

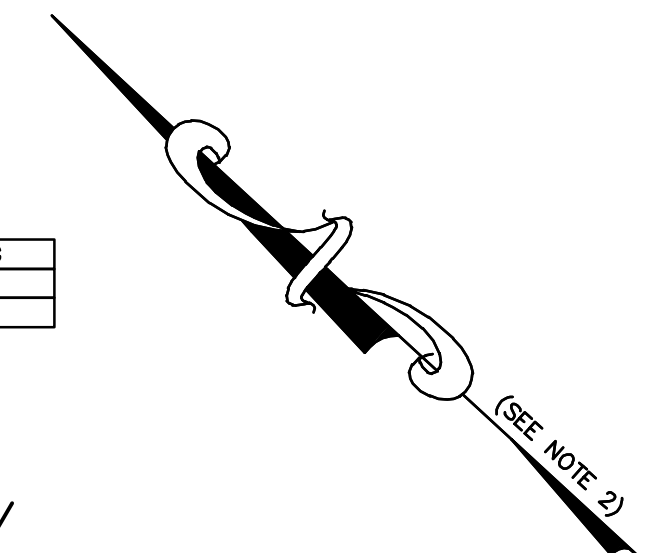
**NOTES:**

- REFERENCES:
  - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'FINAL PLAT OF: FREDERICA TOWNSHIP (PHASE IV)', DATED 02/22/06 AND RECORDED IN PLAT CABINET 2, PAGES 175A & 175B.
  - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'A TREE AND TOPOGRAPHIC DEVELOPMENT, CMPA JURISDICTION LINE SURVEY OF: LOT 199 AND LOT 200, FREDERICA TOWNSHIP (PHASE IV)', DATED 10/02/2020.
- BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE RECORDED SUBDIVISION PLAT, SEE NOTE 1A.
- FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS12
- 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.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,503 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/25/2020 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.GOV). THE CURRENT OWNERS ARE WILLIAM K. RIS, JR. AND NANCY P. DORN, (RECORDED IN DEED BOOK 4277, PAGE 492).
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0232H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
  - ZONE AE (EL B) - 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.
- FRESHWATER WETLANDS AND SALT MARSHES ARE 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 AND COASTAL MARSHLANDS PROTECTION ACT (CMPA) LINES WERE NOT SURVEYED AS PART OF THIS PROJECT AND WERE TAKEN FROM NOTE 1A (WETLANDS) AND NOTE 1B (CMPA LINE)
- THIS PROPERTY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,503 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/25/2020 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THIS PROPERTY MAY BE SUBJECT TO THE 25' CMPA BUFFER.
- SETBACKS: (AS TAKEN FROM NOTE 1A) (SEE RESTRICTIVE COVENANTS FOR FREDERICA TOWNSHIP FOR MORE SETBACK INFORMATION)
  - FRONT . . . . . 30'
  - SIDE . . . . . 10'
  - REAR . . . . . 35'
- A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 605.1.
- 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.
- 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.
- DEVELOPER: WILLIAM K. RIS, JR. AND NANCY P. RIS  
406 HAWKINS ISLAND DRIVE  
ST SIMONS ISLAND, GA 31522
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.

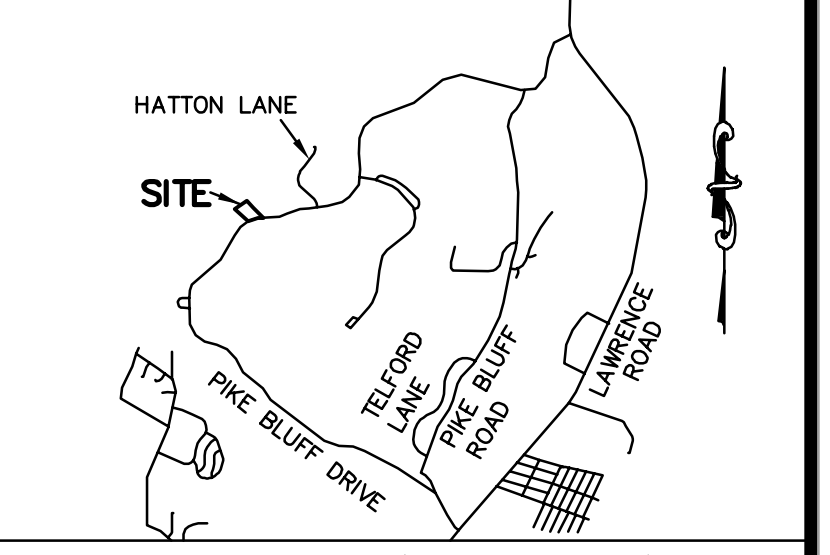
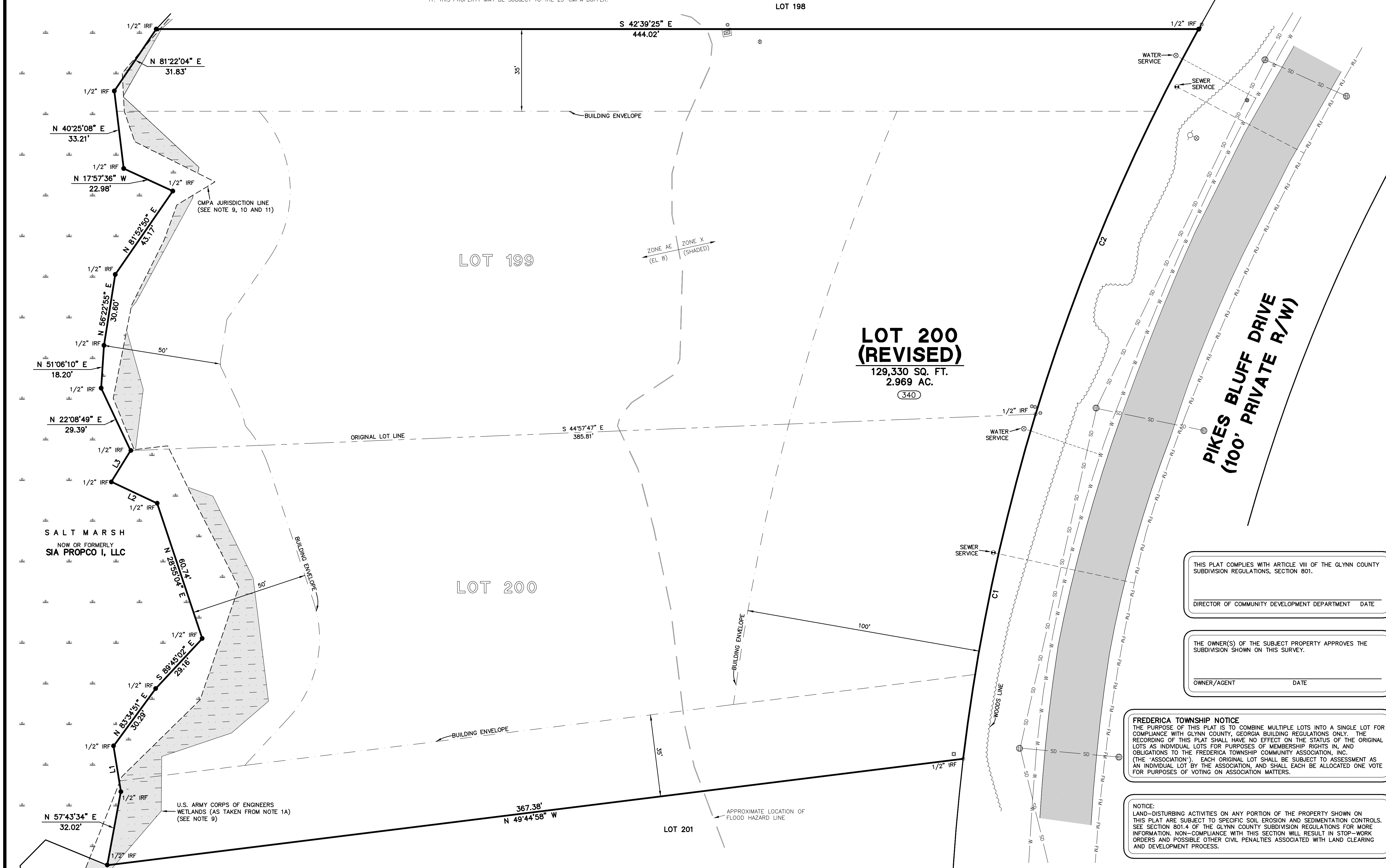
LINE	BEARING	DISTANCE
L1	N 38°11'53" E	19.53'
L2	N 17°27'41" W	21.58'
L3	N 79°08'43" E	15.60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	850.00'	150.19'	149.99'	S 59°12'40" W
C2	850.00'	178.39'	178.06'	S 70°17'07" W



RESERVED FOR CLERK'S FILING INFORMATION



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

- LEGEND:**
- IRF 1/2" IRON REBAR FOUND
  - ⊗ PNS POINT NOT SET
  - ③ STREET ADDRESS
  - ⊕ GRATE INLET
  - ⊖ CABLE BOX
  - ⊙ TELEPHONE BOX
  - ⊗ GAS METER
  - ⊕ ELECTRICAL BOX
  - ⊖ SEWER VALVE
  - POST
  - ⊙ FIRE HYDRANT
  - ⊗ IRRIGATION CONTROL VALVE
  - ⊕ WATER VALVE
  - ASPHALT
  - SALT MARSH
  - FRESH WATER WETLAND
  - SD STORM DRAIN PIPE
  - W WATER LINE
  - FM FORCE MAIN

**SURVEYORS RECORDING CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA 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.



C. TEEPLE HILL, GA PLS #3081

NO.	REVISION	BY	DATE

AN EXPEDITED RECOMBINATION PLAT OF:

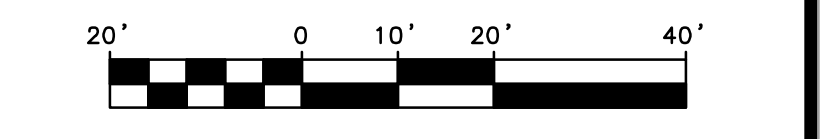
**LOT 200 (REVISED)  
(BEING LOTS 199 AND 200)  
FREDERICA TOWNSHIP,  
(PHASE IV)**

25TH G.M.D.  
ST. SIMONS ISLAND  
GLYNN COUNTY, GEORGIA

PREPARED FOR:  
WILLIAM K. RIS, JR. AND  
NANCY P. RIS

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

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE 1" = 20'

FILE 16295 DRAWING DATE 12/15/2020

DRAWING 16295-EXPL. DRAWN BY S.C.

CHECKED BY M.T.

SHEET 1 OF 1

THIS PLAT COMPLIES WITH ARTICLE VIII OF THE GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 801.

DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMENT DATE

THE OWNER(S) OF THE SUBJECT PROPERTY APPROVES THE SUBDIVISION SHOWN ON THIS SURVEY.

OWNER/AGENT DATE

**FREDERICA TOWNSHIP NOTICE**

THE PURPOSE OF THIS PLAT IS TO COMBINE MULTIPLE LOTS INTO A SINGLE LOT FOR COMPLIANCE WITH GLYNN COUNTY, GEORGIA BUILDING REGULATIONS ONLY. THE RECORDING OF THIS PLAT SHALL HAVE NO EFFECT ON THE STATUS OF THE ORIGINAL LOTS AS INDIVIDUAL LOTS FOR PURPOSES OF MEMBERSHIP RIGHTS IN, AND OBLIGATIONS TO THE FREDERICA TOWNSHIP COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION"). EACH ORIGINAL LOT SHALL BE SUBJECT TO ASSESSMENT AS AN INDIVIDUAL LOT BY THE ASSOCIATION, AND SHALL EACH BE ALLOCATED ONE VOTE FOR PURPOSES OF VOTING ON ASSOCIATION MATTERS.

**NOTICE:**

LAND-DISTURBING ACTIVITIES ON ANY PORTION OF THE PROPERTY SHOWN ON THIS PLAT ARE SUBJECT TO SPECIFIC SOIL EROSION AND SEDIMENTATION CONTROLS. SEE SECTION 801.4 OF THE GLYNN COUNTY SUBDIVISION REGULATIONS FOR MORE INFORMATION. NON-COMPLIANCE WITH THIS SECTION WILL RESULT IN STOP-WORK ORDERS AND POSSIBLE OTHER CIVIL PENALTIES ASSOCIATED WITH LAND CLEARING AND DEVELOPMENT PROCESS.