SCHEDULE "B" ITEMS

27 — ACCESS EASEMENT LOCATD IN THE NORTHERN PORTION OF SUBJECT PROPERTY. SEE PLAT RECORDED IN SUBDIVISION MAP BOOK 8-S PAGE 80, AFORESAID RECORDS. (415 E. US HWY. 80) (AFFECTS, AS SHOWN)

28 — EASEMENT FROM CENTRAL OF GEORGIA RAILWAY TO TOWN OF POOLER DATED FEBRUARY 4, 1958, RECORDED IN DEED BOOK 69-K PAGE 161, AFORESAID RECORDS, FOR WATER MAIN. (415 E. US HWY. 80) (UNABLE TO DETERMINE LOCATION OF EASEMENT FROM DOCUMENT)

29 — EASEMENT FROM LAWRENCE LAXTON RESTAURANTS, INC. TO CENTRAL OF GEORGIA RAILROAD COMPANY DATED NOVEMBER 6, 1987 RECORDED IN DEED BOOK 136-L PAGE 76, AFORESAID RECORDS, FOR ACCESS EASEMENT. (415 E. US HWY. 80) (AFFECTS, AS SHOWN)

30 — INGRESS EASEMENT AND RESTRICTIVE COVENANT AGREEMENT RECORDED 11/16/2004 IN BOOK 279-B PAGE 173. (415 E. US HWY. 80). (AFFECTS, AS SHOWN)

31 — EASEMENT FROM LAWRENCE LAXTON RESTAURANTS, INC. TO SAVANNAH ELECTRIC AND POWER COMPANY RECORDED JANUARY 13, 1989 IN BOOK 140-W, PAGE 23, CHATHAM COUNTY RECORDS.(415 E. US HWY. 80). (AFFECTS, AS SHOWN)

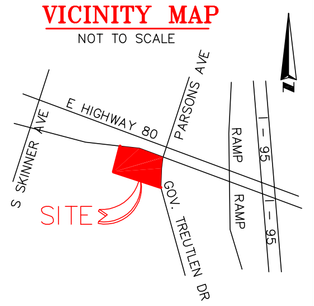
BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 80 BEING S68°10'00"E PER TITLE DESCRIPTION.

SITE PICTURE

VICINITY MAP

NOT TO SCALE



LAND AREA

±61,813 SQUARE FEET

±1.419 ACRES

PARKING STALLS

REGULAR= 41 HANDICAP= 2

TOTAL= 43

STATEMENT OF ENCROACHMENTS

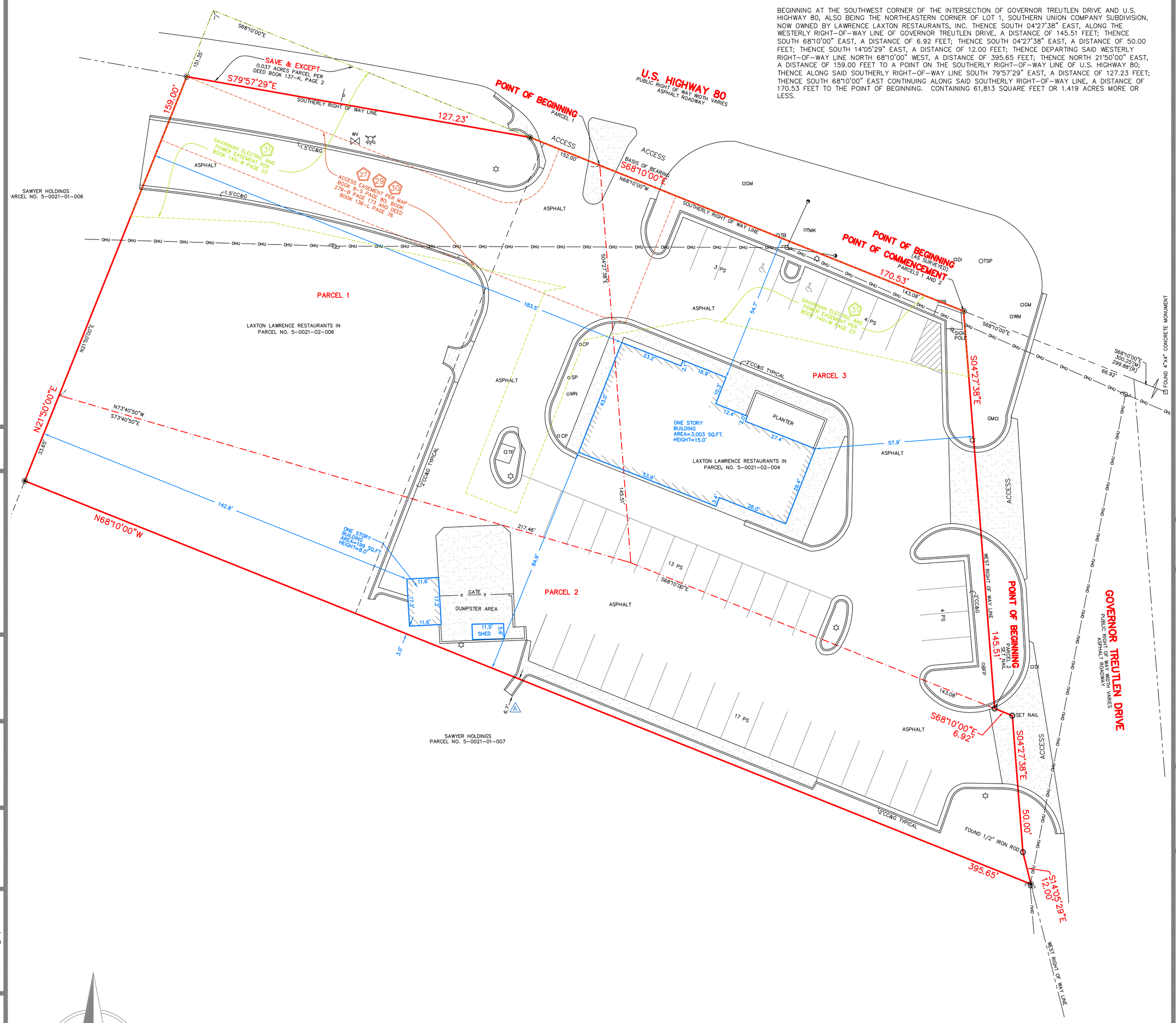
⚠ CONCRETE FLUME CROSSES OFF OF SUBJECT PROPERTY BY AT MOST 6.7'.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 13051C0126G, WHICH BEARS AN EFFECTIVE DATE OF 08/05/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

SQ.FT.	SQUARE FEET	DI	DRAINAGE INLET
	CONCRETE SURFACE	WV	WATER VALVE
	NO PARKING AREA	UP	UTILITY POLE
		GA	GUY ANCHOR
♿	HANDICAP PARKING SPACE	LP	LIGHT POLE
PS	PARKING SPACE(S)	FH	FIRE HYDRANT
TF	TRANSFORMER		SIGN
GM	GAS METER	OHU	OVERHEAD UTILITY LINE
WM	WATER METER	◉	SET 1/2" IRON ROD
MN	MENU SIGN		
TR	TELEPHONE RISER		
CP	CLEARANCE POLE		
SP	SPEAKER		
TB	TELEPHONE BOX		
BFP	BACKFLOW PREVENTOR		
TSP	TRAFFIC SIGNAL POLE		
TMK	TELEPHONE MARKER		
CC&G	CONCRETE CURB & GUTTER		



1" = 20'
GRAPHIC SCALE
0 10 20 40

GENERAL NOTES:
(1) GPS EQUIPMENT WAS USED FOR ALL OF THE WORK PERFORMED EXCEPT A SMALL PORTION WAS PERFORMED WITH A TOPCON 300 SERIES TOTAL STATION.
(2) GPS EQUIPMENT USED: TOPCON HIPER V, DUAL FREQUENCY RECEIVERS.
(3) THE SURVEY WAS PERFORMED USING NETWORK ADJUSTED REAL TIME KINETICS (RTK).
(4) THE RELATIVE POSITIONAL ACCURACY OF THE GPS WORK IS ±0.04' HORIZONTAL, ±0.06' VERTICAL.
(5) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES
(6) PLAT CLOSURE – 1:508,014+

JOB NUMBER: 141047
SCALE: 1" = 20'
DRAWN BY: UB
APPROVED BY: MWS

LEGAL DESCRIPTION

SHEET 1 OF 1

(AS SURVEYED WRITTEN BY SURVEYOR)

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF POOLER, COUNTY OF CHATHAM, STATE OF GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOVERNOR TREUTLEN DRIVE AND U.S. HIGHWAY 80, ALSO BEING THE NORTHEASTERN CORNER OF LOT 1, SOUTHERN UNION COMPANY SUBDIVISION, NOW OWNED BY LAWRENCE LAXTON RESTAURANTS, INC. THENCE SOUTH 04°27'38" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GOVERNOR TREUTLEN DRIVE, A DISTANCE OF 145.51 FEET; THENCE SOUTH 68°10'00" EAST, A DISTANCE OF 6.92 FEET; THENCE SOUTH 04°27'38" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 14°05'29" EAST, A DISTANCE OF 12.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 68°10'00" WEST, A DISTANCE OF 395.65 FEET; THENCE NORTH 21°50'00" EAST, A DISTANCE OF 159.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 79°57'29" EAST, A DISTANCE OF 127.23 FEET; THENCE SOUTH 68°10'00" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 170.53 FEET TO THE POINT OF BEGINNING. CONTAINING 61,813 SQUARE FEET OR 1.419 ACRES MORE OR LESS.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN INVESTORS TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 14-618A, WITH A DATE OF SEPTEMBER 23, 2014.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E. HIGHWAY 80 AND GOVERNOR TREUTLEN DRIVE, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

DATE	REVISION HISTORY
11/11/14	ADD TITLE INFO
11/12/14	UPDATE BOUNDARY
11/19/14	UPDATE TITLE INFO
11/25/14	ATTORNEY COMMENTS
12/03/14	UPDATE SCHEDULE B II

ALTA/ACSM LAND TITLE SURVEY

PROJECT NAME

BURGER KING

415 E HIGHWAY 80

CHATHAM COUNTY POOLER, GA

SURVEYOR'S CERTIFICATE

TO: INVESTORS TITLE INSURANCE COMPANY; AND 415 E HIGHWAY 80 LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/26/14.
DATE OF PLAT OR MAP: 12/03/14

GEORGIA REGISTERED No. 2272 LAND SURVEYOR CARL S. COURSON

REGISTERED SURVEYOR: CARL COURSON
PROFESSIONAL LAND SURVEYOR NO.: 2272
STATE OF GEORGIA

Carl Courson 12/15/14
DATE

SURVEYED BY:

CARL COURSON
2148 INDIAN SPRINGS DR
JACKSONVILLE, FL 32246
904-221-0097

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

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