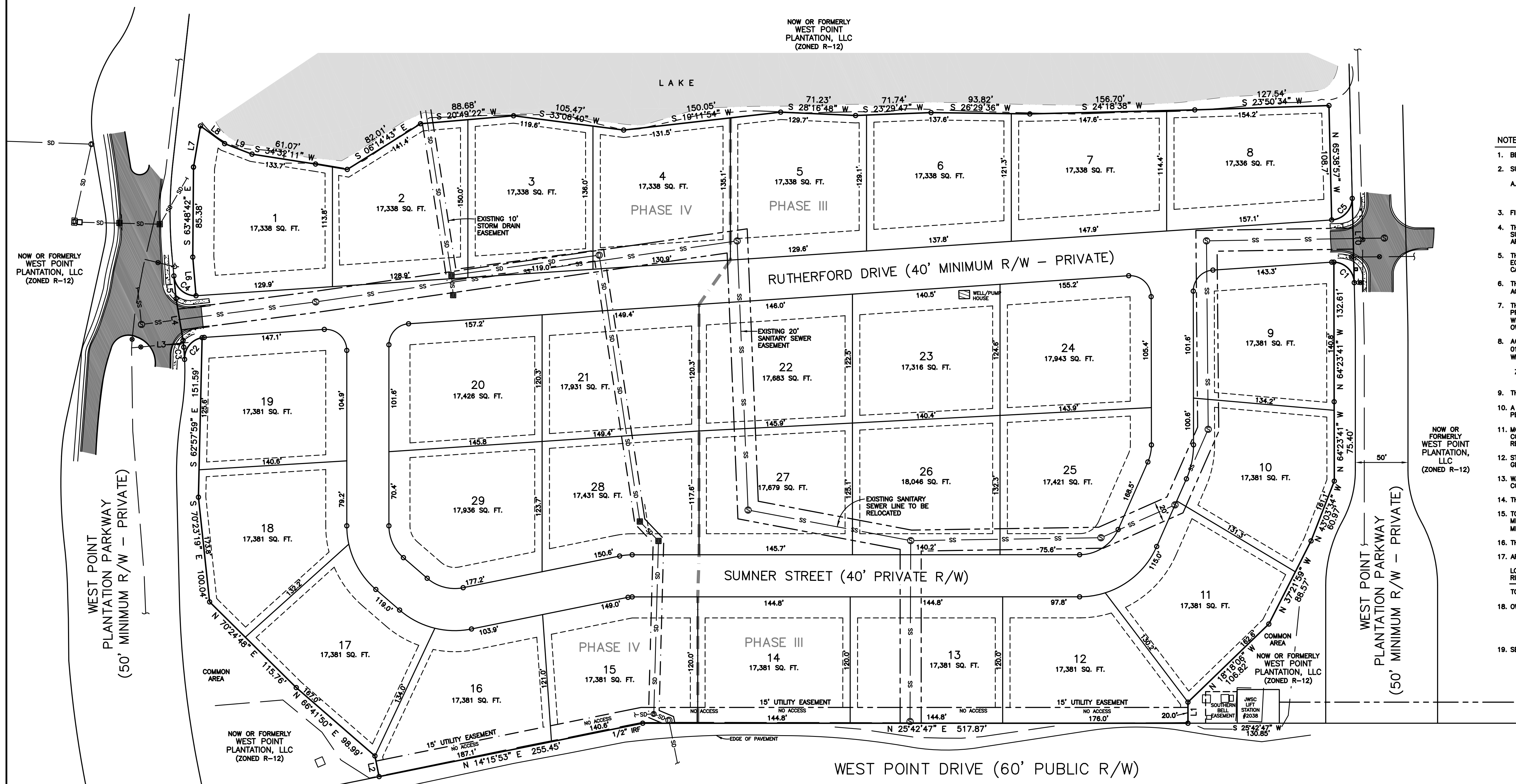
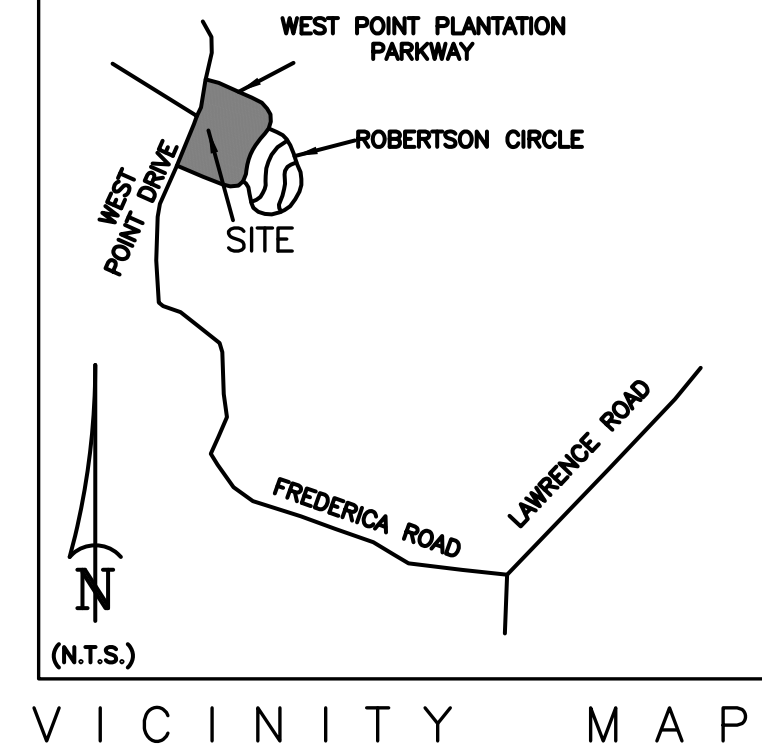


PRELIMINARY PLAT OF:
**PHASE III AND IV,
 WEST POINT PLANTATION**
 (G.M.D. 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA)

NOW OR FORMERLY
 WEST POINT
 PLANTATION, LLC
 (ZONED R-12)



- NOTES:**
- BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON SURVEY REFERENCE 2A.
 - SURVEY REFERENCE:
 A. SURVEY BY ERNEST C. JOHNS JR., GA. P.L.S.# 2774, TITLED "FINAL PLAT OF PHASE I, WEST POINT PLANTATION", DATED 02/13/02, RECORDED IN P.D. 28, PG. 91.
 - FIELD EQUIPMENT USED FOR THIS PLAT: LEICA TS12 ROBOTIC TOTAL STATION.
 - THIS SURVEY IS BASED ON FIELD WORK COMPLETED ON 4/18/19. SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE SITE AFTER THIS DATE.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH RULE 180-7-03. THE CALCULATED POSITIONAL TOLERANCE WAS 0.05 FEET.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 89,974'.
 - 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.ORG). THE GIS WEBSITE INDICATES THE CURRENT OWNER IS WEST POINT PLANTATION, LLC.
 - ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0232H, EFFECTIVE DATE 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT FALLS WITHIN ZONE AE (EL 8) WHICH IS IN A SPECIAL FLOOD HAZARD AREA.
 ZONE AE (EL 8) - 1% ANNUAL CHANCE FLOOD HAZARDS. BASE FLOOD ELEVATIONS DETERMINED.
 - THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 805.1.
 - MONUMENTS AND/OR IRON PINS SHALL BE SET AT ALL CORNERS UPON COMPLETION OF ALL IMPROVEMENTS AS PER THE GLYNN COUNTY SUBDIVISION REGULATIONS.
 - STREET SIGNS AND STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH GLYNN COUNTY SUBDIVISION REGULATIONS.
 - WATER AND SEWER SERVICE IS TO BE PROVIDED BY THE BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION.
 - THIS PROPERTY IS ZONED R-12.
 - TOTAL NUMBER OF LOTS: 33.
 MINIMUM LOT SIZE PER R-12 ZONING TEXT: 12,000 SQ. FT.
 MINIMUM LOT SIZE THIS PHASE: 13,221 SQ. FT. (LOT 9)
 - THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE.
 - AREAS:
 LOTS 11.632 ACRES
 RIGHTS-OF-WAY 2.179 ACRES
 TOTAL 13.811 ACRES
 - OWNER/DEVELOPER: WEST POINT PLANTATION, LLC
 101 GOULD STREET
 ST. SIMONS ISLAND, GEORGIA 31522
 (912)-230-7519
 - SETBACKS PER R-12 ZONING:
 FRONT 20'
 SIDE 7'
 REAR 7'

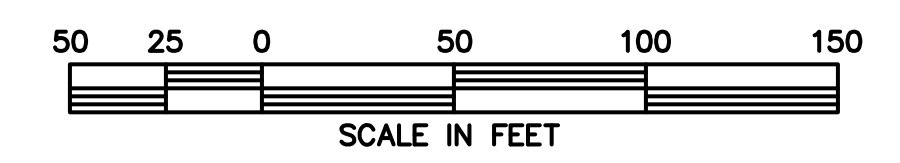
- LEGEND:**
- IRF IRON REBAR FOUND
 - ⊕ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊚ WELL
 - ⊕ CATCH BASIN
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ PHONE BOX
 - ▣ CONCRETE
 - ▭ BUILDING
 - ▭ ASPHALT
 - SS SANITARY SEWER LINE
 - W WATER MAIN
 - SD STORM DRAIN LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - FENCE
 - TOP OF BANK

LINE	BEARING	DISTANCE
L1	N 64°17'13" W	20.00'
L2	S 75°44'07" E	20.00'
L3	S 69°38'46" E	6.47'
L4	S 73°58'07" E	40.11'
L5	S 69°38'46" E	21.76'
L6	S 69°07'32" E	36.83'
L7	S 64°41'25" E	39.73'
L8	S 61°52'20" W	28.44'
L9	S 46°42'23" W	27.84'
L10	N 65°38'57" W	80.93'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	30.28'	27.47'	N 70°58'23" E
C2	20.00'	28.95'	26.46'	N 25°25'38" W
C3	242.89'	11.55'	11.55'	S 68°17'02" E
C4	20.78'	31.01'	28.20'	S 67°32'37" W
C5	20.90'	31.93'	28.91'	S 21°52'35" E

REVISIONS

DATE	DESCRIPTION



SURVEY FOR:
WEST POINT PLANTATION, LLC
 PRELIMINARY PLAT OF PHASE III AND IV, WEST POINT PLANTATION

JOB # 16163C	DWG # 16163C-7	DWN BY: NS	SCALE: 1"=50'
FIELD WORK COMPLETED: 4/18/19		PLAT COMPLETED: 3-30-20	

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