

- NOTES:**
- REFERENCES:
 - SURVEY BY GEORGE P. UNDERWOOD, JR. & ASSOCIATES, INC., TITLED 'VARIOUS PARCELS IN SEA PALMS WEST', DATED 12/14/83, LAST REVISED 3/17/89, RECORDED IN PLAT DRAWER 20, FOLIO 304-306.
 - SURVEY BY CONINE-KICKLIGHTER, INC., TITLED 'DEER RUN VILLAS', DATED 4/8/1974, LAST REVISED 5/6/1976, RECORDED IN PLAT DRAWER 14, FOLIO 539.
 - SURVEY BY GEORGE P. UNDERWOOD, JR. & ASSOCIATES, INC., TITLED 'BAY TREE COTTAGES SUBDIVISION AND SEA PALMS WEST DRIVE EXTENSION FINAL PLAT', DATED 3/14/86, RECORDED IN PLAT DRAWER 19A, FOLIO 1221A-1221B.
 - SURVEY BY GEORGE P. UNDERWOOD, JR. & ASSOCIATES, INC., TITLED 'SEA PALMS ADMINISTRATIVE AND REAL ESTATE OFFICE AND ADJACENT PROPERTY', DATED 1/13/83, RECORDED IN PLAT DRAWER 19, PLAT NO. 911.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'COURTSIDE HOMES FINAL PLAT', DATED 2/29/92, RECORDED IN PLAT DRAWER 22, FOLIO 47.
 - BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WAS ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
 - FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS12, CHAMPION TKO RECEIVER
 - 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 867,370 FEET.
 - THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 11/14/2018 (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 OWNER IS SEA PALMS RESORT & CONFERENCE CENTER LLC (RECORDED IN DEED BOOK 3130, PAGE 359).
 - ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0234H, 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 - 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.
 - WETLANDS AND SALT MARSHES ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA 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. WETLANDS AND SALT MARSHES WERE NOT LOCATED AS A PART OF THIS PROJECT.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.

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:**
- CIRTS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
 - CMF CONCRETE MONUMENT FOUND
 - IRF 1/2" IRON REBAR FOUND
 - IFF 3/4" IRON PIPE FOUND
 - POB POINT OF BEGINNING
 - CABLE BOX
 - ELECTRICAL BOX
 - ☆ LIGHT POLE
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - GRATE INLET
 - FIBER OPTIC LINE MARKER
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - OHU OVERHEAD UTILITY LINES
 - ASPHALT
 - BUILDING
 - CONCRETE
 - WOOD



SURVEYORS RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

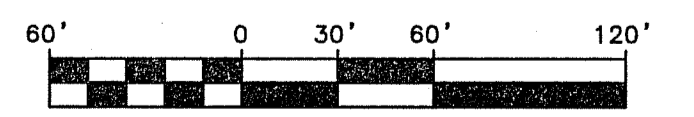
SURVEYOR NAME	DATE

1. REVISION TO ADD SUBDIVISION REGULATION NOTE.	S.C.	11/26/2018
NO.	REVISION	BY DATE

A BOUNDARY SURVEY OF:
SEA PALMS GOLF COURSE FAIRWAYS 1 AND 2
 25TH G.M.D.
 ST. SIMONS ISLAND
 GLYNN COUNTY, GEORGIA
 PREPARED FOR:
 SEA PALMS RESORT & CONFERENCE CENTER, SEA PALMS WEST COMMUNITY ASSOCIATION, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY



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



SCALE	1" = 60'	DRAWING DATE	11/16/2018
FILE	18389	DRAWN BY	S.C.
DRAWING	18389-B.DWG	CREW CHIEF	M.T.
		SHEET 1 OF 1	

PARCEL A1
 347,479 SQ. FT.
 7.977 AC.

LINE	BEARING	DISTANCE
L1	S 03°25'05" W	15.01'
L2	S 88°08'40" E	15.01'
L3	S 88°15'51" E	7.79'
L4	S 47°03'19" E	22.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	643.11'	2.95'	2.95'	S 81°50'20" E	0°15'46"
C2	764.17'	93.89'	93.83'	S 85°13'40" E	7°02'23"
C3	427.70'	117.14'	116.77'	S 39°12'33" E	18°41'31"
C4	179.91'	178.67'	171.42'	S 59°48'49" E	56°54'03"

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(c), THIS SURVEY IS EXEMPT FROM THE SUBDIVISION ORDINANCE.

NOW OR FORMERLY:
 SEA PALMS RESORT & CONFERENCE CENTER LLC
 (DEED BOOK 3130, PAGE 359)

Y:\Project Files\18389\DWG\18389-B.dwg, 11/26/2018 1:47:46 PM