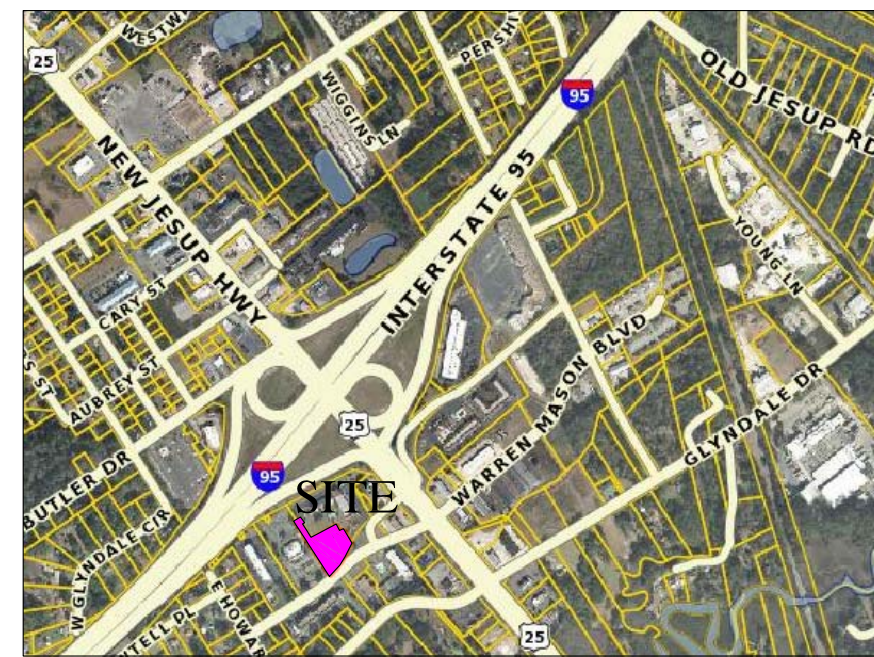
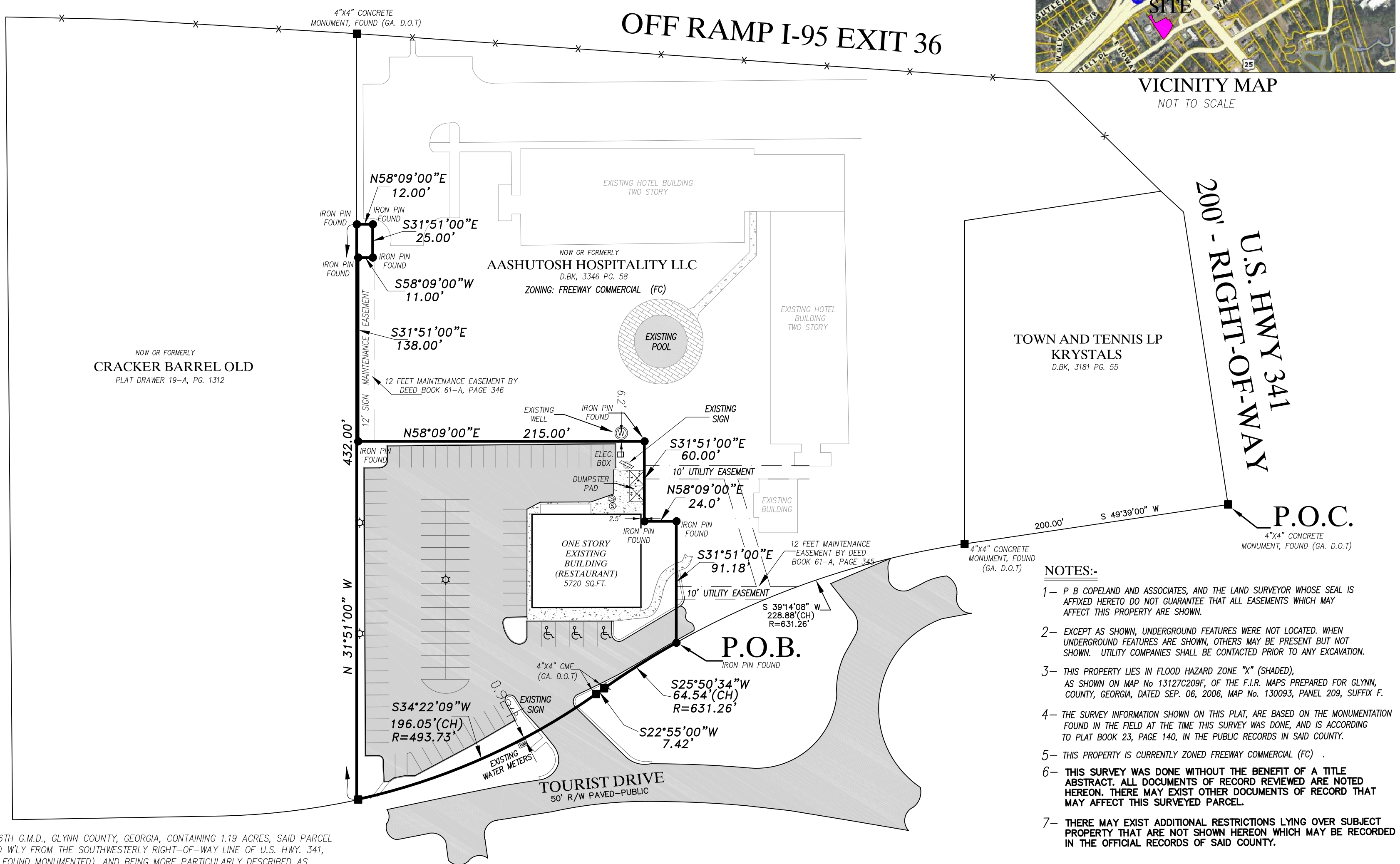
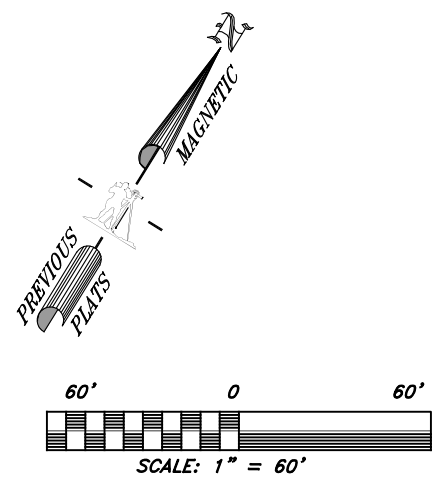


MAP TO SHOW A BOUNDARY SURVEY OF
 A TRACT OF LAND (1.19 ACRES)
 LOCATED AT THE INTERSECTION OF I95 AND U.S. HWY 341
 1356th G.M.D., GLYNN COUNTY, GEORGIA



VICINITY MAP
 NOT TO SCALE



SURVEY MAP LEGEND:

ABBREVIATIONS:

- D.B. ~ DEED BOOK OF THE OFFICIAL RECORDS
- P.D. ~ PLAT DRAWER OF THE OFFICIAL RECORDS
- P.C. ~ PLAT CABINET OF THE OFFICIAL RECORDS
- PG ~ PAGE
- N'LY ~ NORTHERLY
- E'LY ~ EASTERLY
- S'LY ~ SOUTHERLY
- W'LY ~ WESTERLY
- D.O.T. ~ DEPARTMENT OF TRANSPORTATION
- FD. ~ FOUND
- R/W ~ RIGHT-OF-WAY
- A.K.A. ~ ALSO KNOWN AS
- BLVD ~ BOULEVARD
- PKWY ~ PARKWAY
- ℙ ~ PROPERTY LINE

CURVE DATA:

- CH. ~ CHORD LENGTH
- R ~ RADIUS
- L ~ ARC LENGTH
- TAN ~ TANGENT
- Δ ~ DELTA ANGLE

LEGEND:

- POWER POLE
- FIRE HYDRANT
- ASPHALT
- OVERHEAD POWER LINES
- WATER LINES
- EXISTING WELL
- LIGHT POLE
- WATER METER

LEGAL DESCRIPTION:-

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1356TH G.M.D., GLYNN COUNTY, GEORGIA, CONTAINING 1.19 ACRES, SAID PARCEL IS LOCATED SOUTH OF THE OFF RAMP INTERSTATE I-95 EXIT 36 AND W'LY FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HWY. 341, (A.K.A. GEORGIA S.R. 27 AND NEW JESUP HIGHWAY A 200' R/W AS FOUND MONUMENTED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF COMMENCEMENT COMMENCE AT A 4"x4" CONCRETE MONUMENT, FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HWY 341 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF TOURIST DRIVE (50' R/W AS FOUND MONUMENTED), RUN THENCE SOUTH (49°39'00") WEST ALONG THE LAST MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 200 FEET, TO A FOUND 4"x4" CONCRETE MONUMENT, RUN THENCE ALONG THE ARC OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 631.26 FEET, FOR A CHORD DISTANCE OF 228.88 FEET TO A 1/2" IRON PIN FOUND, THE BEARING OF SAID CHORD BEING SOUTH 39°14'08" WEST, SAID POINT IS THE POINT OF BEGINNING.

RUN THENCE ALONG THE ARC OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 631.26 FEET, FOR A CHORD DISTANCE OF 64.54 FEET TO A 4"x4" CONCRETE MONUMENT, FOUND, THE BEARING ON SAID CHORD BEING SOUTH 25°50'34" WEST, RUN THENCE SOUTH 22°55'00" WEST A DISTANCE OF 7.42 FEET, TO A 4"x4" CONCRETE MONUMENT, FOUND; RUN THENCE ALONG THE ARC OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 493.73 FEET, FOR A CHORD DISTANCE OF 196.05, TO A FOUND 4"x4" CONCRETE MONUMENT, THE BEARING ON SAID CHORD BEING, SOUTH 34°22'09" WEST; RUN THENCE NORTH 31°51'00" WEST, A DISTANCE OF 432.00 FEET TO A 1/2" IRON PIN, FOUND; RUN THENCE NORTH 58°09'00" EAST A DISTANCE OF 12.00 FEET, TO A 1/2" IRON PIN, FOUND; RUN THENCE SOUTH 31°51'00" EAST A DISTANCE OF 25.00 FEET, TO A 1/2" IRON PIN, FOUND; RUN THENCE SOUTH 58°09'00" WEST A DISTANCE OF 11.00 FEET, TO A 1/2" IRON PIN, FOUND; RUN THENCE SOUTH 31°51'00" EAST A DISTANCE OF 138.00 FEET, TO A 1/2" IRON PIN, FOUND; RUN THENCE NORTH 58°09'00" EAST A DISTANCE OF 215.00 FEET, TO A 1/2" IRON PIN, FOUND; RUN THENCE SOUTH 31°51'00" EAST A DISTANCE OF 60.00 FEET, TO A 1/2" IRON PIN, FOUND; RUN THENCE NORTH 58°09'00" EAST A DISTANCE OF 24.00 FEET, TO A 1/2" IRON PIN, FOUND; RUN THENCE SOUTH 31°51'00" EAST A DISTANCE OF 91.18 FEET, TO THE POINT AND PLACE OF BEGINNING.

THE PROPERTY THUS DESCRIBED CONTAINS (1.19 ACRES) AND MAY BE SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.

NOTES:-

- 1- P B COPELAND AND ASSOCIATES, AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- 2- EXCEPT AS SHOWN, UNDERGROUND FEATURES WERE NOT LOCATED. WHEN UNDERGROUND FEATURES ARE SHOWN, OTHERS MAY BE PRESENT BUT NOT SHOWN. UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
- 3- THIS PROPERTY LIES IN FLOOD HAZARD ZONE "X" (SHADED), AS SHOWN ON MAP No 13127C209F, OF THE F.I.R. MAPS PREPARED FOR GLYNN COUNTY, GEORGIA, DATED SEP. 06, 2006, MAP No. 130093, PANEL 209, SUFFIX F.
- 4- THE SURVEY INFORMATION SHOWN ON THIS PLAT, ARE BASED ON THE MONUMENTATION FOUND IN THE FIELD AT THE TIME THIS SURVEY WAS DONE, AND IS ACCORDING TO PLAT BOOK 23, PAGE 140, IN THE PUBLIC RECORDS IN SAID COUNTY.
- 5- THIS PROPERTY IS CURRENTLY ZONED FREEWAY COMMERCIAL (FC).
- 6- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
- 7- THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FIELD: 06-24-15
 PLAT: 06-29-15

DATE	REVISIONS	BY	SURVEY FOR:			
	DESCRIPTION		CNLBANK, FIRST AMERICAN TITLE, AND ROGERS TOWERS			
			GLYNN COUNTY, GEORGIA			
			THIS PLAT HAS CALCULATED FOR CLOSURE AND IT WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 238,000+	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF 1/10000 FEET.	FIELD BOOK 63 PAGE 74	DRAWN BY S.M. FILE J15-241
			PB COPELAND & ASSOCIATES SURVEYING CONSULTANTS 3441 CYPRESS MILL RD. BRUNSWICK, GA 31520 (912) 265-8300 P. BRAD COPELAND, R.L.S. GA. Reg. L.S. # 2692			

