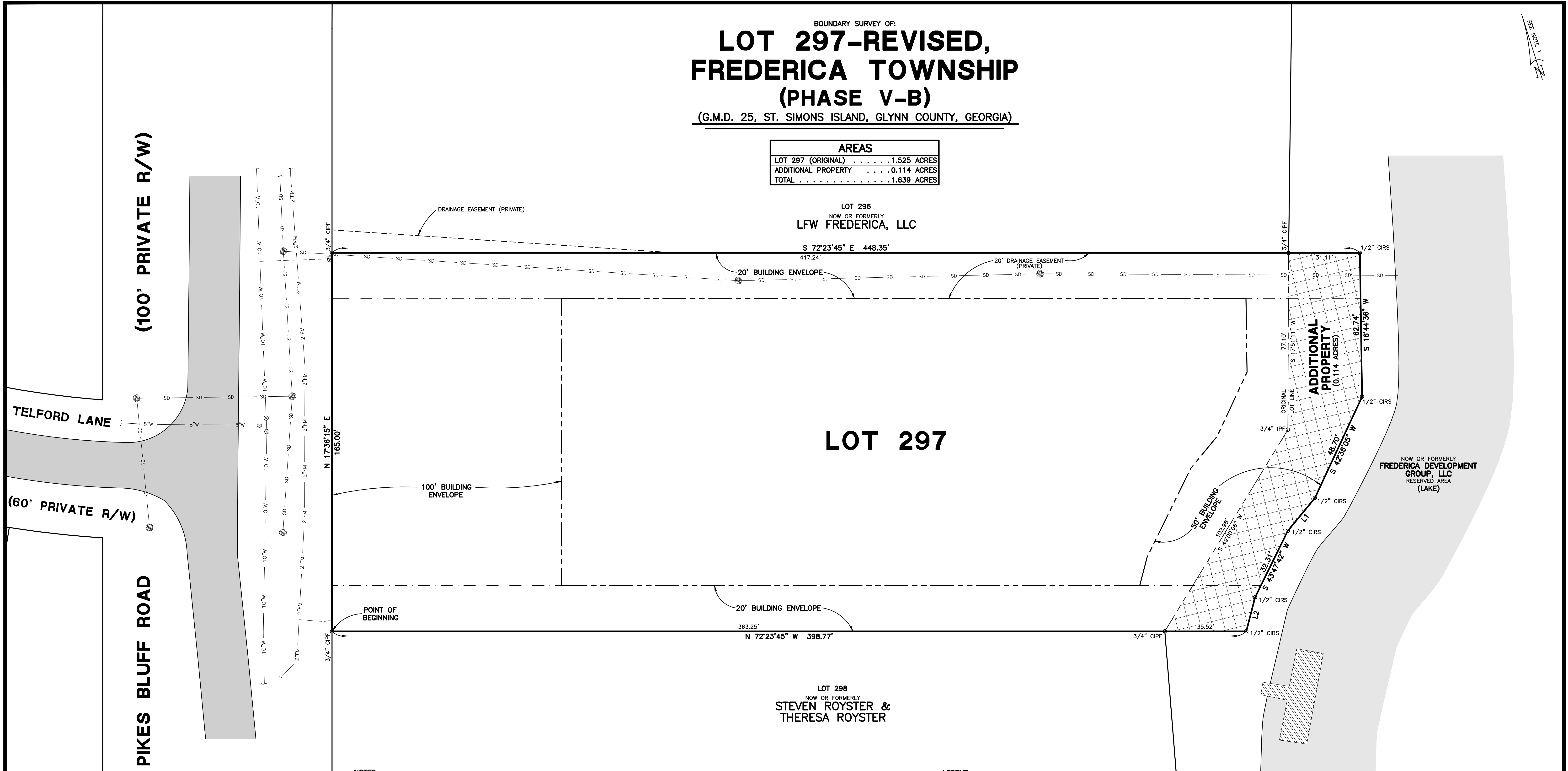


BOUNDARY SURVEY OF:  
**LOT 297-REVISED,**  
**FREDERICA TOWNSHIP**  
**(PHASE V-B)**  
 (G.M.D. 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA)

SEE NOTE 1

AREAS	
LOT 297 (ORIGINAL)	. . . . . 1.525 ACRES
ADDITIONAL PROPERTY	. . . . . 0.114 ACRES
TOTAL	. . . . . 1.639 ACRES



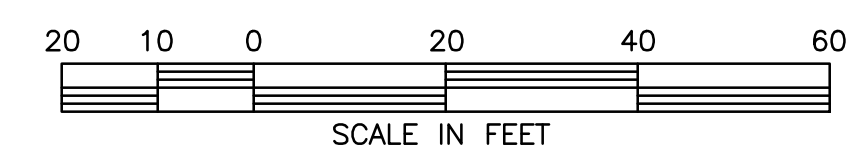
**NOTES:**

1. BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE RECORDED SUBDIVISION PLAT, SEE NOTE 2.
  2. SURVEY REFERENCE:  
SURVEY BY ROBERT N. SHUPE, GA. R.L.S. #2224, TITLED "FINAL PLAT OF: FREDERICA TOWNSHIP (PHASE V-B)", DATED 10/28/11 AND RECORDED IN PLAT BOOK 32, PAGE 79.
  3. FIELD EQUIPMENT USED FOR THIS PLAT: NIKON DTM-522.
  4. THIS SURVEY IS BASED ON FIELD WORK COMPLETED ON 11/11/15. SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE SITE AFTER THIS DATE.
  5. THE FIELD DATA UPON WHICH THIS PLAT WAS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES METHOD.
  6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 67,494'.
  7. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0251F, DATED 09/06/06, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE "X" (SHADED) WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
  8. ADJACENT PROPERTY OWNERS AND CURRENT OWNERS SHOWN HEREON WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG). THE CURRENT OWNER IS FREDERICA DEVELOPMENT GROUP, LLC.
  9. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
10. A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY AS PER GLYNN COUNTY SUBDIVISION REGULATIONS (SECTION 605.1). AN ADDITIONAL 10' (TOTAL OF 20') IS RESERVED ALONG THE EAST SIDE OF PIKES BLUFF ROAD FOR GEORGIA POWER.
  11. THIS LOT IS SUBJECT TO EASEMENTS, INCLUDING BUT NOT LIMITED TO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SYSTEMS, WHICH EASEMENTS ARE MORE FULLY DESCRIBED IN THE COMMUNITY CHARTER FOR FREDERICA TOWNSHIP.
  12. FREDERICA DEVELOPMENT GROUP, LLC RESERVES THE RIGHT TO DESIGNATE PORTIONS OF THE RESERVED AREA AS COMMON AREA, AS LIMITED COMMON AREA, OR AS AN AREA OF COMMON RESPONSIBILITY, AS THOSE TERMS ARE DEFINED IN THE COMMUNITY CHARTER FOR FREDERICA TOWNSHIP. THE OWNERSHIP OF, THE RIGHT TO USE, AND THE MAINTENANCE RESPONSIBILITY FOR THE RESERVED AREAS ARE MORE FULLY DESCRIBED IN THE COMMUNITY CHARTER FOR FREDERICA TOWNSHIP.
  13. CONSTRUCTION OF IMPROVEMENTS TO THIS LOT ARE SUBJECT TO THE RELEVANT PROVISIONS OF THE COMMUNITY CHARTER FOR FREDERICA TOWNSHIP, INCLUDING THOSE ESTABLISHING A BUILDING ENVELOPE FOR EACH LOT AND THOSE REQUIRING APPROVAL OF THE PROPOSED IMPROVEMENTS BY THE REVIEWER AS DEFINED THEREIN, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, HOWEVER, THE PLANNED DEVELOPMENT DISTRICT ZONING AMENDMENT FOR ST. SIMONS ISLAND NORTH END, DATED MAY 21, 1998, AND REVISED AUGUST 24, 1998, SETS FORTH THE FOLLOWING MINIMUM BUILDING SETBACKS:  
**STANDARD LOT:**  
FRONT . . . . . 30'  
SIDE . . . . . 10'  
REAR . . . . . 35'

**LEGEND:**

- CIPF CAPPED IRON PIPE FOUND (SSC PC, LSF 317)
- ⊙ WATER VALVE
- ⊕ WATER SERVICE
- ⊖ SEWER SERVICE
- ⊗ DRAIN INLET
- ASPHALT
- 8"W 8" WATER LINE
- 10"W 10" WATER LINE
- 2"TM 2" SANITARY SEWER
- FORCE MAIN
- SD STORM DRAIN LINE

LINE	BEARING	DISTANCE
L1	S 57°05'50" W	18.59'
L2	S 32°13'38" W	15.28'



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT 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



SURVEY FOR:  
**FREDERICA DEVELOPMENT GROUP, LLC**  
 LOT 297, FREDERICA TOWNSHIP, (PHASE V-B)

JOB # 15378	DWG # 15378	DWN BY: JCH	SCALE: 1" = 20'
FIELD WORK COMPLETED: 11/11/15		PLAT COMPLETED: 11/18/15	

**SHUPE SURVEYING COMPANY, P.C.**  
 3837 DARIEN HWY.  
 BRUNSWICK, GEORGIA 31525  
 912-265-0562  
 CERTIFICATION OF AUTHORIZATION NO. LSF 317