

INTERSTATE 95 (300' PUBLIC R/W)

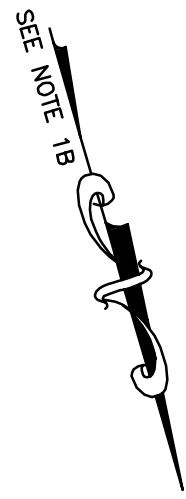
N 16°05'55" E

717.71'

D.O.T. EASEMENT  
(SEE SURVEY REVISION #1)  
(TITLE EXCEPTION #11)

NOW OR FORMERLY  
FOX RUN PROPERTY  
OWNERS ASSOCIATION, INC.  
(ZONED P05)

RESERVED FOR OWNER'S FUTURE IMPROVEMENT



ALTA/NSPS LAND TITLE SURVEY OF:

# A PORTION OF LAKE RESIDENTIAL TRACT, THE GOLDEN ISLES GATEWAY TRACT 1356TH G.M.D., GLYNN COUNTY, GEORGIA

15,000 ACRES

## LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN G.M.D. 1356, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LOCATED ON THE NORTHWESTERN CORNER OF THE 15,000 ACRES TRACT, THENCE S 53°53'51" E 1096.76' TO A CONCRETE MONUMENT, THENCE LEAVING THE RIGHT-OF-WAY OF HARRY DRIGGERS BOULEVARD SOUTH 38° 08' 09" WEST FOR A DISTANCE OF 666.24' TO A CONCRETE MONUMENT, THENCE LEAVING THE RIGHT-OF-WAY OF HARRY DRIGGERS BOULEVARD, PROCEED NORTH 54° 26' 52" WEST FOR A DISTANCE OF 851.28' TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE-95; THENCE PROCEED ALONG SAID RIGHT-OF-WAY OF INTERSTATE-95 NORTH 16° 05' 35" EAST FOR A DISTANCE OF 1717.71' TO A CONCRETE MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY OF INTERSTATE-95, PROCEED SOUTH 16° 05' 35" EAST FOR A DISTANCE OF 1096.76 TO A CONCRETE MONUMENT AND THE POINT OF PLACE OF BEGINNING. SAID PARCEL HAVING AN AREA OF 15,000 ACRES.

THIS IS THE SAME PROPERTY AS DESCRIBED IN EXHIBIT "X" OF THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO. 20-0518, DATED 2/22/21.

## NOTES:

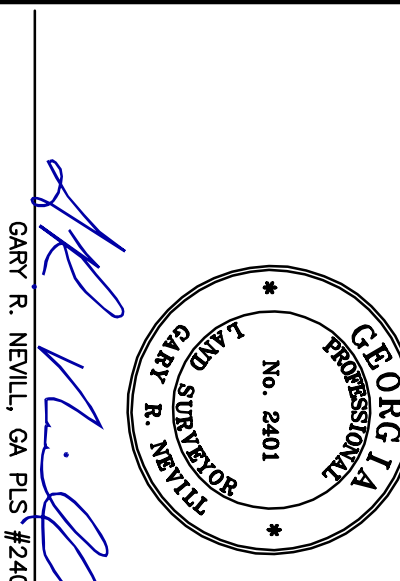
### REFERENCES:

1. PLAT BY THIS FIRM TITLED "JETPORT ROAD EXTENSION, TRACTS 1-A, 1-B, 1-C, 1-D AND 1-E", DATED 03/26/96, LAST REVISED ON 05/07/96, RECORDED IN 78, 23, PG. 223.
2. PLAT BY THIS FIRM TITLED "A PORTION OF LAKE RESIDENTIAL TRACT, THE GOLDEN ISLES GATEWAY TRACT", DATED 09/30/98, RECORDED IN PLAT DRAWER 25, PAGE 19.
3. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90.
4. THE FIELD DATA UPON WHICH THIS PLAT WAS BASED WAS A RELATIVE POSITIONAL, LEAST SQUARES METHOD.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 02/10/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, INC. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY (WWW.GLYNNCOUNTY.GOV) AND COURTHOUSE RESEARCH, THE CURRENT OWNER, IS WATKROSS DISTRICT BOARD OF MISSIONS, INC. OF THE UNITED METHODIST CHURCH, (DEED BOOK 531, PAGE 690).
7. ACCORDING TO F.P.R.M. MAP NO. 13122C, PANE, 0115H, DATED 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE "X" WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
8. ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
9. FRESHWATER WETLANDS AND SALT WASHES ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MUST BE SUBJECT TO PENALTY FOR VIOLATIONS OF FEDERAL, STATE AND LOCAL REGULATIONS AND APPROVAL. FRESHWATER WETLANDS AND SALT WASHES WERE NOT SURVEYED AS PART OF THIS PROJECT.
10. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180.6-(9)(2) AND (3) AND 43-15-(2)(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. THIS PROPERTY IS ZONED P05 (PLANNED DEVELOPMENT GENERAL). PD TEXT INDICATES MULTIFAMILY HOUSING PRODUCTS SHALL BE DEFERRED TO BE IN COMPLIANCE WITH THE GENERAL RESIDENTIAL DISTRICT AS AMENDED FROM TIME TO TIME.
12. SETBACK PER GLYNN COUNTY GENERAL RESIDENTIAL ZONING TEXT:  
FRONT ..... 20'  
SIDE ..... 7'  
REAR ..... 7'
13. THIS PROPERTY IS SERVED BY BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION.
14. A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 605.1.
15. NO EVIDENCE OF EARTH MOVING WORK, STREET OR SIDEWALK CONSTRUCTION OR REPAIR WAS OBSERVED DURING THE COURSE OF THIS SURVEY. (TABLE A, ITEM 16 & 17)
16. PROPERTY ADDRESS & PARCEL ID NUMBER SHOWN HEREON WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE.
17. COORDINATES SHOWN HEREON ARE BASED ON THE GEORGIA COORDINATE SYSTEM. DATUM 1983 AND WERE ESTABLISHED USING RIK GPS WITH A VMS NETWORK (GPS SOLUTIONS).

- LEGEND**
- CONCRETE MONUMENT
  - POINT OF BEGINNING
  - FIRE HYDRANT
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - UTILITY POLE
  - GLY WIRE
  - CONCRETE
  - ASPHALT
  - STREET ADDRESS
  - PARCEL ID NUMBER
  - SANITARY SEWER LINE
  - FENCE
  - OVERHEAD UTILITIES
  - TOP OF BANK
  - BOTTOM OF BANK

## SURVEYOR'S 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 RECONSTRUCT EXISTING REAL PROPERTY. THE SURVEYOR HAS REVIEWED THE PLAT AND THE RECORDING MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDBATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY 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 COMPLETS WITH THE MINIMUM 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.

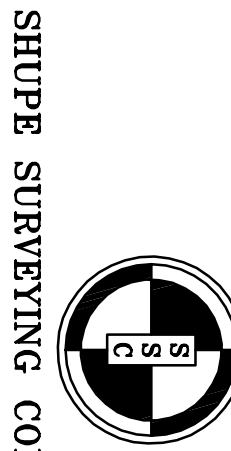


GARY R. NEVILL, GA. PLS. 12401

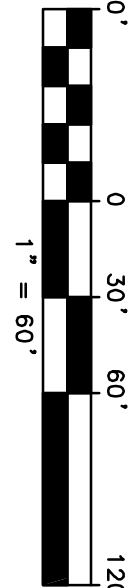
NO.	REVISION	BY	DATE

ALTA/NSPS LAND TITLE SURVEY OF:  
**A PORTION OF LAKE  
RESIDENTIAL TRACT,  
THE GOLDEN ISLES  
GATEWAY TRACT**  
1356TH G.M.D., GLYNN COUNTY, GEORGIA

PREPARED FOR:  
**SOUTHERN LAND PARTNERS**



**SHUPE SURVEYING COMPANY, P.C.**  
3987 DARIEN HIGHWAY  
BRUNSWICK, GA 31525  
912-265-0662  
CERTIFICATE OF AUTHORIZATION: LSP717



SCALE  
1" = 60'  
DRAWN BY JCH  
FILE 98402  
DRAWING 98402-ALTIMING  
SHEET 1 OF 1

**15,000 ACRES**  
(WOODED, NO STRUCTURES)  
(02-19023)

**FOX RUN**  
(PHASE ONE OF 137-A THRU 137-C)  
(ZONED P05)

**FOX RUN CIRCLE (50' PRIVATE R/W)**

10' BUFFER  
(P.C. 2, PG. 137A-137C)

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 16

LOT 17-A

LOT 17-B

LOT 17-C

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 16

LOT 17-A

LOT 17-B

LOT 17-C

LOT 18

LOT 19

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LOT 22

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LOT 24

LOT 25

LOT 26

LOT 16

LOT 17-A

LOT 17-B

LOT 17-C

LOT 18

LOT 19

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