

- 5Ei

SCHEDULE "B" ITEMS
- 9

Grant of Easement made by C.E. Thrower to Atlanta Gas Light Company, dated August 12, 1964, recorded September 18, 1964, recorded at Deed Book 117, Page 593, Glynn County, Georgia Records, as shown.

10

Right-of-Way Deed from C.E. Thrower to the State Highway Department of Georgia, dated May 30, 1968, recorded June 14, 1968, recorded at Deed Book 14-K, Page 669, aforesaid Records, is not located on premises.

11

Right-of-Way Deed from C.E. Thrower to the State Highway Department of Georgia, dated May 30, 1968, recorded June 17, 1968, recorded at Deed Book 14-K, Page 674, aforesaid Records, is not located on premises.

12

Easement made by J.C. McCarthy to Georgia Power Company, dated August 6, 1964, filed for record August 10, 1964, recorded at Deed Book 117, Page 480, aforesaid Records, is blanket in nature.

13

Easement made by C.E. Thrower to Georgia Power Company, dated February 23, 1946, filed for record March 28, 1946, recorded at Deed Book 53, Page 606, aforesaid Records, is blanket in nature.

14

Easement made by E.C. Thrower to Georgia Power Company, dated September 24, 1945, filed for record October 25, 1945, recorded at Deed Book 53, Page 302, aforesaid Records, is blanket in nature.

15

Easement made by C.E. Thrower to Georgia Power Company, dated September 18, 1950, recorded September 30, 1950, recorded at Deed Book 62, Page 368, aforesaid Records, is blanket in nature.

16

Right-of-Way Deed from C.E. Thrower to the State Highway Department of Georgia, dated May 30, 1968, recorded June 17, 1968, recorded at Deed Book 14-K, Page 671, aforesaid Records, as shown.

17

Reservation of Easement and Restrictions set forth in Warranty Deed from Ponderosa Motels, Inc., a Georgia corporation, to Company Stores Capital Corp., a Tennessee corporation, dated January 1, 1986, filed for record April 4, 1986, recorded at Deed Book 27-H, Page 15, aforesaid Records, is not located on premises.

18

Easement Agreement made by and between Welcome Hotels of Brunswick, Inc., a Georgia corporation, and Rajababoo, LLC, a Georgia limited liability company, dated December 9, 2015, filed for record December 11, 2015, recorded at Deed Book 3521, Page 344, aforesaid Records; as amended by First Amendment to Easement Agreement made by and between Welcome Hotels of Brunswick, Inc., a Georgia corporation, and Racetrac Petroleum, Inc., a Georgia corporation, dated January 5, 2017, filed for record January 9, 2017, recorded at Deed Book 3687, Page 107, aforesaid Records, is blanket in nature.

19

Declaration of Restrictive Covenants made by Welcome Hotels of Brunswick, Inc., a Georgia corporation, dated January 5, 2017, filed for record January 9, 2017, recorded at Deed Book 3687, Page 90, aforesaid Records, not survey related.

20

Sign Easement Agreement made by and between Welcome Hotels of Brunswick, Inc., a Georgia corporation, and Racetrac Petroleum, Inc., a Georgia corporation, dated January 5, 2017, filed for record January 9, 2017, recorded at Deed Book 3687, Page 95, aforesaid Records, as shown.

21

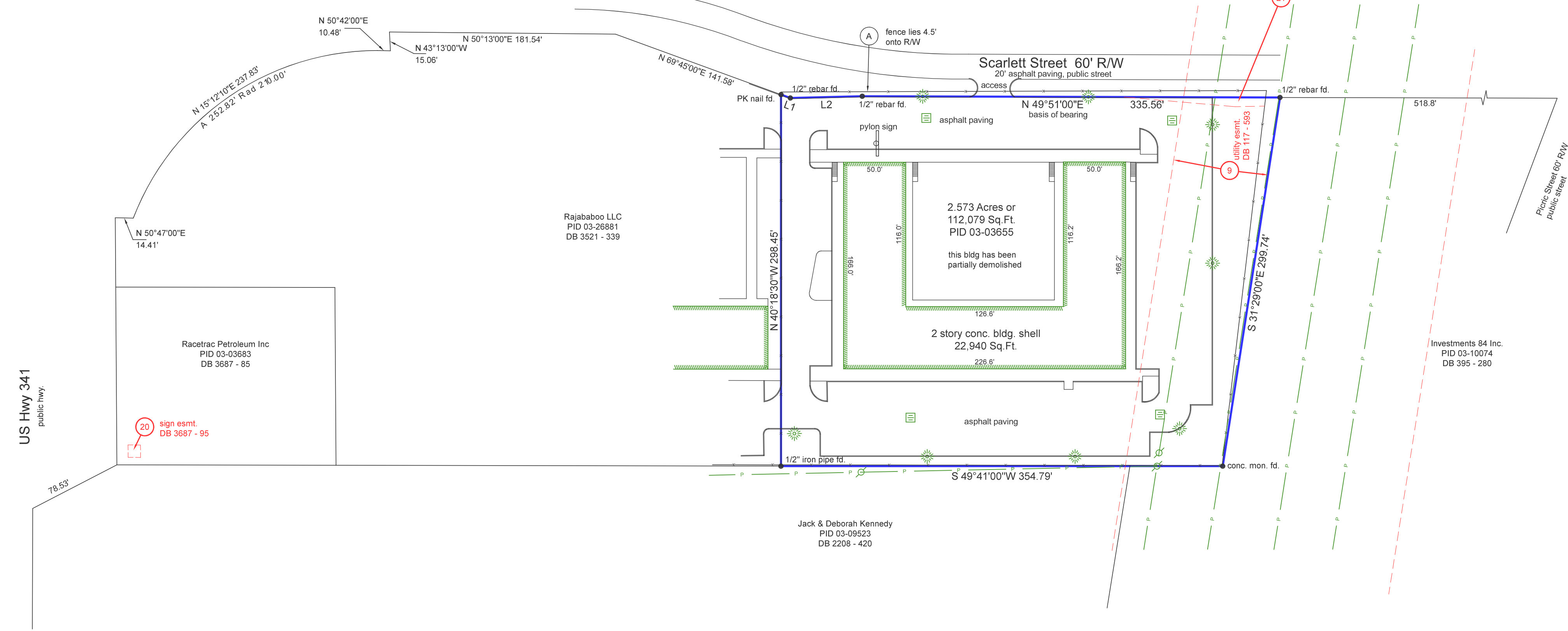
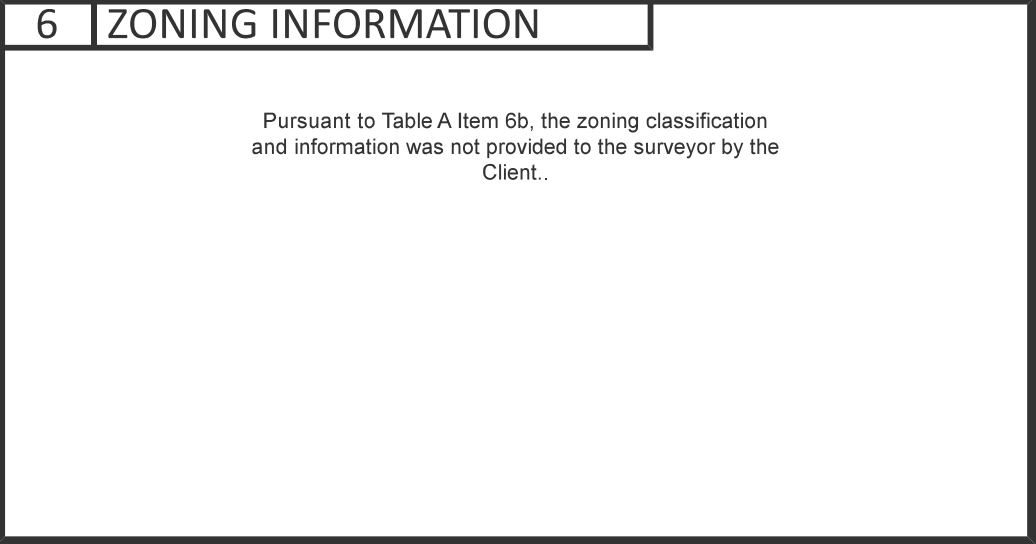
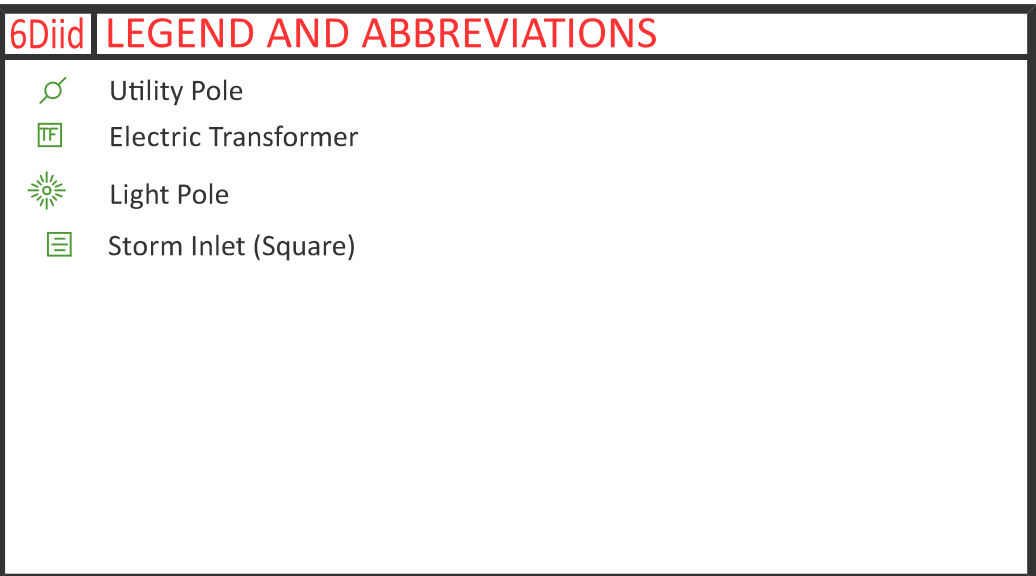
All matters disclosed on Plat of Survey recorded at Plat Book 23, Page 255, aforesaid Records, as shown.

22

All matters disclosed on Plat of Survey recorded at Plat Book 32, Page 491, aforesaid Records, no plottable easements found.

23

All matters disclosed on Plat of Survey recorded at Plat Book 33, Page 73, aforesaid Records, no plottable easements found.



Course	Bearing	Distance
L1	N 69°45'00" E	7.97'
L2	N 48°15'00" E	57.75'

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2	"TABLE A" PROPERTY ADDRESS	6Biv	BEARING BASIS
3	"TABLE A" FLOOD INFORMATION	6Bvii	CONTIGUITY STATEMENT
4	"TABLE A" LAND AREA	6Bxii	TITLE COMMITMENT INFORMATION
5Biii	ACCESS TO PROPERTY	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic	NORTH ARROW & SCALE
5Ei	SCHEDULE "B" ITEMS	6Diid	LEGEND & ABBREVIATIONS
5F	CEMETERY NOTE	6Diie	VICINITY MAP
6Bi	TITLE DESCRIPTION	6Diig	SURVEYOR'S NOTES
6	"TABLE A" ZONING INFORMATION	6Dvi	TYPE OF SURVEY
6Bii	FOR AS SURVEYED DESCRIPTION ITEM (CLICK HERE)		

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	6/30/22	DRAWING SCALE	1"= 60'
-	-	-	-	-	-	DRAWN BY	KPP	QC BY	PPP
-	-	-	-	-	-	DRAWING NAME	2216133.DWG		
-	-	-	-	-	-				

6Bxii

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: Chicago Title Insurance Company

Commitment #05740-0085 containing an effective date of May 11, 2022

SHEET #

1 of 1

6Bi

TITLE DESCRIPTION

All of that certain lot, tract or parcel of land lying and being in the 1356th GMD, Glynn County, GA, identified as Parcel B on that certain Plat of Survey entitled "Motel B Property at US HWY 341 & I-95", prepared by Shupe Surveying Company, P.C., Gary R. Nevill, GRLS, dated November 29, 2014, and recorded in Plat Drawer 32, Page 491, in the Office of the Clerk of Superior Court of Glynn County, Georgia.

The property surveyed is the same as that described in Chicago Title Insurance Company Commitment #05740-0085 containing an effective date of May 11, 2022

6Diig

SURVEYOR'S NOTES

The utility locations shown hereon were determined by observed above ground evidence only, the surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR 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 in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

The parcels contained in the legal description are contiguous without any gaps, gores or overlaps.

The asphalt paving is in disrepair and the parking stripes have faded away

4

LAND AREA

2.573 Acres or 112,079 Sq. Ft.

6Biv

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON SOUTHERN R/W OF SCARLETT STREET, WHICH BEARS (N 49°51'00"E), PER PD 32 PG 491.

5F

CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9

PARKING SPACES

REGULAR = 0 HANDICAP = 0 TOTAL = 0

5Biii

ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SCARLETT STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.

16

EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii

CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 and 19, of Table A thereof. The fieldwork was completed on: 7/30/2022

Princeton P. Pirkle, Jr.
Ga. R.L.S.#1474
Date: 7/30/2022

ALTA/NSPS LAND TITLE SURVEY

OF

2216133 - Brunswick GA
3030 Scarlet St
Brunswick GA

6Dvi

2

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