



VICINITY MAP

# ALTA/ACSM LAND TITLE SURVEY OF: A PORTION OF COLLEGE OF COASTAL GEORGIA

3700 ALTAMA AVENUE, BRUNSWICK, GEORGIA 31520  
TOTAL AREA = 12.208 ACRES OR 531,788 SQ. FT

## REFERENCES:

- A SURVEY OF A PORTION OF THE OLD CITY OF BRUNSWICK & GLYNN COUNTY AIR PARK, PREPARED BY: GEORGE P. UNDERWOOD JR. & ASSOCIATES, INC. DATED 5/21/85.
- A SURVEY OF A 100 ACRE PORTION OF THE BRUNSWICK-GLYNN COUNTY AIR PARK, PREPARED BY: CONNIE COASTAL SURVEYING, INC. DATED: 8/17/75.

## LEGEND:

- CAPPED IRON PIN SET (SSC PC, LSF 317)
- WOODEN STAKE SET
- ASPHALT
- CONCRETE

## GENERAL NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE AND WERE ESTABLISHED USING GPS WITH A VRS NETWORK.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0236F, REVISED 9/6/06, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS SURVEY FALLS WITHIN MULTIPLE FLOOD ZONES, SUCH AS:  
ZONE X (SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD;  
ZONE AE (EL. 11.0) WHICH IS A SPECIAL FLOOD HAZARD AREA - BASE FLOOD ELEVATIONS DETERMINED.
- THE TAX PROPERTY IDENTIFICATION NUMBER FOR THIS PROPERTY IS 01-08131 ACCORDING TO THE GLYNN COUNTY GIS WEBSITE.
- CAPPED IRON PINS WERE SET ON THE LEASEHOLD TRACT LINES. WOODEN STAKES WERE SET ON THE CONSTRUCTION LIMITS TRACT LINES.
- THIS PROPERTY IS ZONED R-9 ACCORDING TO THE GLYNN COUNTY GIS WEBSITE. SETBACKS (SETBACKS ARE FROM THE PROPERTY LINES FOR THE COLLEGE OF COASTAL GEORGIA CAMPUS BUT DO NOT APPLY TO THE LEASEHOLD TRACT) FRONT: ..... 20' SIDE: ..... 7' REAR: ..... 7' HEIGHT: ..... 35'
- THERE ARE NO ENCROACHMENTS ON TO OR OFF OF THIS PROPERTY.
- NO BUILDINGS EXIST WITHIN THE CONSTRUCTION LIMITS TRACT OR LEASEHOLD TRACT PROJECT SITE.
- UTILITIES SHOWN WERE LOCATED FROM ABOVE GROUND READILY VISIBLE STRUCTURES AND MARKINGS. UNDERGROUND UTILITIES WERE NOT MARKED FOR THIS SURVEY.
- UTILITY CONNECTIONS (WATER, SANITARY SEWER AND POWER) TO SERVE THIS SITE ARE LOCATED OUTSIDE OF THE PROJECT LIMITS BUT ARE ON THE CAMPUS OF THE COLLEGE OF COASTAL GEORGIA AS SHOWN ON THIS SURVEY.
- NO PARKING EXISTS WITHIN PROJECT LIMITS.

## TITLE EXCEPTIONS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING ITEMS AS OUTLINED IN THE TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 4/1/10, FILE NO. NCS-433862A-ATL.

- | ITEM# | DESCRIPTION   |
|-------|---|
| 12.   | EASEMENTS AS CONTAINED IN RIGHT-OF-WAY DEED (LIMITED ACCESS) FROM BRUNSWICK AIR PARK, CITY OF BRUNSWICK AND GLYNN COUNTY TO DEPARTMENT OF TRANSPORTATION, DATED APRIL 21, 1972, FILED FOR RECORD MAY 22, 1972, AND RECORDED IN DEED BOOK 16W, PAGE 93, GLYNN COUNTY, GEORGIA RECORDS. DOES NOT APPLY TO THE SITE.   |
| 13.   | EASEMENTS AS RESERVED IN THAT CERTAIN WARRANTY DEED FROM THE BOARD OF EDUCATION OF GLYNN COUNTY, A GEORGIA PUBLIC CORPORATION DOMICILED IN GLYNN COUNTY, GEORGIA TO THE REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, A CORPORATION CREATED BY THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, DATED FEBRUARY 5, 1963, AND RECORDED IN DEED BOOK 111, PAGE 433, AFORESAID RECORDS. DOES NOT APPLY TO THE SITE.   |
| 14.   | TERMS, PROVISIONS AND CONDITIONS OF COVENANTS AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM THE BOARD OF EDUCATION OF GLYNN COUNTY, A GEORGIA PUBLIC CORPORATION DOMICILED IN GLYNN COUNTY, GEORGIA TO THE REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, A CORPORATION CREATED BY THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, DATED MARCH 1, 1966, FILED FOR RECORD MARCH 3, 1966, AND RECORDED IN DEED BOOK 13F, PAGE 712 AFORESAID RECORDS; AS CORRECTED BY THAT CERTAIN DEED OF CORRECTION, DATED OCTOBER 15, 1969, FILED FOR RECORD OCTOBER 15, 1969, AND RECORDED IN DEED BOOK 15D, PAGE 686, AFORESAID RECORDS. APPLIES TO THE CONSTRUCTION LIMITS TRACT, BUT NOT THE LEASEHOLD TRACT. |
| 15.   | TERMS AND PROVISIONS AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM THE BOARD OF EDUCATION OF GLYNN COUNTY, A GEORGIA PUBLIC CORPORATION DOMICILED IN GLYNN COUNTY, GEORGIA TO THE REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, A CORPORATION CREATED BY THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, DATED MARCH 1, 1966, FILED FOR RECORD MARCH 3, 1966, AND RECORDED IN DEED BOOK 13F, PAGE 712 AFORESAID RECORDS; AS CORRECTED BY THAT CERTAIN DEED OF CORRECTION, DATED OCTOBER 15, 1969, FILED FOR RECORD OCTOBER 15, 1969, AND RECORDED IN DEED BOOK 15D, PAGE 686, AFORESAID RECORDS. APPLIES TO THE CONSTRUCTION LIMITS TRACT, BUT NOT THE LEASEHOLD TRACT.                          |
| 16.   | MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15D, PAGE 683, AFORESAID RECORDS. (THIS PLAT IS ATTACHED TO A CORRECTIVE DEED (15D/681-683) THAT REFERS TO THE PROPERTY IN ITEMS 14 & 15). APPLIES TO THE CONSTRUCTION LIMITS TRACT, BUT NOT THE LEASEHOLD TRACT.  |
| 17.   | MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 14, PAGE 512, AFORESAID RECORDS. THERE ARE NO NOTES ON THIS PLAT THAT WOULD AFFECT THE SITE.   |
| 18.   | (INFORMATIONAL NOTE: RE: GEORGIA ENVIRONMENTAL PROTECTION DIVISION - HAZARDOUS SITE INVESTIGATION. A PORTION OF THE COLLEGE LANDS WERE SOLD OFF BY QUILCLAIM DEED RECORDED IN DEED BOOK 28-A, PAGE 766 FOR CREATION OF THE GLYNN COUNTY HIGH SCHOOL FOOTBALL STADIUM. THE DEED CONTAINS A CROSS REFERENCE TO AN AFFIDAVIT RECORDED IN DEED BOOK 28-A, PAGE 766. THE AFFIDAVIT REFERS TO THE HAZARDOUS SITE RESPONSE ACT. THE AFFIDAVIT REFERENCES HIS SITE #10282. A COPY OF THE HAZARDOUS SITE INVENTORY ENTRY FOR SITE 10282 IS PROVIDED. THE SITE APPEARS TO BE EAST OF THE COLLEGE LANDS AND EAST OF THE COMMUNITY ACTION ROAD. DOES NOT APPLY TO THE SITE.                                 |

LINE	BEARING	DISTANCE
L1	N 40°04'46" W	56.09'
L2	N 18°07'19" W	28.14'
L3	N 10°45'03" E	36.33'
L4	N 30°01'06" E	46.23'
L5	S 42°28'34" W	57.32'
L6	N 47°20'23" W	34.51'
L7	S 72°28'34" W	18.10'
L8	N 17°51'28" W	10.00'
L9	S 17°31'26" E	10.00'
L10	S 72°28'34" W	18.10'
L11	S 77°31'26" E	9.71'
L12	S 12°28'34" W	18.11'
L13	S 17°28'10" E	46.25'
L14	N 12°28'34" E	10.00'
L15	S 77°31'26" E	18.10'
L16	N 42°17'31" E	34.51'
L17	S 47°31'26" E	57.32'
L18	S 42°33'49" W	79.06'
L19	N 17°24'27" W	21.72'
L20	N 47°26'11" W	50.00'
L21	S 12°25'57" W	57.71'

## LEASEHOLD TRACT:

ALL OF THE TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 26TH GEORGIA MILITIA DISTRICT, CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COMMUNITY ACTION DRIVE (80' RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF FOURTH STREET (100' RIGHT OF WAY); THENCE ALONG THE RIGHT OF WAY LINE OF SAID FOURTH STREET S 72°17'06" W A DISTANCE OF 500.00' TO A POINT ON THE COMMON PROPERTY LINE OF GLYNN COUNTY AND THE COLLEGE OF COASTAL GEORGIA; THENCE LEAVING THE RIGHT OF WAY LINE AND CONTINUING ALONG SAID PROPERTY LINE N 17°42'54" W A DISTANCE OF 300.00' TO A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID PROPERTY LINE S 81°36'13" W A DISTANCE OF 651.27' TO THE POINT OF BEGINNING; THENCE N 12°28'34" W A DISTANCE OF 18.10' TO A POINT; THENCE N 17°31'26" W A DISTANCE OF 10.00' TO A POINT; THENCE S 72°28'34" W A DISTANCE OF 18.10' TO A POINT; THENCE N 17°51'28" W A DISTANCE OF 10.00' TO A POINT; THENCE S 17°31'26" E A DISTANCE OF 10.00' TO A POINT; THENCE S 72°28'34" W A DISTANCE OF 18.10' TO A POINT; THENCE S 77°31'26" E A DISTANCE OF 9.71' TO A POINT; THENCE S 12°28'34" W A DISTANCE OF 18.11' TO A POINT; THENCE S 17°28'10" E A DISTANCE OF 46.25' TO A POINT; THENCE N 12°28'34" E A DISTANCE OF 10.00' TO A POINT; THENCE S 77°31'26" E A DISTANCE OF 18.10' TO A POINT; THENCE N 42°17'31" E A DISTANCE OF 34.51' TO A POINT; THENCE S 47°31'26" E A DISTANCE OF 57.32' TO A POINT; THENCE S 42°33'49" W A DISTANCE OF 79.06' TO THE POINT OF BEGINNING; SAID TRACT OF LAND HAVING AN AREA OF 1.144 ACRES, MORE OR LESS.

AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY SHUPE SURVEYING COMPANY, P.C., BEARING THE SEAL OF C. TEEPLE HILL, GRLS NO. 3081, DATED APRIL 30, 2010 AND LAST REVISED ON JUNE 21, 2010.

NO.	DATE	REVISION DESCRIPTION	BY
2.	6/21/10	ADDRESSED REVIEW COMMENTS	SAC
1.	6/09/10	ADDRESSED REVIEW COMMENTS	SAC

## CONSTRUCTION LIMITS TRACT:

ALL OF THE TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 26TH GEORGIA MILITIA DISTRICT, CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COMMUNITY ACTION DRIVE (80' RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF FOURTH STREET (100' RIGHT OF WAY); THENCE ALONG THE RIGHT OF WAY LINE OF SAID FOURTH STREET S 72°17'06" W A DISTANCE OF 500.00' TO A POINT ON THE COMMON PROPERTY LINE OF GLYNN COUNTY AND THE COLLEGE OF COASTAL GEORGIA; THENCE LEAVING THE RIGHT OF WAY LINE AND CONTINUING ALONG SAID PROPERTY LINE N 17°42'54" W A DISTANCE OF 300.00' TO A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID PROPERTY LINE S 81°36'13" W A DISTANCE OF 651.27' TO THE POINT OF BEGINNING; THENCE N 12°28'34" W A DISTANCE OF 18.10' TO A POINT; THENCE N 17°31'26" W A DISTANCE OF 10.00' TO A POINT; THENCE S 72°28'34" W A DISTANCE OF 18.10' TO A POINT; THENCE N 17°51'28" W A DISTANCE OF 10.00' TO A POINT; THENCE S 17°31'26" E A DISTANCE OF 10.00' TO A POINT; THENCE S 72°28'34" W A DISTANCE OF 18.10' TO A POINT; THENCE S 77°31'26" E A DISTANCE OF 9.71' TO A POINT; THENCE S 12°28'34" W A DISTANCE OF 18.11' TO A POINT; THENCE S 17°28'10" E A DISTANCE OF 46.25' TO A POINT; THENCE N 12°28'34" E A DISTANCE OF 10.00' TO A POINT; THENCE S 77°31'26" E A DISTANCE OF 18.10' TO A POINT; THENCE N 42°17'31" E A DISTANCE OF 34.51' TO A POINT; THENCE S 47°31'26" E A DISTANCE OF 57.32' TO A POINT; THENCE S 42°33'49" W A DISTANCE OF 79.06' TO THE POINT OF BEGINNING; SAID TRACT OF LAND HAVING AN AREA OF 12.208 ACRES MORE OR LESS.

AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY SHUPE SURVEYING COMPANY, P.C., BEARING THE SEAL OF C. TEEPLE HILL, GRLS NO. 3081, DATED APRIL 30, 2010 AND LAST REVISED ON JUNE 21, 2010.



## CERTIFICATION

I HEREBY CERTIFY TO GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY, WELLS FARGO BANK NATIONAL ASSOCIATION, USG REAL ESTATE FOUNDATION III, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, ASSURED GUARANTY CORP. AND WELLS FARGO BANK, THAT THE SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY AS DESCRIBED IN NCS-433862A-ATL, DATED APRIL 01, 2010; THAT ALL EASEMENTS, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON SAID PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; THAT ALL ZONING, USE AND DENSITY CLASSIFICATIONS ARE PROPERLY SHOWN HEREON; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY AND THE UNDERSIGNED IS NOT AWARE OF ANY VIOLATIONS OF ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS; THAT THERE ARE NO ENCROACHMENTS OR PARTY WALLS AFFECTING THIS PROPERTY OTHER THAN AS SHOWN; THAT THE LEASEHOLD LIMITS TRACT DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD INSURANCE RATE MAP," "FLOOD HAZARD FLOODWAY BOUNDARY MAP," "FLOOD HAZARD BOUNDARY MAP," OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; THAT THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'X' (SHADED), BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE MAP NO. 13127C0236F DATED 9/6/06 FOR COMMUNITY NO. 130093 IN GLYNN COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED; THAT THE SAID PROPERTY CONSTITUTES ONE TAX LOT EXCEPT AS SHOWN ON THE SURVEY; THAT THE NUMBER OF INDICATED PARKING SPACES LOCATED ON THE PROPERTY IS ZERO (0); AND THAT THE SAID PROPERTY MAY BE ACCESSED BY INDIRECT ACCESS TO AND FROM FOURTH STREET, A PUBLICLY MAINTAINED ROAD.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2005, AND INCLUDES ITEMS 1-4, 6, 7A, 7C, 8-11A, 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PRINT NAME: C. TEEPLE HILL  
REGISTERED PROFESSIONAL SURVEYOR  
NO. GA3081

DATE: 6/21/10 20



## ALTA/ACSM LAND TITLE SURVEY OF: CONSTRUCTION LIMITS TRACT & LEASEHOLD TRACT COLLEGE OF COASTAL GEORGIA

PREPARED FOR: **H.J. RUSSELL & COMPANY**  
26TH G.M.D., CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA  
DATE: 4/30/10  
DRAWN BY: CTH/SAC  
SCALE: 1"= 100'  
EQUIPMENT USED: 5" TOTAL STATION  
FIELD CLOSURE: MINIMUM 1" IN 10,000'  
PLAT CLOSURE: 145,000+  
JOB #: 09151C



## SHUPE SURVEYING COMPANY, P.C.

3837 DARLEN HWY.  
BRUNSWICK, GEORGIA 31525  
912-265-0562

09151C-1.DWG



C. TEEPLE HILL  
GA. REG. LAND SURVEYOR  
LICENSE NO. 3081