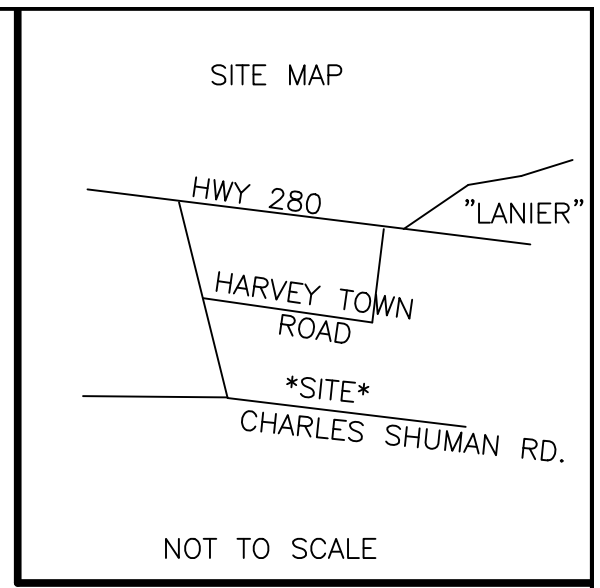
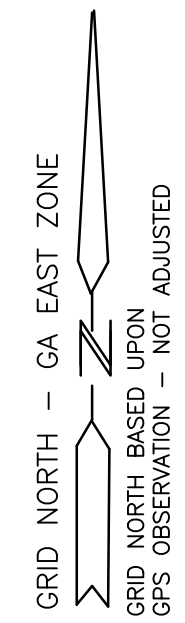


NOTES:  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 -BRYAN COUNTY COMMISSIONERS MAINTAIN AN ACCESS & MAINTENANCE EASEMENT ALONG THE DITCHES SHOWN.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID NORTH- GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS NOT ADJUSTED. THE BEARINGS ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

# BOUNDARY RETRACEMENT SURVEY FOR: COSTA BAJA, LLC



FLOOD NOTE:  
 ACCORDING TO FEMA MAP PANEL ID# 13029C0175D, EFFECTIVE DATE MAY 5, 2014, A PORTION OF THE AREA SURVEYED LIES IN UNNUMBERED ZONE A- THE 100 YEAR FLOOD ZONE. THE APPROXIMATE FLOOD BOUNDARY SHOWN WAS SCALED FROM THE FEMA FIRM.

ZONED: RR-1  
 SETBACKS:  
 FRONT: 75'  
 REAR: 50'  
 SIDE: 35'

CURRENT OWNER: COSTA BAJA, LLC  
 DB 1651 PG 513 PB 2023 PG 116  
 TAX PARCEL: 021 015  
 DESCRIPTION: 36.5 AC. TRACT SHOWN IN PB B PG 256 & PB C PG 115

- ADJACENT LIST:
1. SENIE ALFRED JOHNSON & AVIS LEMON WARD  
 JOE P. DAVIS PLAT DATED: 26 JUNE 1980
  2. ROSELAND H. JOHNSON  
 PLAT BOOK C PAGE 14
  3. HARRIS BENNETT & SHIRLEY BENNETT  
 DEED BOOK 6-Z PAGE 218
  4. HARRIS ANTOINE BENNETT  
 DEED BOOK 1268 PAGE 771

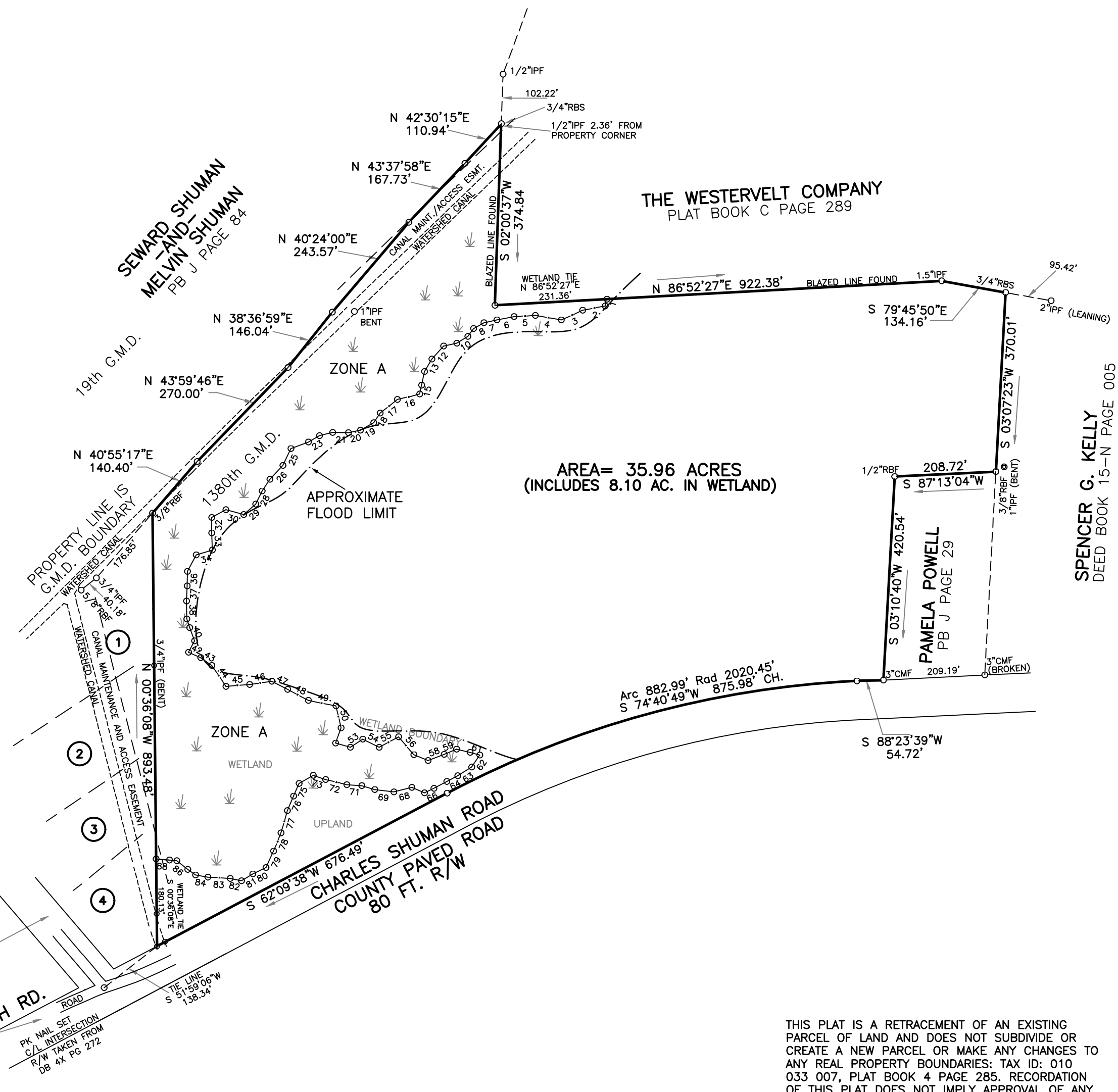
STATE OF GEORGIA  
 BRYAN COUNTY  
 1380th G.M.D.  
 PLAT DATE: 17 JULY 2017  
 FIELD SURVEY: 11 JULY 2017

THE MAJORITY OF THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAD A MAXIMUM HORIZONTAL TOLERANCE OF 0.05' WITH A 95% CONFIDENCE LEVEL.

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 STONEX S10 GNSS BASE & ROVER

- IPS= IRON PIN SET
- IPF= IRON PIN FOUND
- RBF= REBAR FOUND
- RBS= REBAR SET
- CMF= CONCRETE MONUMENT FOUND
- CMS= CONCRETE MONUMENT SET

PLAT E.O.C. = 1' IN 371,207' +

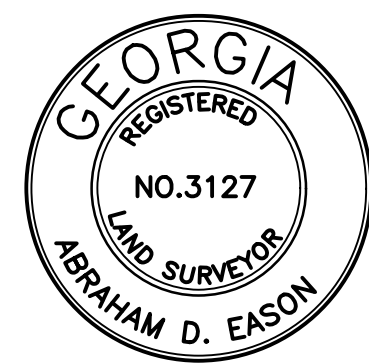


### WETLAND BOUNDARY LINES

Course	Bearing	Distance
1	S 15°12'05" W	14.45'
2	S 79°13'41" W	47.08'
3	S 65°32'08" W	48.41'
4	N 80°21'46" W	54.36'
5	S 87°12'57" W	43.99'
6	S 79°08'57" W	35.89'
7	S 77°53'06" W	27.65'
8	S 60°33'20" W	24.47'
9	S 35°12'07" W	19.91'
10	S 58°12'37" W	26.71'
11	S 78°10'04" W	27.84'
12	S 42°02'33" W	36.49'
13	S 30°30'37" W	29.60'
14	S 11°53'59" W	28.75'
15	S 12°19'18" W	18.91'
16	S 76°12'35" W	47.36'
17	S 51°52'29" W	45.33'
18	S 33°23'44" W	23.94'
19	S 60°44'35" W	31.44'
20	S 78°35'14" W	25.38'
21	N 89°23'55" W	32.46'
22	S 76°13'03" W	27.80'
23	S 60°56'05" W	26.35'
24	S 69°14'00" W	38.45'
25	S 25°01'51" W	38.49'
26	S 43°12'53" W	39.09'
27	S 34°14'36" W	29.24'
28	S 25°54'35" W	29.88'
29	S 48°42'27" W	33.12'
30	N 74°44'29" W	38.11'
31	S 61°08'16" W	33.11'
32	S 00°16'12" W	31.75'
33	S 02°09'14" E	35.17'
34	S 73°09'09" W	34.73'
35	S 27°54'44" W	38.82'
36	S 00°32'51" W	29.77'
37	S 02°37'04" W	31.19'
38	S 00°29'09" E	37.10'
39	S 18°35'16" E	18.92'
40	S 20°16'57" E	29.01'
41	S 27°24'54" W	26.51'
42	S 66°25'34" E	27.18'
43	S 54°37'03" E	28.23'
44	S 34°03'39" E	51.98'
45	N 85°19'20" E	48.96'
46	N 81°37'30" E	46.13'
47	S 62°30'40" E	36.87'
48	S 61°57'18" E	48.30'
49	S 78°50'18" E	58.24'
50	S 12°58'09" E	46.60'
51	S 19°39'55" W	33.33'
52	S 74°07'41" E	31.47'
53	N 56°43'51" E	30.86'
54	S 63°04'21" E	37.66'
55	N 61°13'53" E	45.60'
56	S 40°47'01" E	48.73'
57	S 67°04'36" E	31.69'
58	N 68°48'43" E	35.39'
59	N 67°02'59" E	28.06'
60	S 76°29'44" E	28.69'
61	S 74°08'26" E	20.67'
62	S 33°50'34" W	29.74'
63	S 58°05'55" W	34.17'
64	S 62°39'27" W	25.22'
65	S 61°31'01" W	30.17'
66	S 64°55'43" W	21.59'
67	N 66°55'38" W	28.49'
68	S 75°50'58" W	38.06'
69	N 82°47'18" W	39.79'
70	N 73°12'01" W	27.86'
71	N 86°27'22" W	31.05'
72	N 76°06'59" W	44.79'
73	N 71°08'35" W	27.10'
74	S 59°45'40" W	33.53'
75	S 23°40'12" W	28.45'
76	S 23°24'36" W	32.73'
77	S 15°45'01" W	47.58'
78	S 22°10'54" W	40.70'
79	S 25°00'19" W	37.62'
80	S 64°38'45" W	29.90'
81	S 58°14'13" W	27.42'
82	N 77°58'38" W	23.73'
83	N 86°20'47" W	46.18'
84	N 80°49'51" W	25.84'
85	N 54°34'45" W	19.85'
86	N 51°38'22" W	28.64'
87	N 82°58'37" W	15.18'
88	N 85°47'13" W	27.62'

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. TAX ID: 010 033 007, PLAT BOOK 4 PAGE 285. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OF ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY BOARD RULE AND O.C.G.A. SEC. 15-6-67.

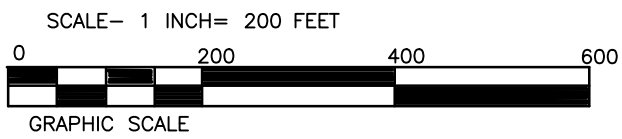
*A.D. Eason*  
 A.D. EASON  
 GA R.L.S. #3127  
 DATE 10 MAY 2024



EASON LAND SURVEYING  
 P.O. BOX 753  
 CLAXTON, GA. 30417  
 (912) 739-7143  
 LSF 000047

PLAT REVISED: 10 MAY 2024  
 TO SHOW UPDATED WETLAND DELINEATION  
 FIELD WORK TO LOCATE WETLAND FLAGS: 09 MAY 2024

WETLAND NOTE: WETLANDS WERE DELINEATED BY SLIGH ENVIRONMENTAL CONSULTANTS, INC.-WETLAND LOCATE MAP DATED 09 APRIL 2024. TO THE KNOWLEDGE OF THE UNDERSIGNED, THESE WETLANDS HAVE NO JURISDICTIONAL DETERMINATION AT THIS TIME.



FILE #170604  
 DRAWN BY: ADE