

**POINT OF COMMENCEMENT
PARCEL 2 AND ROADWAY EASEMENT**

**POINT OF BEGINNING
PARCEL 1**

Glenn Martin, the Land Surveyor whose seal is affixed hereto does not guarantee that all easements which may affect this property are shown.
I certify that in my opinion, the provisions in O.C.G.A. Section 15-06-67(d) does not require approval of this plat by the planning commission.
The field data upon which this map or plat is based has a closure precision of one foot in 27,341 feet and an angular error of 2" per angle point, and was adjusted using the
This map or plat has been calculated for closure and is found to be accurate within one foot in 365,254'.

LEGEND

- These standard symbols will be found in the drawing.
- PROPERTY CORNER FOUND
 - SEWER CLEAN OUT
 - FIRE HYDRANT
 - OVERHEAD LIGHTING
 - WATER METER/VALVE
 - HANDI-CAP SYMBOL
 - POWER POLE
 - TELEPHONE PEDESTAL
 - DROP INLET
 - SANITARY SEWER
 - BUILDING PETITION LINE
 - CONCRETE
 - BOLLARD
 - 5/8" RE-BAR SET
 - none
 - 1033 CATCH BASIN

Legal Description - Parcel 1 Counter-clockwise
All that certain tract or parcel of land, situate and lying in the city of Waycross, Ware County Georgia, and being more particularly described as follows;
Begin at a 1/2" iron pin marking the southeast intersection of the southern right-of-way of Mt. Pleasant Road (40' right-of-way) with the eastern right-of-way of City Blvd. (60' right-of-way) and being the POINT OF BEGINNING; thence proceed southerly along the easterly right-of-way of City Blvd. (60' right-of-way) S 21°12'07" W a distance of 470.84' to a point; thence leaving the right-of-way of City Blvd. proceed S 70°10'55" E a distance of 200.00' to a point; thence proceed S 20°15'24" W a distance of 75.02' to a point; thence proceed S 71°11'56" E a distance of 214.01' to a point; thence proceed S 18°58'02" W a distance of 125.04' to a point located on the northern right-of-way of Knight Avenue (60' right-of-way); thence proceed S 71°01'17" E along the northern right-of-way of Knight Avenue a distance of 45.00' to a point; thence leaving the right-of-way of Knight Avenue proceed N 18°46'09" E a distance of 124.97' to a point; thence proceed S 71°02'52" E a distance of 335.30' to a point; thence proceed S 18°44'41" W a distance of 125.00' to a point located on the northern right-of-way of Knight Avenue (60' right-of-way); thence proceed S 71°15'19" E along the northern right-of-way of Knight Avenue a distance of 74.60' to a point; thence leaving the right-of-way of Knight Avenue proceed N 17°59'51" E a distance of 122.97' to a point; thence proceed N 19°10'47" E a distance of 431.59' to a point; thence proceed N 70°13'31" W a distance of 218.00' to a point; thence proceed N 11°47'41" E a distance of 112.97' to a point; thence proceed N 71°04'43" W a distance of 287.86' to a point; thence proceed N 18°23'42" E a distance of 39.74' to a point; thence proceed N 71°03'10" W a distance of 286.92' to a point; thence proceed S 67°08'55" W a distance of 55.22' to the point of beginning;
Containing an area of 10.427 acres +/-.

Legal Description - Parcel 2 Counter-clockwise
All that certain tract or parcel of land, situate and lying in the city of Waycross, Ware County Georgia, and being more particularly described as follows;
Commence at a 1/2" iron pin marking the southeast intersection of the southern right-of-way of Mt. Pleasant Road (40' right-of-way) with the eastern right-of-way of City Blvd. (60' right-of-way); thence proceed southerly along the easterly right-of-way of City Blvd. (60' right-of-way) S 21°12'07" W a distance of 470.84' to a point; thence leaving the right-of-way of City Blvd. proceed S 70°10'55" E a distance of 200.00' to a point; thence proceed S 20°15'24" W a distance of 75.02' to the POINT OF BEGINNING; thence proceed S 71°30'10" W a distance of 126.20' to a point located on the northern right-of-way of Knight Avenue (60' right-of-way); thence proceed S 71°33'53" E along the northern right-of-way of Knight Avenue a distance of 219.60' to a point; thence proceed N 18°58'02" E a distance of 125.04' to a point; thence proceed N 71°17'56" W a distance of 214.01' to the Point of Beginning;
Containing an area of 0.62 acre +/-.

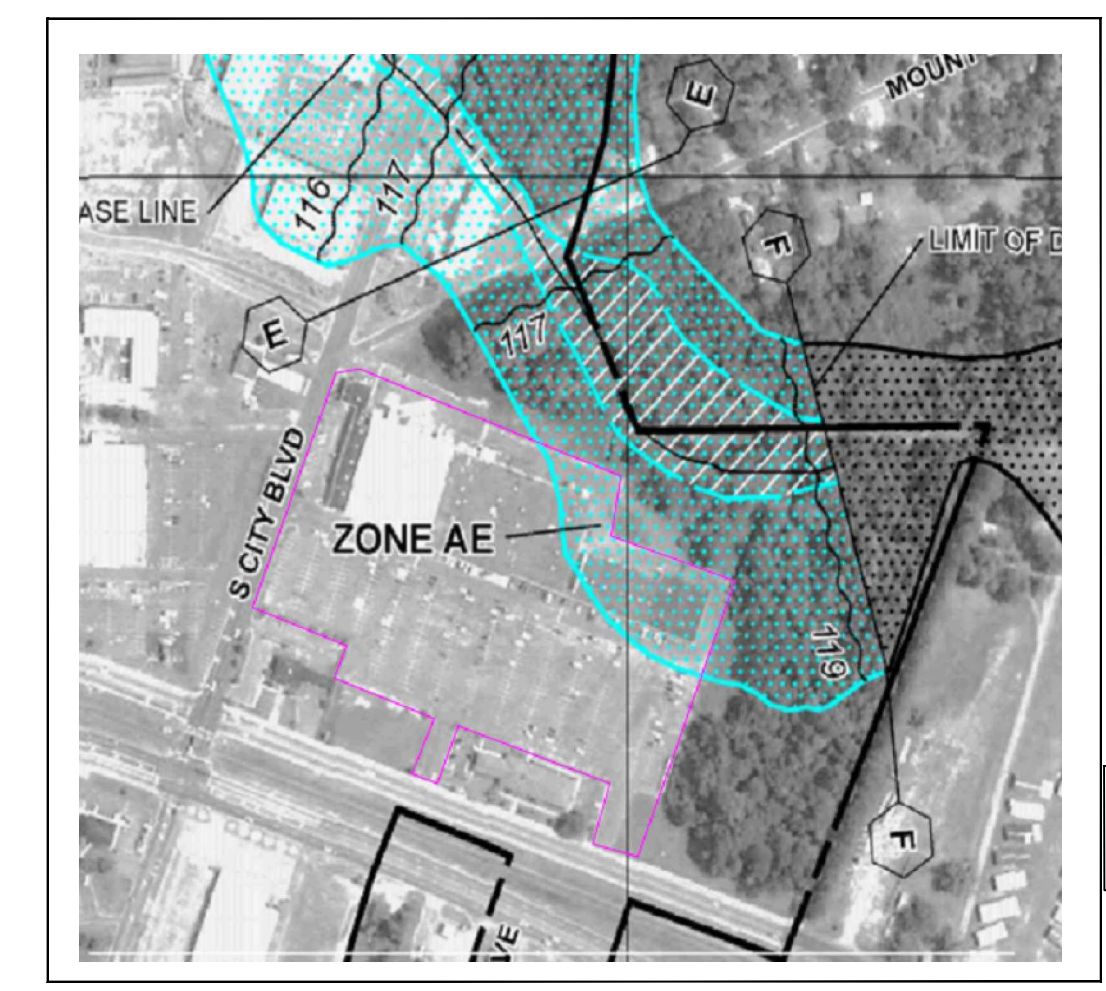
Legal Description - Roadway Easement
All that certain tract or parcel of land, situate and lying in the city of Waycross, Ware County Georgia, and being more particularly described as follows;
Commence at a 1/2" re-bar located southern right-of-way of Mt. Pleasant Road (40' right-of-way) with the eastern right-of-way of City Blvd. (60' right-of-way); thence proceed N 67°08'55" E a distance of 55.22' to a point; thence proceed S 71°03'10" E a distance of 286.92' to a point; thence proceed S 18°23'42" W a distance of 39.74' to a point; thence proceed S 71°04'43" E a distance of 287.86' to a point; thence proceed S 11°47'41" W a distance of 112.97' to a point; thence proceed S 70°15'31" E a distance of 218.00' to the POINT OF BEGINNING; thence proceed S 70°16'54" E a distance of 40.23' to a point; thence proceed S 19°13'01" W a distance of 430.88' to a point; thence proceed N 71°18'03" W a distance of 39.95' to a point; thence proceed N 19°10'47" E a distance of 431.59' to the point of beginning;
Containing an area of 0.397 acres +/-.



**POINT OF BEGINNING
ROADWAY EASEMENT**

The Legal Description attached on this plat and the legal description on Old Republic Title Commitment No. GA15003437 include the same property.

- TITLE EXCEPTIONS: TO TITLE COMMITMENT GA. 15003437
- 14 POWER EASEMENT TO GEORGIA POWER COMPANY RECORDED IN DEED BOOK 14-L, PAGE 197. THIS IS A BLANKET EASEMENT TO INSTALL AND MAINTAIN IT'S FACILITIES.
 - 11 UTILITY EASEMENT TO THE CITY OF WAYCROSS AS RECORDED IN DEED BOOK 34d, PAGE 137 AND SHOWN ON THIS SURVEY.
 - 16 SEWER EASEMENT TO CITY OF WAYCROSS RECORDED IN DEED BOOK 14 A, PAGE 179 AND SHOWN ON THIS SURVEY.
 - 12 EASEMENT FROM SATILLA SQUARE TO GEORGIA POWER COMPANY, RECORDED IN DEED BOOK 42-B, PAGE 164.
 - 15 NON EXCLUSIVE EASEMENT FOR PURPOSE OF INGRESS/EGRESS AND PARKING RECORDED IN DEED BOOK 15-J, PAGE 763. THIS IS A BLANKET EASEMENT GRANTING ACCESS TO AND ACROSS THE ENTIRE PROPERTY.
- ALL EXCEPTIONS SHOWN AFFECT THIS PROPERTY



ALTA/ACSM SURVEY

CERTIFIED TO: SATILLA WAYCROSS,, LLC, BRANCH BANKING & TRUST COMPANY AND OLD REPUBLIC TITLE INSURANCE COMPANY, and ACKERMAN, LINK & SARTORY, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011 AND CONTAINS ITEMS 1,3,4, 6(b), 7(a), 7(b) (1), 7(c), 8,9, 10(a), 11(a) (AS TO UTILITIES SURFACE MATTERS ONLY) AND 13 OF TABLE A THEREOF.

AUG. 7, 2015 BY GLENN MARTIN RLS 2912

SURVEYOR'S NOTES:
THIS SURVEY IS BASED ON MONUMENTS FOUND AND DEED AND PLATS OF RECORD. THIS SURVEY IS BASED ON GEORGIA GRID EAST ZONE AND THE BEARINGS MAY CHANGE FROM THE RECORDED DEEDS DUE TO MAGNETIC DECLINATION OR THE DATUM USED IN THOSE DESCRIPTIONS AND PLATS. THE FINISH FLOOR ELEVATIONS ARE BASED ON NAVD 88, REFERENCED TO BENCHMARK PID : BS0081 Ortho Ht : 42.940 (140.87 FT.) LOCATED AT THE WAYCROSS-WARE COUNTY AIRPORT.

I certify that this plat was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



MARTIN SURVEYING & MAPPING
GLENN MARTIN - GEORGIA REGISTERED LAND SURVEYOR No. 2912
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ALMA, GEORGIA 31510
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Job No.: 15-0212 SATILLA SQUARE
Reference Jobs:
Fieldwork By: NIKKI MARTIN
Survey Date: 7-26-2015 TO 8-5-2015