



**Brunswick-Glynn Joint Water and Sewer Commission**  
**1703 Gloucester Street, Brunswick GA 31520**  
**Thursday, September 16, 2021 at 2:00 pm**  
**Commission Meeting Room**

## **COMMISSION MEETING AGENDA**

**Call to Order**

**Invocation**

**Pledge**

### **PUBLIC COMMENT PERIOD**

*Public Comments will be limited to 3 minutes per speaker. Comments are to be limited to relevant information regarding your position and should avoid being repetitious. Individuals should sign in stating your name, address and the subject matter on which you wish to speak. Your cooperation in this process will be greatly appreciated.*

### **COMMITTEE UPDATES**

**Facilities Committee** – Chairman Turnipseed

**Finance Committee** – Commissioner Duncan

### **APPROVAL**

- 1. Minutes from August 19, 2021 Regular Meeting** *(subject to any necessary changes)*
- 2. Minutes from August 19, 2021 Executive Session** *(subject to any necessary changes)*
- 3. Contract Award – Sea Palms West CIPP** – A. Burroughs
- 4. Infrastructure Dedication – Magnolia Manor** – T. Kline

### **DISCUSSION**

### **EXECUTIVE DIRECTOR'S UPDATE**

### **CHAIRMAN'S UPDATE**

### **EXECUTIVE SESSION**

### **MEETING ADJOURNED**

*All citizens are invited to attend.  
There is a possibility of a quorum of City or County Commissioners being present.*



**Brunswick-Glynn Joint Water and Sewer Commission**  
**1703 Gloucester Street, Brunswick, GA 31520**  
**Thursday, September 16, 2021 at 2:00 PM**

**COMMISSION MINUTES**

**PRESENT:**

**G. Ben Turnipseed, Chairman**  
**Bob Duncan, Vice-Chairman**  
**Charles Cook, Commissioner**  
**Cornell L. Harvey, Commissioner**  
**Wayne Neal, Commissioner**  
**Tripp Stephens, Commissioner**  
**Chad Strickland, Commissioner**

**ALSO PRESENT:**

**Andrew Burroughs, Executive Director**  
**Charlie Dorminy, HBS Legal Counsel**  
**LaDonnah Roberts, Deputy Executive Director**  
**Todd Kline, Director of Engineering**  
**Janice Meridith, Executive Commission Admin.**

**MEDIA:**

**None Present**

Chairman Turnipseed called the meeting to order at 2:00 PM.

Chairman Turnipseed provided the invocation and Commissioner Cook led the Pledge of Allegiance.

**PUBLIC COMMENT PERIOD**

Chairman Turnipseed opened the public comment period.

There being no citizens for public comment, Chairman Turnipseed closed the public comment period.

**COMMITTEE UPDATES**

**Facilities Committee – Chairman Turnipseed**

Chairman Turnipseed reported that the Facilities Committee had met the previous day at 1:00 p.m. The Chairman stated that the Committee reviewed and forwarded two items to the full Commission for their approval. These items include a Contract Award for the Sea Palms West CIPP project and a dedication of infrastructure with easement. The Chairman provided that a technical presentation was given regarding Academy Creek and this will be looked at again in the future. The Committee also discussed sewer extension and/or small independent facilities. The WPCF Plant Flows Report indicated that all water treatment plants are operating very well and within compliance. The Project Report included project photos and information on the projects JWSC currently has underway. The Chairman commended the staff for all of their hard work and dedication.

## **Finance Committee – Commissioner Duncan**

Committee Chairman Duncan reported that the Finance Committee meeting was held on the previous day at 3:00 p.m. The Committee also recommended that the Contract Award for Sea Palms West CIPP project be forwarded to the full Commission for their approval. An update on the Series 2021 Bond Issuance was presented to the Committee. Projects were also highlighted with just under \$67M progress in WIP and to start and \$21M invested. The schedule performance index continues to improve, especially for a utility.

## **APPROVAL**

### **1. Minutes from the August 19, 2021 Regular Commission Meeting**

Commissioner Duncan made a motion seconded by Commissioner Neal to approve the minutes from the August 19, 2021 Regular Commission Meeting. Motion carried 6-0-1. (Commissioner Stephens abstained due his absence from August 19 meeting.)

### **2. Minutes from the August 19, 2021 Executive Session**

Commissioner Neal made a motion seconded by Commissioner Harvey to approve the minutes from the August 19, 2021 Executive Session. Motion carried 6-0-1. (Commissioner Stephens abstained due to his absence from the August 19 meeting.)

### **3. Contract Award – Sea Palms West CIPP – A. Burroughs**

Mr. Burroughs highlighted the details of the Contract Award for Sea Palms West CIPP project for the full Commission. He advised that the apparent low bidder was Advanced Plumbing Technologies. JWSC staff were unfamiliar with Advanced Plumbing Technologies, and on their project references list the largest CIPP project completed was 2,900 linear feet. Due to the complexity and closeness of the lines there was concerns about lack of work experience by Advanced Plumbing Technologies. Staff recommended awarding the project to Insituform Technologies, LLC.

Commissioner Duncan made a motion seconded by Commissioner Cook to move that the Brunswick-Glynn Joint Water & Sewer Commission award a contract for Sea Palms West CIPP Rehabilitation to Insituform Technologies, LLC in the amount of \$309,698.20. Motion carried 7-0-0.

### **4. Infrastructure Dedication – Magnolia Manor – T. Kline**

Mr. Kline introduced the Magnolia Manor infrastructure dedication with easement to the Commissioners. Regarding the question of ownership of Pump Station 2017 on the previous day at the Facilities Committee Meeting, Mr. Kline advised that staff did look back in the records and found that the only item needed was a signature. JWSC was provided with a partially executed Quit Claim Deed for Pump Station 2017, which was added to the approval for infrastructure and easement dedication.

Commissioner Duncan made a motion seconded by Commissioner Strickland to move that the Brunswick-Glynn Joint Water and Sewer Commission approve the above described dedications for ownership, operation and maintenance. Motion carried 7-0-0.

Chairman Turnipseed had requested Mrs. Roberts to provide a short update on the Series 2021 Bond Issuance to the full Commission.

Mrs. Roberts briefly updated the Commissioners and added project details in the 4 areas identified for funding, and also provided expected completion dates for those projects. She noted that the Series 2021 Bond Issuance was being used as a replacement for the \$15M funding requested via the failed 2021 SPLOST Referendum. In conclusion, Mrs. Roberts stated that the final closing was held on this same day, September 16, 2021 with a principal amount of \$15,815,000.00 and a maturity date of June 1, 2043.

## **DISCUSSION**

There were no items for discussion.

## **EXECUTIVE DIRECTOR'S UPDATE**

Mr. Burroughs provided a brief update on the Dunbar Creek Design/Build Project, the 2002 Force main Project and the Arco Project. He also noted that the advertisements for the 2022 Grand Jury position would be placed in early October after confirmation of the dates from the Grand Jury.

## **CHAIRMAN'S UPDATE**

Chairman Turnipseed commended Mr. Burroughs and Mrs. Roberts for all of their hard work and leadership they have provided to JWSC. He also commended the Commissioners for their consideration of projects. Additionally he thanked Mr. Burroughs and Mr. Kline for working so closely with all of the contractors and staff. The entire JWSC staff was commended for their contributions.

## **EXECUTIVE SESSION**

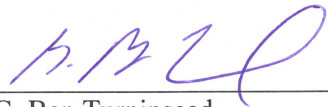
Commissioner Stephens made a motion seconded by Commissioner Harvey to enter into Executive Session to discuss Property. Motion carried 7-0-0.

## **Return to Regular Session**


Commissioner Duncan made a motion seconded by Commissioner Neal to return to Regular Session. Motion carried 7-0-0.

Commissioner Neal made a motion seconded by Commissioner Duncan to adjourn the meeting. Motion carried 7-0-0.

There being no additional business to bring before the Commission, Chairman Turnipseed adjourned the meeting at 3:06 p.m.

  
\_\_\_\_\_  
G. Ben Turnipseed,  
Commission Chairman

Attest:

  
\_\_\_\_\_  
Janice Meridith,  
Executive Commission Administrator



# *Brunswick-Glynn*

## *Joint Water and Sewer Commission*

### *Memorandum*

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**To:** Brunswick-Glynn Joint Water and Sewer Commission  
**From:** Andrew Burroughs, P.E., Executive Director  
**Date:** Thursday, September 16, 2021  
**Re:** APPROVAL – Contract Award – Sea Palms West CIPP

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#### **Background**

The Sea Palms West CIPP Rehabilitation project calls for repair of sanitary sewer conveyance line segments in the Sea Palms West neighborhood of the St. Simons Island service district via Cured-In-Place-Pipe (CIPP) rehabilitation. The overall scope of the project includes 6,733 linear feet of 8-, 10-, and 12-inch ductile iron and truss piping. One segment of the ductile iron piping collapsed in 2018 near Pump Station 2032. Due to the line's proximity to existing structures in Sea Palms West, repairs on this line were very difficult and took nearly 8 months to complete.

#### **Staff Report**

Invitation for Bids No. 22-005 was released on Friday, August 6, 2021. A pre-bid teleconference was held on Tuesday, August 24, 2021, with (10) contractor and (2) supplier support-related firms in attendance. (6) bids were received on Thursday, September 9, 2021. Advanced Plumbing Technology was the apparent low bidder in the amount of \$223,745.34. A bid tabulation is attached. This item was presented to the Facilities Committee on September 15, 2021.

#### **Funding**

This project was funded from SPLOST V funds provided by Glynn County through a previous intergovernmental agreement. It is Project Number 2003. Remaining budgeted funds for this project are \$328,200.51.

#### **Recommended Action**

Staff requested additional reference projects from the apparent low bidder to determine qualifications to complete the project as expected. Based on the submitted projects, the largest municipal sanitary sewer CIPP project completed consisted of 2,900 linear feet of 8- and 12-inch gravity sewer CIPP. The company has completed larger storm sewer CIPP projects and appears to have extensive history with residential plumbing CIPP repairs. However, staff is uncomfortable with the previous work experience provided by the apparent low bidder for a job of this size and expected complexity.

As a result, staff recommends award of a contract to the second low bidder Insituform Technologies, LLC in the amount of \$309,698.20. Contract time for this project is 150 calendar days.

#### **Recommended Motion**

***"I move that Brunswick-Glynn Joint Water and Sewer Commission award a contract for Sea Palms West CIPP Rehabilitation to Insituform Technologies, LLC in the amount of \$309,698.20."***

#### **Enclosures**

Bid Tabulation dated Thursday, September 9, 2021



Brunswick-Glynn Joint Water & Sewer Commission  
IFB No. 22-005  
Sea Palms West CIPP

Sea Palms West Cured-in-Place Piping Rehabilitation				Advanced Plumbing Technology		Bio-Nomic Services, Inc		Granite Inliner		Gulf Coast Underground, LLC		Insituform Technologies, LLC		Vortex Services, LLC	
Item	Description	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 15,000.00	\$ 15,000.00	\$ 2,500.00	\$ 2,500.00	\$ 30,000.00	\$ 30,000.00	\$ 6,504.70	\$ 6,504.70	\$ 6,500.00	\$ 6,500.00
2	Bypass Pumping	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 1,800.00	\$ 1,800.00	\$ 12,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00	\$ 24,980.40	\$ 24,980.40	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 6,693.20	\$ 6,693.20	\$ 7,000.00	\$ 7,000.00
4	Sanitary Sewer Mainline Pre-Cleaning Inspection ≤ 12" Diameter	6733	LF	\$ 1.50	\$ 10,099.50	\$ 1.00	\$ 6,733.00	\$ 1.50	\$ 10,099.50	\$ 1.50	\$ 10,099.50	\$ 1.10	\$ 7,406.30	\$ 5.50	\$ 37,031.50
5	Sanitary Sewer Mainline Cleaning ≤ 12" Diameter	6733	LF	\$ 1.50	\$ 10,099.50	\$ 3.00	\$ 20,199.00	\$ 4.00	\$ 26,932.00	\$ 2.00	\$ 13,466.00	\$ 2.10	\$ 14,139.30	\$ 6.00	\$ 40,398.00
6	Sanitary Sewer Mainline Post-Cleaning Inspection ≤ 12" Diameter	6733	LF	\$ 0.01	\$ 67.33	\$ 1.00	\$ 6,733.00	\$ 1.50	\$ 10,099.50	\$ 1.00	\$ 6,733.00	\$ 0.60	\$ 4,039.80	\$ 4.50	\$ 30,298.50
7	8" CIPP Mainline Rehabilitation	3751	LF	\$ 25.00	\$ 93,775.00	\$ 38.00	\$ 142,538.00	\$ 38.00	\$ 142,538.00	\$ 34.00	\$ 127,534.00	\$ 25.80	\$ 96,775.80	\$ 39.00	\$ 146,289.00
8	10" CIPP Mainline Rehabilitation	2197	LF	\$ 32.00	\$ 70,304.00	\$ 48.00	\$ 105,456.00	\$ 40.00	\$ 87,880.00	\$ 39.00	\$ 85,683.00	\$ 30.30	\$ 66,569.10	\$ 40.00	\$ 87,880.00
9	12" CIPP Mainline Rehabilitation	785	LF	\$ 35.00	\$ 27,475.00	\$ 58.00	\$ 45,530.00	\$ 65.00	\$ 51,025.00	\$ 59.00	\$ 46,315.00	\$ 42.30	\$ 33,205.50	\$ 70.00	\$ 54,950.00
10	Sanitary Sewer Mainline Heavy Sewer Cleaning ≤ 12" Diameter	1	SEGMENT	\$ 0.01	\$ 0.01	\$ 1,300.00	\$ 1,300.00	\$ 1,750.00	\$ 1,750.00	\$ 2,500.00	\$ 2,500.00	\$ 899.20	\$ 899.20	\$ 2,000.00	\$ 2,000.00
11	Sanitary Sewer Mainline Deposit Cut ≤ 12" Diameter	1	SEGMENT	\$ 1,200.00	\$ 1,200.00	\$ 5,500.00	\$ 5,500.00	\$ 7,300.00	\$ 7,300.00	\$ 2,500.00	\$ 2,500.00	\$ 4,760.30	\$ 4,760.30	\$ 1,000.00	\$ 1,000.00
12	Sanitary Sewer Mainline Root Cut Medium ≤ 12" Diameter	1	SEGMENT	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00	\$ 650.00	\$ 650.00	\$ 2,500.00	\$ 2,500.00	\$ 925.60	\$ 925.60	\$ 1,000.00	\$ 1,000.00
13	Sanitary Sewer Mainline Root Cut Ball ≤ 12" Diameter	1	SEGMENT	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00	\$ 650.00	\$ 650.00	\$ 2,500.00	\$ 2,500.00	\$ 925.60	\$ 925.60	\$ 1,300.00	\$ 1,300.00
14	Sanitary Sewer Mainline Lateral Cut ≤ 12" Diameter	1	EACH	\$ 100.00	\$ 100.00	\$ 125.00	\$ 125.00	\$ 400.00	\$ 400.00	\$ 300.00	\$ 300.00	\$ 317.40	\$ 317.40	\$ 1,300.00	\$ 1,300.00
15	Service Connection Reinstatement	15	EACH	\$ 50.00	\$ 750.00	\$ 125.00	\$ 1,875.00	\$ 400.00	\$ 6,000.00	\$ 100.00	\$ 1,500.00	\$ 90.30	\$ 1,354.50	\$ 50.00	\$ 750.00
16	Dye Testing of Existing Service Connections	15	EACH	\$ 25.00	\$ 375.00	\$ 225.00	\$ 3,375.00	\$ 300.00	\$ 4,500.00	\$ 500.00	\$ 7,500.00	\$ 158.70	\$ 2,380.50	\$ 25.00	\$ 375.00
17	Open Cut Point Repairs	1	EACH	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 85,000.00	\$ 85,000.00	\$ 35,000.00	\$ 35,000.00	\$ 16,661.00	\$ 16,661.00	\$ 28,900.00	\$ 28,900.00
18	Flowable Fill, Complete in Place	100	CY	\$ 20.00	\$ 2,000.00	\$ 145.00	\$ 14,500.00	\$ 160.00	\$ 16,000.00	\$ 562.50	\$ 56,250.00	\$ 211.60	\$ 21,160.00	\$ 409.00	\$ 40,900.00
TOTAL				\$223,745.34		\$376,664.00		\$467,824.00		\$442,880.50		\$309,698.20		\$489,372.00	

To the best of my knowledge, these bids are accurately tabulated and were accepted in accordance with applicable regulations.

Andrew Burroughs, P.E., Georgia Registration No. 042863



# ***Brunswick-Glynn County***

## ***Joint Water and Sewer Commission***

### ***Memorandum***

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**To:** BGJWSC Board of Commissioners  
**From:** Todd Kline, P.E.; Director of Engineering  
**Date:** Thursday, 16 September 2021  
**Re:** Dedication of private infrastructure/easement/parcel – Magnolia Manor Retirement Community gravity sewer mains & pumpstation.

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#### **Background**

The Brunswick-Glynn County Joint Water & Sewer Commission (JWSC) Standards for Water & Sewer Design and Development Procedures support the acceptance of privately constructed water and wastewater systems as public infrastructure, when specified conditions are met. Magnolia Manor Retirement Community (formerly Heritage Inn and Villas) is located at 2255 Frederica Road, St. Simons Island. JWSC archives show Original Record Drawings dated June of 1974 and alterations made in December of 1986. Infrastructure (gravity sewer and pumpstation) was never dedicated at the time of construction, nor was an easement and parcel conveyed. The developer, ETS Family Limited Partnership, desires to finalize the dedication and conveyance at this time.

#### **Staff Report**

The Owner(s) of Record for the infrastructure described within, has submitted legal documents to define and execute the transfer of ownership and also provide a dedicated easement for access and maintenance. The infrastructure is understood to have complied with applicable standards at the time of construction. All records indicate the systems has been operated maintained by Glynn County/JWSC since construction. JWSC Operations inspection records indicate the infrastructure is functioning and in acceptable condition.

#### **Recommended Action**

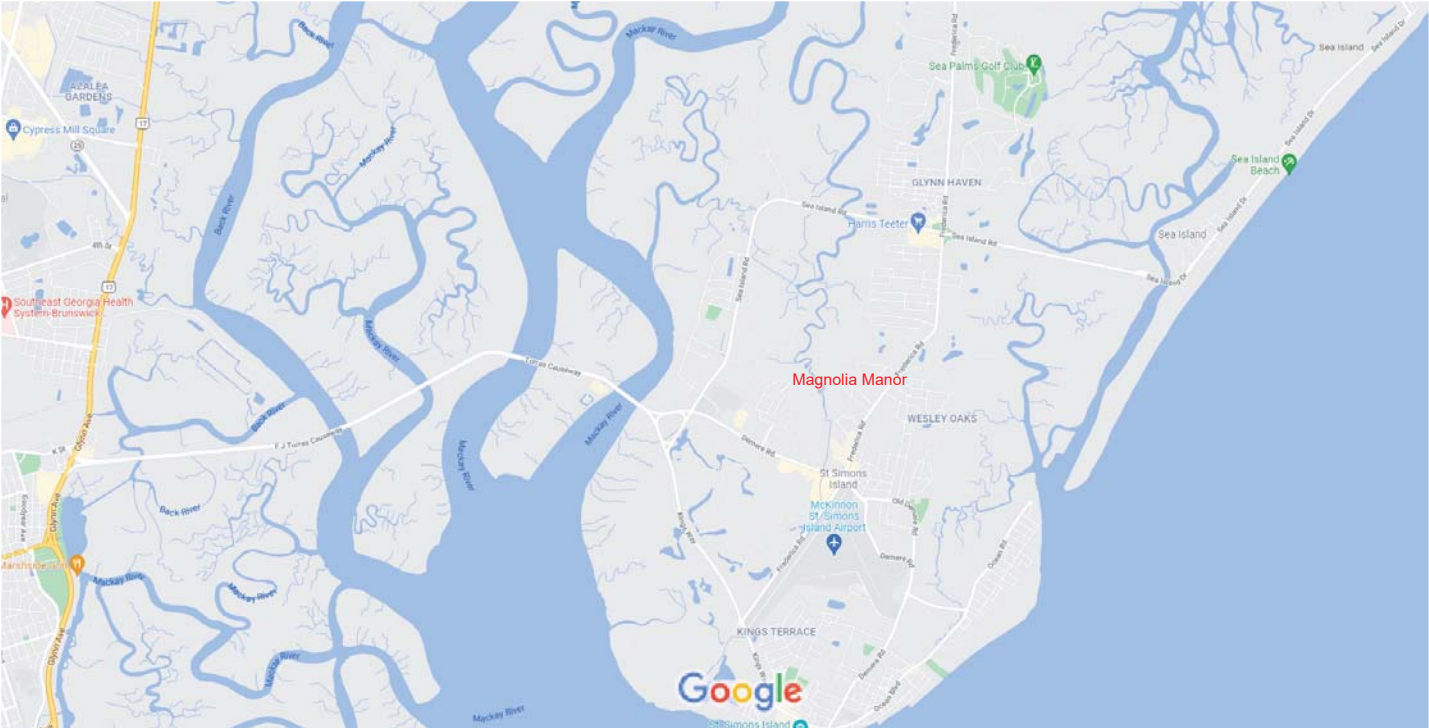
All requirements of the BGJWSC Standards for Water & Sewer Design and Construction and Development Procedures have been met, and all related documents submitted. Staff recommends the acceptance of the above described water and sewer infrastructure and easement for JWSC ownership, operation and maintenance.

#### **Recommended Motion**

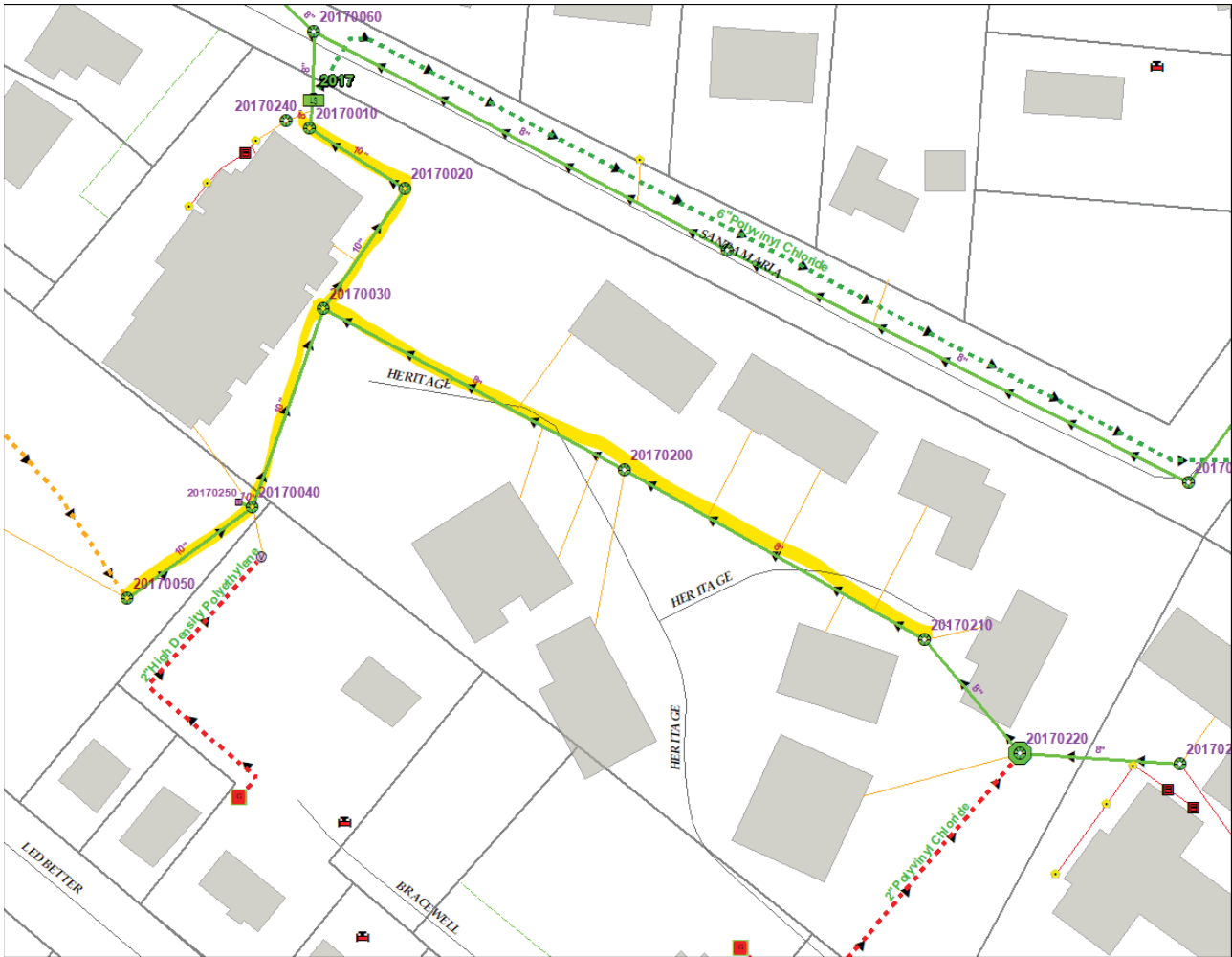
***“I move that the Brunswick-Glynn County Joint Water & Sewer Commission approve the above described dedications for ownership, operation and maintenance.”***

#### **Enclosures**

Location map  
Record drawing  
Infrastructure Dedication Application – (Requires BOC Signature\*)  
Easement plat  
Easement Deed – (Requires BOC Signature\*)  
Pumpstation 2017 Quit Claim Deed  
Pumpstation 2017 Plat

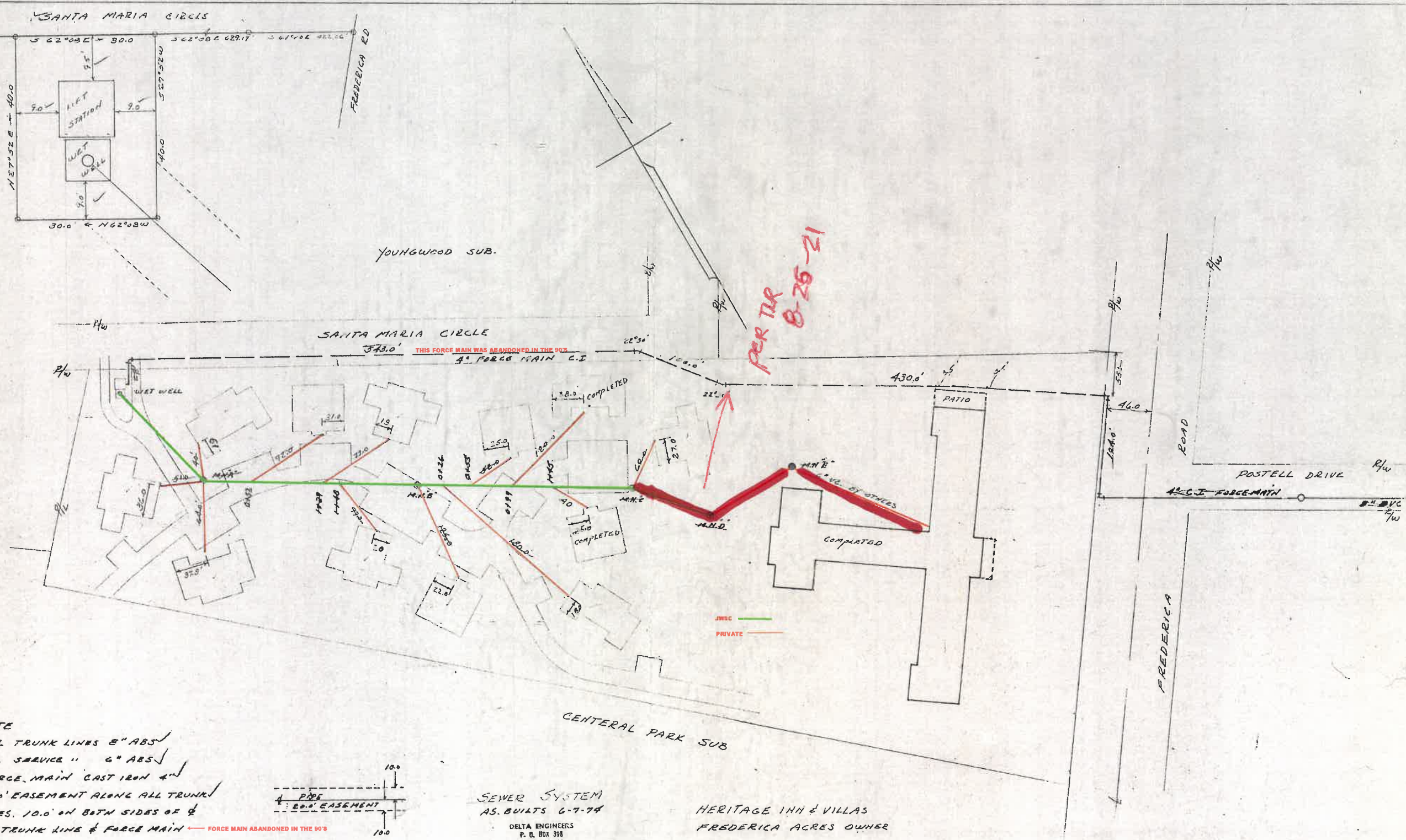


Map data ©2021 2000 ft



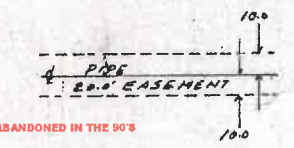
Magnolia Manor- St. Simons Island, GA





PER TWP  
8-25-21

NOTE  
ALL TRUNK LINES 8" ABS  
ALL SERVICE " 6" ABS  
FORCE MAIN CAST IRON 4"  
20.0' EASEMENT ALONG ALL TRUNK  
LINES, 10.0' ON BOTH SIDES OF &  
OF TRUNK LINE & FORCE MAIN



WET WELL TO M.N. A	133.0'
M.N. A " M.N. B	224.0'
M.N. B " M.N. C	226.0'
M.N. C " M.N. D	89.0'
M.N. D " M.N. E	116.0'

SEWER SYSTEM  
AS BUILT 6-7-74  
DELTA ENGINEERS  
P. O. BOX 398  
BRUNSWICK, GA.

HERITAGE INN & VILLAS  
FREDERICA ACRES OWNER

HI-2

HERITAGE INN





## Application for Dedication of Water/Wastewater Systems

### Part A: Statement of Intention

Having completed the installation of the water/wastewater system for the property tract or

Sub-division heretofore known as Heritage Inn + Villas; the current

Owner(s) of the system, being Heritage Retirement Management, LLC  
ETS Family Limited Partnership; located

at Heritage Drive  
St. Simons Island, GA 31522, is desirous of dedicating the constructed

utility system(s) for ownership, operation and maintenance to the appropriate public entity licensed and permitted to operate such system(s) within this jurisdictional area. This Application and requested information is being submitted with this intention.

### Part B: Recognition and Acceptance of Warranties

The Owner/Developer of this water/wastewater system does hereby recognize and accept the responsibility for correcting any and all system defects that may occur or be found during the operation of the system by the JWSC for a period of two (2) years from the written date of acceptance by the governmental body to which the system is dedicated. This warranty covers materials and workmanship items, as well as those components of the infrastructure damaged by other utilities and/or contractors who may cause damage to the water/wastewater system as herein accepted, excepting such defects caused or resulting from the sole negligence of the JWSC.

### Part C: Confirmation of Compliance of Water/Wastewater Documentation

The Owner/Developer of this water/wastewater system does hereby warrant that the Record Drawings and all appropriate utility easements and/or deeds have been provided to the JWSC.

### Part D: Fair Value (Cost Basis) of Dedicated System (To be completed by Engineer)

The Fair Value (Cost Basis) of the installed **water system**, which is approximately N/A linear feet as constructed, is estimated to be \$ \_\_\_\_\_.

The Fair Value (Cost Basis) of the installed **sanitary sewer system**, which is approximately 857 linear feet, is estimated to be \$ 1.00.

The Fair Value (Cost Basis) of the installed **wastewater lift station**, which design capacity is N/A gallons per minute @ \_\_\_\_\_ feet Total Dynamic Head, is estimated to be \$ \_\_\_\_\_.

The Fair Value (Cost Basis) of the installed **potable water well**, which design capacity is N/A gallons per minute @ \_\_\_\_\_ feet Total Dynamic Head, is estimated to be \$ \_\_\_\_\_.



### Engineer's Certification

The information cited in Part "D" of this application is based on my professional evaluation of the costs of materials and installation of the water/wastewater system(s) as constructed in accordance with the approved standards and specifications for this project; and I do hereby certify, to the best of my knowledge and belief, that these amounts as provided are an accurate representation of this systems Fair Value on a Cost Basis as of the date of this Application.

Engineer Printed Name: <i>N/A</i>	Georgia P.E. Registration # :
Engineer Signature:	Date (mm/dd/yyyy):

(INSERT ENGINEER SEAL)

### Part E: Owner/Developer Certification

*Heritage Retirement Management, LLC*  
I/We, *ETS Family Limited Partnership*, do hereby certify that all application information herein provided on the aforementioned water/wastewater development project is true and accurate to the best of my/our knowledge and belief.

Printed Name of Grantor (Company, LLC, Inc.): <i>Heritage Retirement Management, LLC + ETS Family Limited Partnership</i>	
Printed Name of Grantor Representative: <i>Thomas B. Stroud</i>	
Title of Grantor: <i>Member + Partner</i>	
Signature of Grantor: <i>TB Stroud</i>	Date Signed(mm/dd/yyyy): <i>07/06/2021</i>

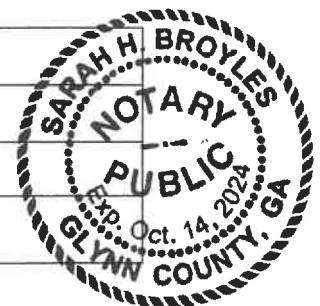
Only if this is a Corporation, include name of someone to Attest and insert the Corporate Seal  
Otherwise skip to Notary

Printed Name of Attestor: <i>Elizabeth S. Smith</i>	
Title of Attestor:	
Signature of Attestor: <i>Elizabeth S. Smith</i>	Date Signed (mm/dd/yyyy): <i>7-6-21</i>

(CORPORATE SEAL HERE)

### All Applications must be Notarized

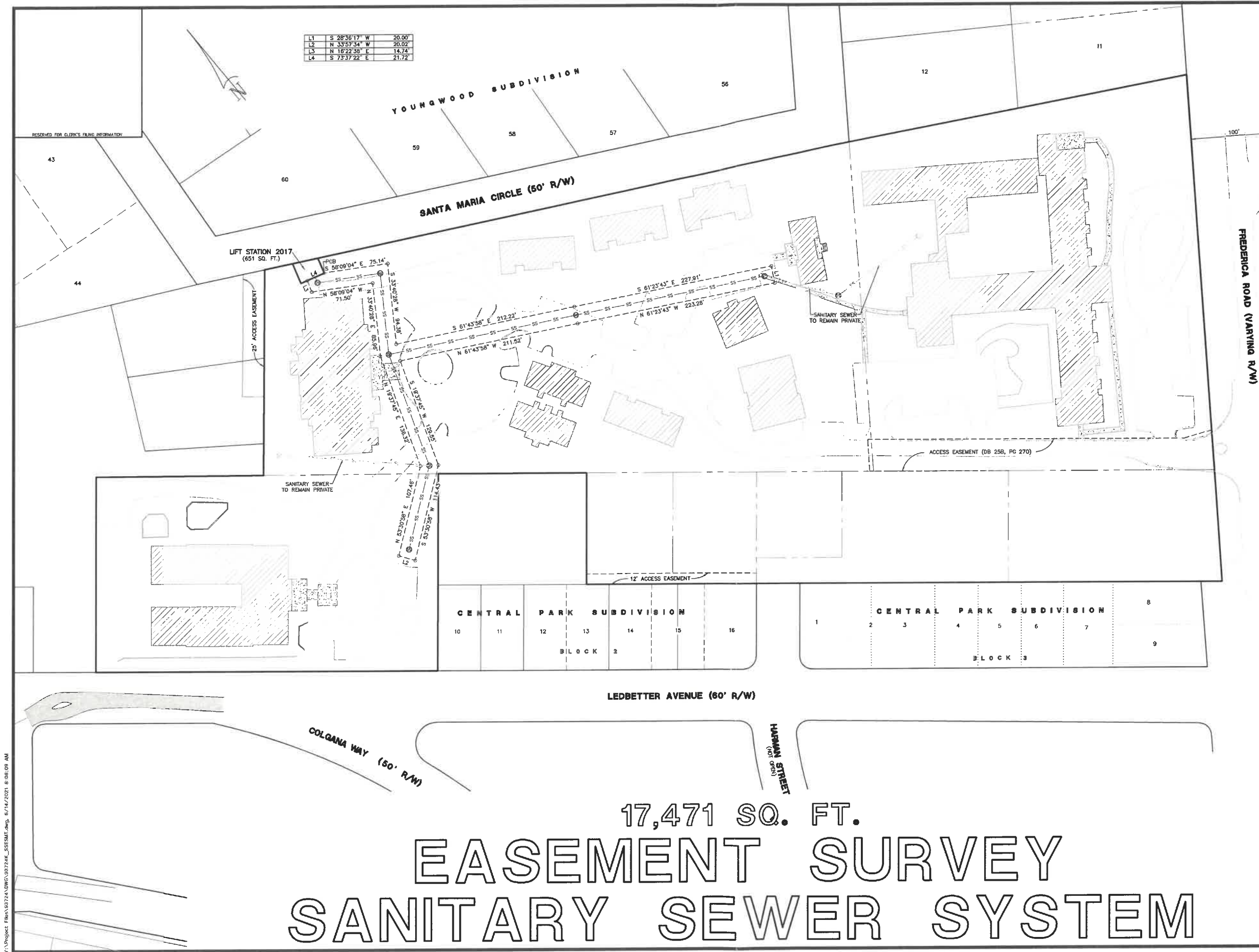
Date signed, sealed and delivered (mm/dd/yyyy):	<i>07/06/2021</i>
In the presence of (printed Name of Notary):	<i>Sarah H Broyles</i>
Signature of Notary Public:	<i>Sarah H Broyles</i>
Date Notary Commission Expires (mm/dd/yyyy):	<i>10/14/2024</i>



**ACCEPTED BY BRUNSWICK GLYNN JOINT WATER & SEWER COMMISSION**

<b>Date Accepted (Commission Meeting):</b>	
<b>Printed Name of Chairman:</b>	
<b>Signature of Chairman:</b>	<b>Date Signed (mm/dd/yyyy):</b>





**SITE**

POSTELL DRIVE  
REDFERN DRIVE  
RIVERVIEW DRIVE  
FREDERICA ROAD  
DEMERE ROAD

**VICINITY MAP (NOT TO SCALE)**


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**LEGEND:**

- ⊙ SEWER MANHOLE
- FM — SANITARY SEWER FORCE MAIN
- SS — SANITARY SEWER GRAVITY MAIN

**SURVEYOR'S RECORDING CERTIFICATION**

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFINED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, 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.



CHRISTOPHER M. YOUNG, GA PLS #3356


NO.	REVISION	BY	DATE

**SANITARY SEWER EASEMENT PLAT**

**MAGNOLIA MANOR  
RETIREMENT COMMUNITY**

25TH G.M.D.  
ST. SIMONS ISLAND  
GLYNN COUNTY, GEORGIA

PREPARED FOR:  
STROUD FAMILY LP  
ETS FAMILY LIMITED PARTNERSHIP



SHUPE SURVEYING COMPANY, P.C.  
3837 DARIEN HIGHWAY  
BRUNSWICK, GA 31525  
912-285-0562  
CERTIFICATE OF AUTHORIZATION: LSF317

50' 0 25 50 100'

SCALE 1" = 50'  
FILE 93724  
DRAWING 93724K-ESMT

DRAWING DATE 06/14/2021  
DRAWN BY CMY  
CREW CHIEF N/A

SHEET 1 OF 1

(Above the Line Reserved for Clerk Recording Data)

Return to:  
Brunswick-Glynn County  
Joint Water and Sewer Commission  
Attn: Executive Director  
1703 Gloucester Street  
Brunswick, GA 31520

**STATE OF GEORGIA  
COUNTY OF GLYNN**

**SEWER UTILITIES EASEMENT**

**THIS SEWER UTILITIES EASEMENT** grant and dedication, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, by and between *Heritage Retirement Management, LLC* *ETS Family Limited Partnership*,  
(hereinafter referred to as the "Grantor") and the **BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION**, a body corporate and politic and a public corporation, established by a Local Act of the General Assembly of the State of Georgia, acting by and through its Commissioners (hereinafter referred to as the "Grantee").

**WITNESSETH:**

For and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and convey unto said Grantee, its successors and assigns, a perpetual easement and right to construct, reconstruct, install, locate, relocate, maintain, repair, replace and use sewer lines,



valves, such other lines Grantee deems necessary for sewer, and related equipment and facilities over, across and through a portion of the Grantor's Property (the "Easement Area"), described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY  
REFERENCE.**

1. Grant of Easement for Utilities:

a. Grantor hereby transfers and conveys an easement in and to all property described in Exhibit "A" for the location, maintenance, and repair of sewer lines, valves, access roads, ditch or creek crossings and related equipment and facilities (hereinafter referred to as "Sewer") in the Easement Area.

b. The grant of this easement includes the right at all times for representatives of Grantee to enter upon said Easement Area for purposes described herein, including the right to cut away and keep clear of Sewer Utilities any and all vegetation that might, in the opinion of the Grantee, endanger or injure the Sewer Utilities or its appurtenances, or interfere with its proper operation or maintenance; the right of ingress to and egress from the Easement Area across the land referred to herein for the purpose of exercising the rights herein granted; provided, that failure of the Grantee to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right hereafter at any time and from time to time to exercise any or all of same. Grantee shall not be liable for, or bound by, any statement, agreement or understanding not herein expressed.

c. Grantor warrants that no building, shed, mobile home, fence, swimming pool or other such structures, or any crops, trees or large shrubs shall be erected or planted over the Sewer Utilities nor within the boundary of the Easement Area as stated herein; that no other utility shall be permitted within the Easement Area that interferes with the operation and

maintenance of the Sewer Utilities; that no fill material or paving shall be placed within the Easement Area unless permitted in writing by the Grantee; and, that any structure/fill material placed upon, or vegetation planted within the Easement Area in contradiction herein shall be removed at the property owner's expense.

d. In the event a building or other structure should be erected within the Easement Area, no claim for damages shall be made by Grantor, its heirs or assigns, on account of any damage that might occur to such structure, building or contents thereof due to the operation or maintenance of said Sewer Utilities or its appurtenances, or any accident or mishap that might occur therein or thereto.

2. Maintenance: Except as hereinafter provided, that in the event excavation, construction, reconstruction, installation, location, relocation, maintenance, repair or replacement are necessary to the Sewer Utilities, or equipment and facilities, as described above, the Grantee shall, at its expense, perform such work. Provided, however, the Grantee shall not be responsible for full restoration of the Easement Area to match the original condition.

3. Limitation of Easement Rights: The Grantor does not convey any land, but merely grants the rights, privileges and easement herein above set out.

4. Encumbrances: Grantor herein by these presents warrants there are no liens, mortgages, or other encumbrances to a clear title to the Easement Area, except as follows:

\_\_\_\_\_ which is recorded in the office of the Superior Court real property records of Glynn County in Book \_\_\_\_\_ at Page \_\_\_\_\_ and that Grantor is legally qualified and entitled to grant the easement herein with respect to the lands described.



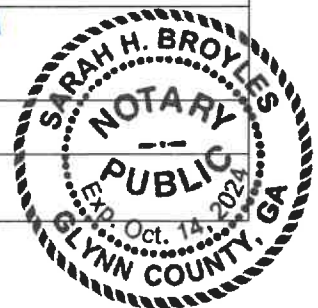
**TO HAVE AND TO HOLD** the above described sewer easement rights in and to the said Easement Area to the Grantee, so that neither the Grantor nor any person or persons claiming under it shall at any time, by any means or ways, dispute the perpetual easement right of the Grantee to the use of said easement.

**IN WITNESS WHEREOF**, the said Grantor has set their hand and affixed their seal of the undersigned and delivered these presents on this the day and year first above written.

<b>Printed Name of Grantor:</b> <i>Heritage Retirement Management, LLC</i> <i>Thomas B. Stroud for ETS Family Limited Partnership</i>	
<b>Title of Grantor:</b> <i>Member &amp; Partner</i>	
<b>Signature of Grantor:</b> <i>TB Stroud</i>	<b>Date Signed:</b> <i>07/06/2021</i>

**STAMP CORPORATE SEAL (if Grantor is an LLC or INC)**

<b>Printed Name of Unofficial Witness:</b> <i>Elizabeth S. Smith</i>	
<b>Signature of Unofficial Witness:</b> <i>Elizabeth S. Smith</i>	
<b>Signed, sealed and delivered on this</b> <i>6</i> <b>day of</b> <i>July</i> <b>, 2021</b> <b>and in the presence of:</b>	
<b>Signature of Notary Public:</b> <i>Sarah H. Broyles</i>	
<b>My Commission Expires:</b> <i>October 14, 2024</i>	



**STAMP NOTARIAL SEAL**

**Acceptance by Brunswick Glynn County Joint Water & Sewer**

<b>Printed Name of Chairman:</b>	
<b>Chairman Signature</b>	<b>Date Signed:</b>
<b>Attest – Printed Name of Commission Clerk:</b>	
<b>Commission Clerk Signature</b>	<b>Date Signed:</b>

All of that certain lot, tract, or parcel of land situate, lying and being on St. Simons Simons Island, Glynn County, Georgia located in the 25<sup>th</sup> Georgia Militia District and being more particularly described as follows, to wit:

Beginning at the southeasterly corner of the Brunswick Glynn County Joint Water & Sewer Commission Lift Station 2017 property, thence across the Stroud Family LP property the following fifteen (15) calls: South 58 degrees 09 minutes 04 seconds East a distance of 75.14 feet to a point; thence South 33 degrees 40 minutes 28 seconds West a distance of 94.38 feet to a point; thence South 61 degrees 43 minutes 58 seconds East a distance of 212.22 feet to a point; thence South 61 degrees 23 minutes 43 seconds East a distance of 227.91 feet to a point; thence South 28 degrees 36 minutes 17 seconds West a distance of 20.00 feet to a point; thence North 61 degrees 23 minutes 43 seconds West a distance of 223.28 feet to a point; thence North 61 degrees 43 minutes 58 seconds West a distance of 211.52 feet to a point; thence South 19 degrees 37 minutes 45 seconds West a distance of 129.55 feet to a point; thence South 53 degrees 30 minutes 58 seconds West a distance of 114.43 feet to a point; thence North 33 degrees 57 minutes 34 seconds West a distance of 20.02 feet to a point; thence North 53 degrees 30 minutes 58 seconds East a distance of 107.46 feet to a point; thence North 19 degrees 37 minutes 45 seconds East a distance of 136.32 feet to a point; thence North 33 degrees 40 minutes 28 seconds East a distance of 85.96 feet to a point; thence North 58 degrees 09 minutes 04 seconds West a distance of 71.50 feet to a point; thence North 16 degrees 22 minutes 38 seconds East a distance of 14.74 feet to a point in the southerly line of said Lift Station 2017; thence along the southerly line of said Lift Station 2017 South 73 degrees 37 minutes 22 seconds East a distance of 21.72 feet to the Point of Beginning and containing 17,471 square feet of land, more or less.

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*(Above the Line Reserved for Clerk Recording Data)*

*Return to:*

Hall Booth Smith, P.C.

Attn: Charles A. Dorminy, J.D., LL.M.

3528 Darien Highway, Suite 300

Brunswick GA 31525

WWL 2017

**STATE OF GEORGIA  
COUNTY OF GLYNN**

**QUIT CLAIM DEED**

THIS INDENTURE is made as of the \_\_\_\_ day of \_\_\_\_\_, 2021, by and between **ETS FAMILY LIMITED PARTNERSHIP, a Georgia limited liability partnership, and HERITAGE RETIREMENT MANAGEMENT, LLC, a Georgia limited liability company** (hereinafter referred to collectively as the "Grantor"), and the **BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION**, a public corporation created by Local Act of the General Assembly of the State of Georgia, acting by and through its Board of Commissioners (hereinafter referred to as the "Grantee").

WITNESSETH: That Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION in hand paid the receipt whereof is hereby acknowledged, has bargained, sold and by these presents does remise, release, and forever QUIT-CLAIM to Grantee all the right, title, interest, claim or demand Grantor has or may have had in and

to the following described property, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING SOUTHWESTERLY OF SANTA MARIA CIRCLE, ST. SIMONS ISLAND, 25TH G.M.D., GLYNN COUNTY, GEORGIA (A 50-FOOT RIGHT-OF-WAY ACCORDING TO PLAT RECORDED IN P.D. 27, PG. 27 OF THE PUBLIC RECORDS OF SAID COUNTY) AND LYING WHOLLY ON LANDS NOW OR FORMERLY OF ETS FAMILY LIMITED PARTNERSHIP AND HERITAGE RETIREMENT MANAGEMENT, LLC (ACCORDING TO DEED RECORDED IN D.B. 2736, PG. 116 OF THE PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A 5/8" REBAR, FOUND WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF LEDBETTER DRIVE (A 60-FOOT RIGHT-OF-WAY ACCORDING TO PLAT RECORDED IN P.D. 27, PG. 27 OF THE PUBLIC RECORDS OF SAID COUNTY) INTERSECTS A WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SANTA MARIA CIRCLE AND RUN SOUTH 05°-04'-05" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 303.66 FEET TO A 1/2" REBAR FOUND WHERE SAID WESTERLY RIGHT-OF-WAY LINE INTERSECTS A SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SANTA MARIA CIRCLE; RUN THENCE SOUTH 62°-09'-55" EAST ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 82.00 FEET TO A 1/2" REBAR, FOUND AT AN ANGLE POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; RUN THENCE SOUTH 63°-00'-48" EAST ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.05 FEET TO A 1/2" PIPE, SET FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 63°-00'-48" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.49 FEET TO A 1/2" PIPE, SET; RUN THENCE SOUTH 16°-17'-30" WEST, A DISTANCE OF 15.72 FEET TO A 1/2" PIPE, SET; RUN THENCE NORTH 73°-30'-55" WEST, A DISTANCE OF 28.00 FEET TO A 1/2" PIPE, SET; RUN THENCE NORTH 16°-17'-30" EAST, A DISTANCE OF 20.91 FEET TO THE POINT OF BEGINNING.

ACCORDING TO PLAT DATED AUGUST 4, 2020, ENTITLED "MAP TO SHOW BOUNDARY SURVEY OF A TRACT OF LAND LYING SOUTHWESTERLY OF SANTA MARIA CIRCLE, ST. SIMONS ISLAND, 25TH G.M.D., GLYNN COUNTY, GEORGIA" BY DAVID E. DOWDY, GEORGIA REGISTERED LAND SURVEYOR NO. 3395 OF JACKSON SURVEYING, INC., OF BRUNSWICK, GEORGIA. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE.

ALSO TOGETHER WITH all water and/or sewer infrastructure and improvements located on said tract or parcel.



TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor its successors and assigns, nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument of conveyance, deed, transfer and grant to be signed in its name and its seal to be affixed thereto and attested by its Secretary, all in accordance and compliance with the laws of the State of Georgia, and delivered these presents on this the day and year first above written.

**ETS FAMILY LIMITED PARTNERSHIP**

**By: Lake Rabun Enterprises, Inc.  
Its General Partner**

By: Thomas B. Stroud  
Name: Thomas B. Stroud  
Title: President

Attest to: John B. Stroud  
Name: John B. Stroud  
Title: Secretary

Elizabeth B. Smith  
Unofficial Witness

Signed, sealed and delivered on this  
16 day of September, 2021,  
and in the presence of:

Sarah H. Broyles  
NOTARY PUBLIC  
My Commission Expires: October 14, 2024



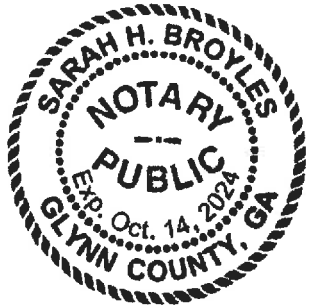
**HERITAGE RETIREMENT  
MANAGEMENT, LLC**

By: Thomas B. Stroud  
Name: Thomas B. Stroud  
Title: Managing Member

Elizabeth Smith  
Unofficial Witness

Signed, sealed and delivered on this  
16 day of September, 2021,  
and in the presence of:

Sarah H. Broyles  
NOTARY PUBLIC  
My Commission Expires: October 14, 2024



**DEED ACCEPTANCE:**

IN WITNESS WHEREOF, Grantee has caused this instrument of conveyance, deed, transfer and grant to be signed in its name and its seal to be affixed thereto and attested by its Clerk, all in accordance and compliance with the laws of the State of Georgia, and delivered these presents on this the day and year first above written.

**BRUNSWICK-GLYNN COUNTY JOINT  
WATER AND SEWER COMMISSION**

By:

\_\_\_\_\_  
Ben Turnipseed, P.E., Chairman

Attest to:

\_\_\_\_\_  
Janice Meredith, Clerk

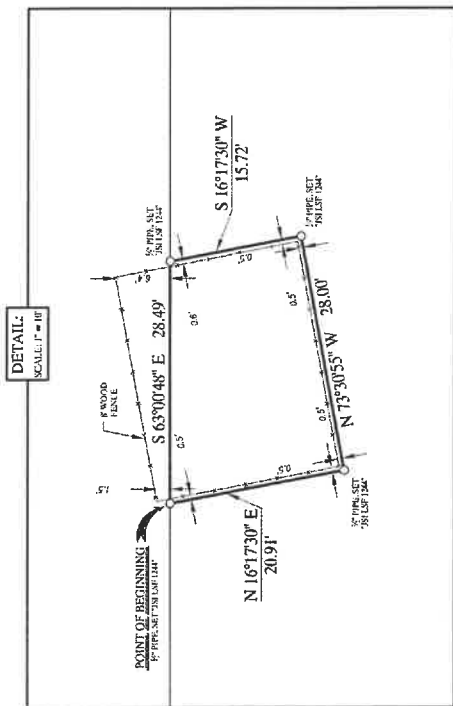
\_\_\_\_\_  
Unofficial Witness

Signed, sealed and delivered on this  
\_\_\_\_ day of \_\_\_\_\_, 2021,  
and in the presence of:

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

## TOTAL AREA: 0.011 ACRES



**DETAIL:**

**CLOSURE STATEMENT:**  
PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET  
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS 14.94 IN. TO BE ACCURATE WITHIN ONE FOOT IN 17,000 FEET.  
EQUIPMENT USED FOR FIELD MEASUREMENTS: TOTAL STATION  
ANGULAR & LINEAR: TOLUBLE 55



DATE OF PLAT: AUGUST 4, 2020  
DATE OF FIELD SURVEY: JULY 31, 2020

**JACKSON SURVEYING, INC.**  
*Surveyors and Land Planners*  
154001244

207 ROSE DRIVE  
BRUNSWICK, GEORGIA 31320  
cell: info@brunswickcourses.com

EXD. BY: D.E.D.  
 FB. 125, PG. 35

[illegible]

DAVID E. DOWNS  
GA. PROFESSIONAL SURVEYOR No. 3395

LEGAL DESCRIPTION:

[illegible]

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 53°40'48" EAST ALONG  
 AID AND SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.49 FEET TO A 1/2" PIPE, SET, RUN  
 THENCE SOUTH 105°17'30" WEST, A DISTANCE OF 15.72 FEET TO A 1/2" PIPE, SET, RUN THENCE  
 NORTH 75°36'55" WEST, A DISTANCE OF 28.40 FEET TO A 1/2" PIPE, SET, RUN THENCE NORTH  
 40°31'30" EAST, A DISTANCE OF 20.91 FEET TO THE POINT OF BEGINNING.

## NOTES:

1. HEARINGS SHOWN HEREON REFER TO PLAT PLAT RECORDED IN P.D. 27, PG. 21, PUBLIC RECORDS OF SAID COUNTY.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
3. THERE ARE NO EXISTING RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.

SANTA MARIA CIRCLE  
500 RIGGS-OF-WAY-1-P.D. 27, P.O. 271

MP STATION  
PS 2017  
(SEE DETAIL.)

MANAGEMENT, L.L.C.  
(D.B. 7736, PG. 116)

1

WILLIAM S. BURDELL, JR. TRACT  
(P. D. 22, 193, 37)

YOUNGWOOD SUBDIVISION

**LOT 4**

YOUNGWOOD SUBDIVISION  
(D.B. 6-E, PG. 12)

LOT 61

307.6

1

LOT 43

LOT 43

LOT 43

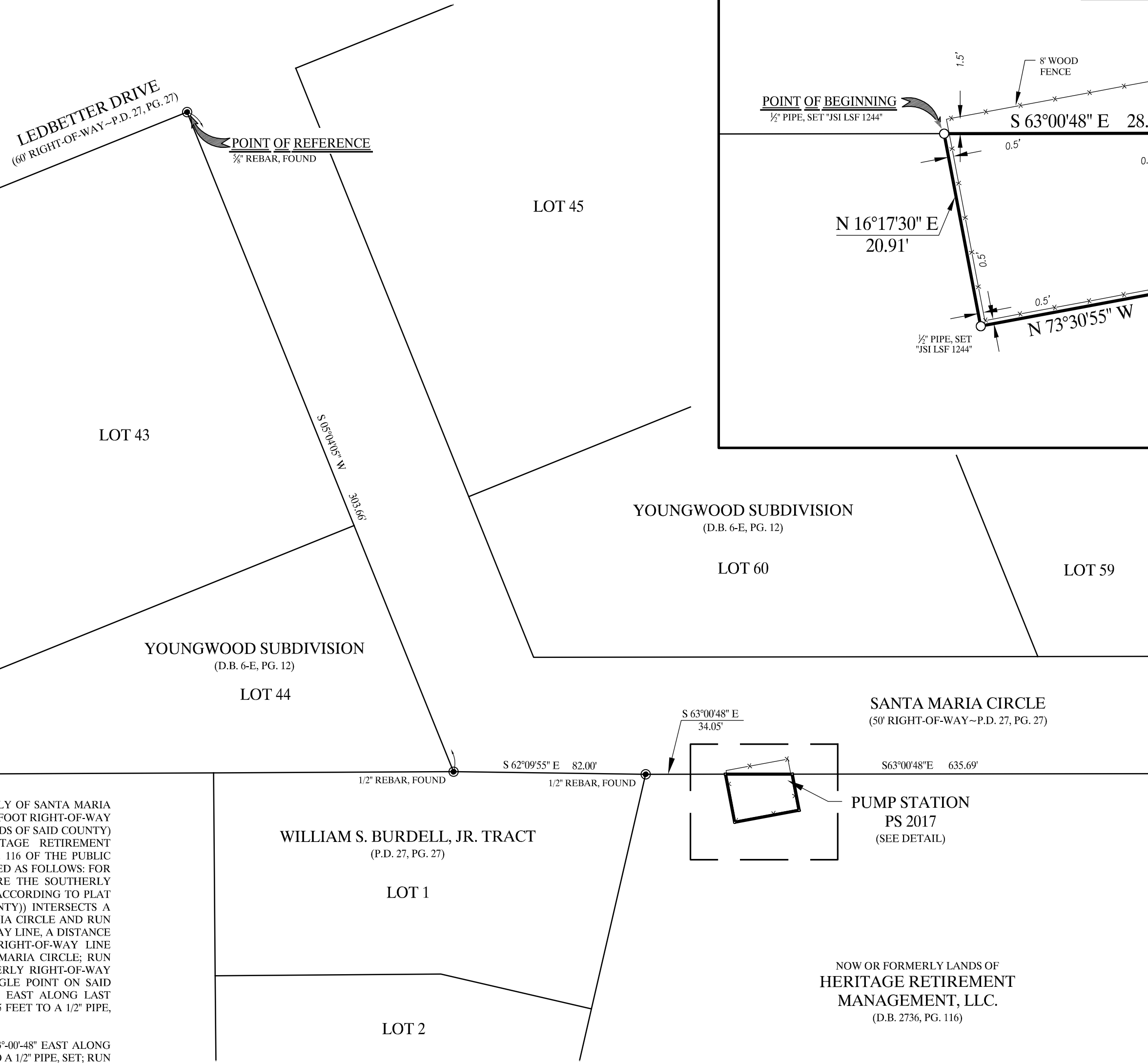
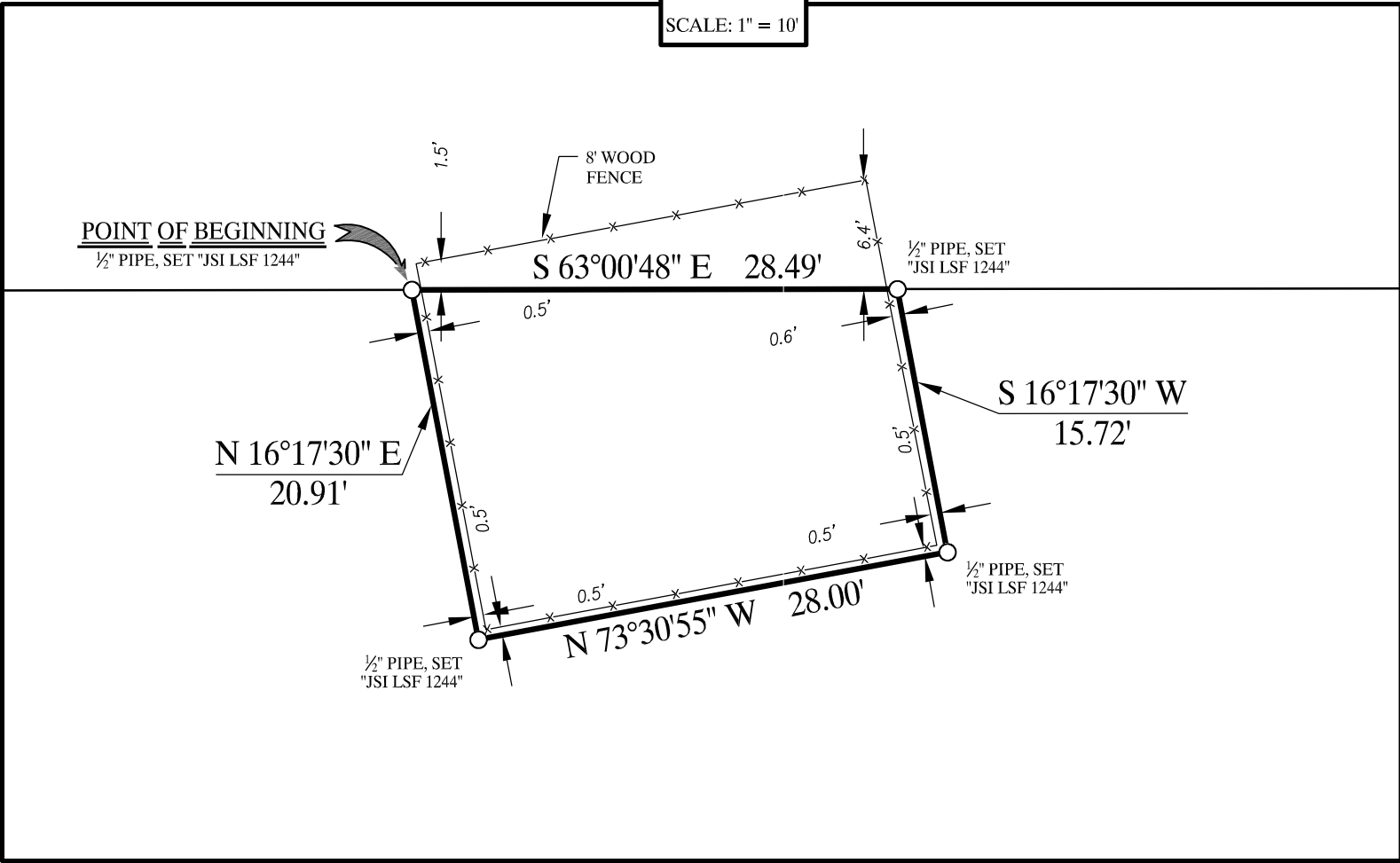


MAP TO SHOW BOUNDARY SURVEY OF  
A TRACT OF LAND LYING SOUTHWESTERLY OF SANTA MARIA CIRCLE,  
ST. SIMONS ISLAND, 25th G.M.D., GLYNN COUNTY, GEORGIA  
(ACCORDING TO PLAT RECORDED IN P.D. 27, PG. 27 OF THE PUBLIC RECORDS OF SAID COUNTY)

FOR: BRUNSWICK - GLYNN COUNTY JOINT WATER & SEWER COMMISSION

TOTAL AREA: 0.011 ACRES

DETAIL:  
SCALE: 1" = 10'



LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING SOUTHWESTERLY OF SANTA MARIA CIRCLE, ST. SIMONS ISLAND, 25TH G.M.D., GLYNN COUNTY, GEORGIA (A 50-FOOT RIGHT-OF-WAY ACCORDING TO PLAT RECORDED IN P.D. 27, PG. 27 OF THE PUBLIC RECORDS OF SAID COUNTY) AND LYING WHOLLY ON LANDS NOW OR FORMERLY OF HERITAGE RETIREMENT MANAGEMENT, LLC (ACCORDING TO DEED RECORDED IN D.B. 2736, PG. 116 OF THE PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A 5/8" REBAR, FOUND WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF LEDBETTER DRIVE (A 60-FOOT RIGHT-OF-WAY ACCORDING TO PLAT RECORDED IN P.D. 27, PG. 27 OF THE PUBLIC RECORDS OF SAID COUNTY)) INTERSECTS A WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SANTA MARIA CIRCLE AND RUN SOUTH 05°-04'-05" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 303.66 FEET TO A 1/2" REBAR FOUND WHERE SAID WESTERLY RIGHT-OF-WAY LINE INTERSECTS A SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SANTA MARIA CIRCLE; RUN THENCE SOUTH 62°-09'-55" EAST ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 82.00 FEET TO A 1/2" REBAR, FOUND AT AN ANGLE POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; RUN THENCE SOUTH 63°-00'-48" EAST ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.05 FEET TO A 1/2" PIPE, SET FOR THE POINT OF BEGINNING.

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NOTES:

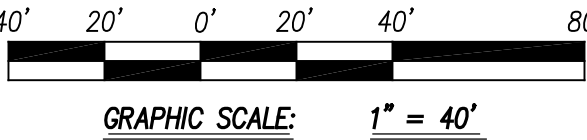
- BEARINGS SHOWN HEREON REFER TO PLAT PLAT RECORDED IN P.D. 27, PG. 27, PUBLIC RECORDS OF SAID COUNTY.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.

CLOSURE STATEMENT:

PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 17,000 FEET.

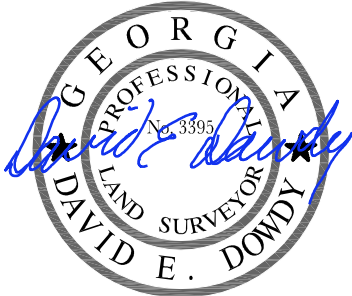
EQUIPMENT USED FOR FIELD MEASUREMENTS:  
ANGULAR & LINEAR: TRIMBLE S5



DATE OF PLAT: AUGUST 4, 2020  
DATE OF FIELD SURVEY: JULY 31, 2020

SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.



DAVID E. DOWDY  
GA. PROFESSIONAL SURVEYOR No. 3395



JACKSON SURVEYING, INC.  
Surveyors and Land Planners  
LSF001244

207 ROSE DRIVE  
BRUNSWICK, GEORGIA 31520  
email: info@brunswicksurveyor.com

DWN. BY: M.O.K.  
DWG. NO.: C0650\_08-00-20 J3049M  
Ofc. (912) 265-3856  
email: info@brunswicksurveyor.com  
CKD. BY: D.E.D.  
FB. 125, PG. 35