RESERVED FOR CLERK'S FILING INFORMATION

NOTES:

1. 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.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH BOARD RULE 180-07-.03. THE CALCULATED POSITIONAL TOLERANCE WAS 0.04 FEET.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,169,263 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/20/2024 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (GLYNNCOUNTY.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS SMITH & SON SEAFOOD (DEED BOOK 3752 PAGE 455).
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
8. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0115H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE, WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

   ZONE AE (EL 9) – 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS DETERMINED.

   ZONE X (SHADED) – AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
9. FRESHWATER WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE 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. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
10. FRESHWATER WETLANDS SHOWN ON THIS SURVEY WERE TAKEN FROM REFERENCE 2 AND WERE NOT VERIFIED AS PART OF THIS PROJECT.
11. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 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.
12. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
13. A CARLSON BRX7 DUAL FREQUENCY RTK GPS WITH A VRS NETWORK WAS USED TO ESTABLISH STATE PLANE COORDINATES AND TO LOCATE PROPERTY CORNERS AND SITE IMPROVEMENTS. THE RELATIVE POSITIONAL TOLERANCE IS 0.04 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL.

REFERENCES:

1. PLAT BOOK 30, PAGE 207
2. A SURVEY BY SHUPE SURVEYING COMPANY, P.C. TITLED "WETLAND SURVEY OF: TRACT R-5, THE GOLDEN ISLES GATEWAY TRACT", DATED 10/02/2017.
3. PLAT BOOK 33, PAGE 193
4. PLAT DRAWER 24, PAGE 223
5. PLAT DRAWER 27, PAGE 1
6. PLAT BOOK 35, PAGE 166
7. A SURVEY BY SHUPE SURVEYING COMPANY, P.C. TITLED "A BOUNDARY RETRACEMENT SURVEY OF: 302.116 ACRE TRACT, BEING A PORTION OF PAWS EAST, THE GOLDEN ISLES GATEWAY TRACT", DATED 02/18/2021.

(SEE NOTE 1)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	994.93'	317.66'	316.32'	S 22°12'37" W	18°17'37"
C2	1809.86'	526.37'	524.52'	S 71°05'22" E	16°39'49"
C3	630.00'	323.03'	319.50'	S 12°33'12" W	29°22'42"
C4	370.00'	152.86'	151.78'	S 09°41'58" W	23°40'15"
C5	100.00'	21.29'	21.25'	S 21°08'37" W	12°11'51"
C6	370.00'	33.42'	33.41'	S 00°27'07" W	5°10'32"
C7	370.00'	119.44'	118.92'	S 12°17'14" W	18°29'43"

LINE	BEARING	DISTANCE
L1	N 56°28'40" W	9.00'
L2	S 32°15'59" W	42.32'
L3	S 17°45'27" E	50.00'
L4	S 27°14'33" W	124.70'
L5	S 02°08'09" E	140.48'
L6	S 21°32'06" W	34.95'
L7	S 27°14'33" W	95.00'
L8	S 62°45'27" E	35.00'
L9	S 27°14'33" W	198.84'
L10	S 15°02'42" W	99.34'
L11	N 74°57'18" W	106.00'
L12	N 27°14'33" E	198.84'
L13	S 62°45'27" E	35.00'
L14	N 27°14'33" E	95.00'

THE PARCEL(S) SHOWN ON THIS SURVEY IS/ARE AT LEAST THREE (3) ACRES OR LARGER IN SIZE. ACCORDING TO THE GLYNN COUNTY SUBDIVISION REGULATIONS, ARTICLE III(a), THIS SURVEY IS EXEMPT FROM THE SUBDIVISION ORDINANCE.

NOW OR FORMERLY
MICHAEL JEFF CHANCLOR
& LINDA SUE CHANCLOR
(DEED BOOK 4410, PAGE 10)

NOW OR FORMERLY
SOUTHERN OAKS OF
COASTAL GEORGIA INC
(DEED BOOK 4351, PAGE 42)

NOW OR FORMERLY
BRUNSWICK HIGHWAY 99, LLC
(DEED BOOK 4873, PAGE 64)

LIFT STATION
NOW OR FORMERLY
BRUNSWICK-GLYNN
JOINT WATER & SEWER COMMISSION
(DEED BOOK 2735, PAGE 13)

GA. HWY - 99
(100' PUBLIC R/W)

BRUNSWICK - ALTAMAHA CANAL
(100' DRAINAGE, UTILITY & TRANSPORTATION EASEMENT)

30' UTILITY EASEMENT
(AS TAKEN FROM REFERENCE 7)

SHELL ROAD
60' PRIVATE ACCESS & UTILITY EASEMENT
(AS TAKEN FROM REFERENCE 7)

N 12°42'29" E 4482.72'

3458.89'

1023.83'

N:476855.06
E:874459.99

CMF 1" IPF

N:472482.14
E:873473.87

S 31°53'52" W
236.84'

S 32°50'09" W
412.22'

5/8" IRF

S 32°08'31" W
554.41'

IRF

S 32°54'25" W
378.95'

IPF

L2

3/8" IRF

S 32°31'27" W
471.37'

S 31°48'18" W
417.46'

AIF

IRF L1

S 32°16'28" W
599.27'

S 30°03'16" W
229.98'

FENCE 7.2' WESTERLY OF BOUNDARY LINE

BUILDING 3.8' WESTERLY OF BOUNDARY LINE

BUILDING 9.6' WESTERLY OF BOUNDARY LINE

S 75°50'56" W
585.00'

S 15°02'42" W
265.00'

N 15°02'42" E
358.34'

N 65°28'20" W
480.00'

S 62°45'27" E
319.82'

170.00'

541.00'

TRACT 1
56.179 ACRES

TRACT 2
11.652 ACRES

TRACT 3
5.954 ACRES

N:476538.04
E:875241.75

HERITAGE
SUBDIVISON

ZONE AE (EL 9) | ZONE X (UNSHADED)

ZONE X (UNSHADED) (SHADED)

ZONE AE (EL 9)

APPROXIMATE LOCATION OF FLOOD HAZARD AREA

NOW OR FORMERLY
JAMES C. DAY
& DONNA DAY
(DEED BOOK 2097, PAGE 86)

NOW OR FORMERLY
LUCY ROGERS HARRIS
(DEED BOOK 2842, PAGE 261)

NOW OR FORMERLY
DOSHIA H&D MAYS

NOW OR FORMERLY
OLIMPIA WALLACE
(DEED BOOK 4203, PAGE 470)

NOW OR FORMERLY
JOHN W POLITE JR.
(DEED BOOK 63M, PAGE 71)
(PLAT BOOK 22, PAGE 390)

NOW OR FORMERLY
SHELLIE M. LANE
(DEED BOOK 1931, PAGE 732)

NOW OR FORMERLY
ROBERT MICHAEL ARMSTRONG
(DEED BOOK 4625, PAGE 327)

NOW OR FORMERLY
LORI L. JOHNS
(DEED BOOK 1931, PAGE 732)

NOW OR FORMERLY
THEODORE F. PICKREN
BRENDA LOU PICKREN
(DEED BOOK 256, PAGE 199)

NOW OR FORMERLY
KATHY ALEXANDER &
BILLY JOE ALEXANDER SR.
(DEED BOOK 3961, PAGE 456)

NOW OR FORMERLY
ALVIN TODD

NOW OR FORMERLY
DAPHNE DENISE PARTIN
(DEED BOOK 733, PAGE 516)

NOW OR FORMERLY
LINDA M. HUTCHESON TAWNEY
(DEED BOOK 3393, PAGE 156)

NOW OR FORMERLY
TONY RAY HUTCHESON
(DEED BOOK 50B, PAGE 187)

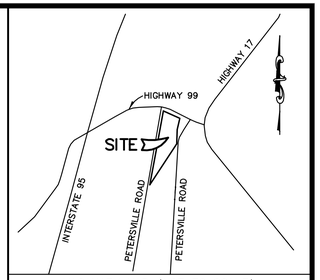
NOW OR FORMERLY
GLYNN COUNTY
(DEED BOOK 2403, PAGE 92)

PETERSVILLE ROAD
(30' PUBLIC R/W)

CHOCTAW ROAD

COMANCHE ROAD

SEMINOLE ROAD



VICINITY MAP (NOT TO SCALE)

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LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ■ CMF CONCRETE MONUMENT FOUND
- ● IRF 1/2" IRON REBAR FOUND
- ◉ IPF 1/2" IRON PIPE FOUND
- ⊗ AIF ANGLE IRON FOUND
- GUY WIRE
- UTILITY LINE MARKER
- UTILITY POLE
- SIGN
- COMMUNICATION VAULT
- PHONE BOX
- X FENCE
- OHU OVERHEAD UTILITY LINES
- STORM DRAIN PIPE
- WETLAND
- ASPHALT
- BUILDING

GEORGIA PROFESSIONAL No. 3081 LAND SURVEYOR C. TEEPLE HILL

C. TEEPLE HILL, GA PLS #3081

NO.	REVISION	BY	DATE
4.	ADDRESSED INTERNAL REVIEW COMMENTS	CTH	3/25/25
3.	ADDRESSED INTERNAL REVIEW COMMENTS	CTH	3/11/25
2.	ADDRESSED INTERNAL REVIEW COMMENTS	CTH	3/10/25
1.	ADDED EASEMENT IN TRACT 1	CTH	2/18/25

A BOUNDARY SURVEY OF:

TRACTS 1, 2, AND 3, BEING A PORTION OF PAWS EAST, TRACT R-5, THE GOLDEN ISLES GATEWAY TRACT

26TH G.M.D.
GLYNN COUNTY, GEORGIA

PREPARED FOR:
BIG JOHN CAPITAL PARTNERS, LLC

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562
CERTIFICATE OF AUTHORIZATION: LSF317

200' 0 100' 200' 400'

SCALE	1" = 200'	DRAWING DATE	10/10/2024
FILE	24413	DRAWN BY	AJ
DRAWING	24413-BS	CREW CHIEF	TH

SHEET 1 OF 1