G

LOT #7  
LOT TOTAL  
1,053,231 S.F.  
24.179 AC.  
UPLAND  
571,381 S.F.  
13.117 AC.  
WETLAND  
481,850 S.F.  
11.062 AC.

NOW OR FORMERLY  
NORTH GLYNN UNITED  
METHODIST CHURCH, INC.  
PARCEL ID: 03-00007  
ZONING: FA

NOW OR FORMERLY  
JAMES POLITE  
PARCEL ID: 03-14902  
ZONING: FA

NOW OR FORMERLY  
ELMORA AUSTIN  
PARCEL ID: 03-09460  
ZONING: FA

NOW OR FORMERLY  
WILLIAM GRANT  
PARCEL ID: 03-00008  
ZONING: FA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 05°53'46" W	43.79'
L2	S 05°53'46" E	16.13'

CURVE TABLE					
CURVE	LENGTH	CHORD BEARING	CHORD	RADIUS	DELTA
C1	13.68'	N 28°56'58" W	13.31'	17.00'	48°08'20"
C2	100.20'	N 02°30'27" W	88.20'	58.00'	98°59'17"
C3	160.04'	S 53°57'53" E	113.89'	58.00'	158°08'50"
C4	15.31'	S 32°38'47" W	15.27'	58.00'	19°07'32"
C5	13.68'	S 17°09'24" W	13.31'	17.00'	48°08'20"
C6	31.87'	N 07°43'35" E	31.38'	52.60'	34°42'53"