



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
SAVANNAH DISTRICT
100 WEST OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

September 18, 2023

Regulatory Division
SAS-1997-16700

**JOINT PUBLIC NOTICE
Savannah District/State of Georgia**

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-1997-16700

Applicant: Mr. David Burch
RB Baker Container Yard, LLC
820 A1A N, Suite E-21
Ponte Vedra Beach, Florida 32082

Agent: Mr. Matt Gale
Resource and Land Consultants
41 Park of Commerce Drive, Suite 101
Savannah, Georgia 31405

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to construct additional container storage yard."

Location of Proposed Work: The project site is located adjacent to and south of Dean Forest Road and east of Highway 21, within Chatham County, Georgia (Latitude 32.1242, Longitude -81.1619).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant is proposing to fill 6.42 acres of wetland associated with the expansion of an existing container yard. Some of the proposed fill would occur within a 4.4 acre creation site. The applicant is proposing to remove the restrictive covenant from the 4-acre creation area and compensate for all impacts through the purchase of 5.42 2018 credits/43.32 legacy wetland credits from an approved mitigation bank or in-lieu fee program.

BACKGROUND

The project site was developed as a container yard in the late 1990's-early 2000's and has been operating as one since that time. A Nationwide Permit was verified by the Corps in December of 1997 authorizing 2.95 acres of wetland impact for the development of the subject site. As compensatory mitigation, the permittee created 4.0 acres of wetland and preserved those acres as well as an additional 23.1 acres of wetland with a restrictive covenant.

This Joint Public Notice announces a request for authorizations from both the Corps and the State of Georgia. The applicant's proposed work may also require local governmental approval.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division will review the proposed project for water quality certification, in accordance with the provisions of Section 401 of the Clean Water Act. Prior to issuance of a Department of the Army permit for a project location in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army permit may proceed. The applicant did not request a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act. The applicant must still request a meeting with EPD at least 30 days prior to any request they make for 401 Water Quality Certification.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Coastal Management Program, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

U.S. ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army permit.

Cultural Resources: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no registered properties or properties listed as eligible for inclusion are located on the project site. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Northern Long-eared Bat (*Myotis septentrionalis*); Eastern Black Rail (*Laterallus jamaicensis ssp. Jamaicensis*); Wood Stork (*Mycteria americana*); Eastern Indigo Snake (*Drymarchon couperi*) and Pondberry (*Lindera melissifolia*).

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area. In addition, we are requesting information from the USFWS whether the project is within 2,500 feet of an active wood stork nesting colony.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The Corps is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision,

comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

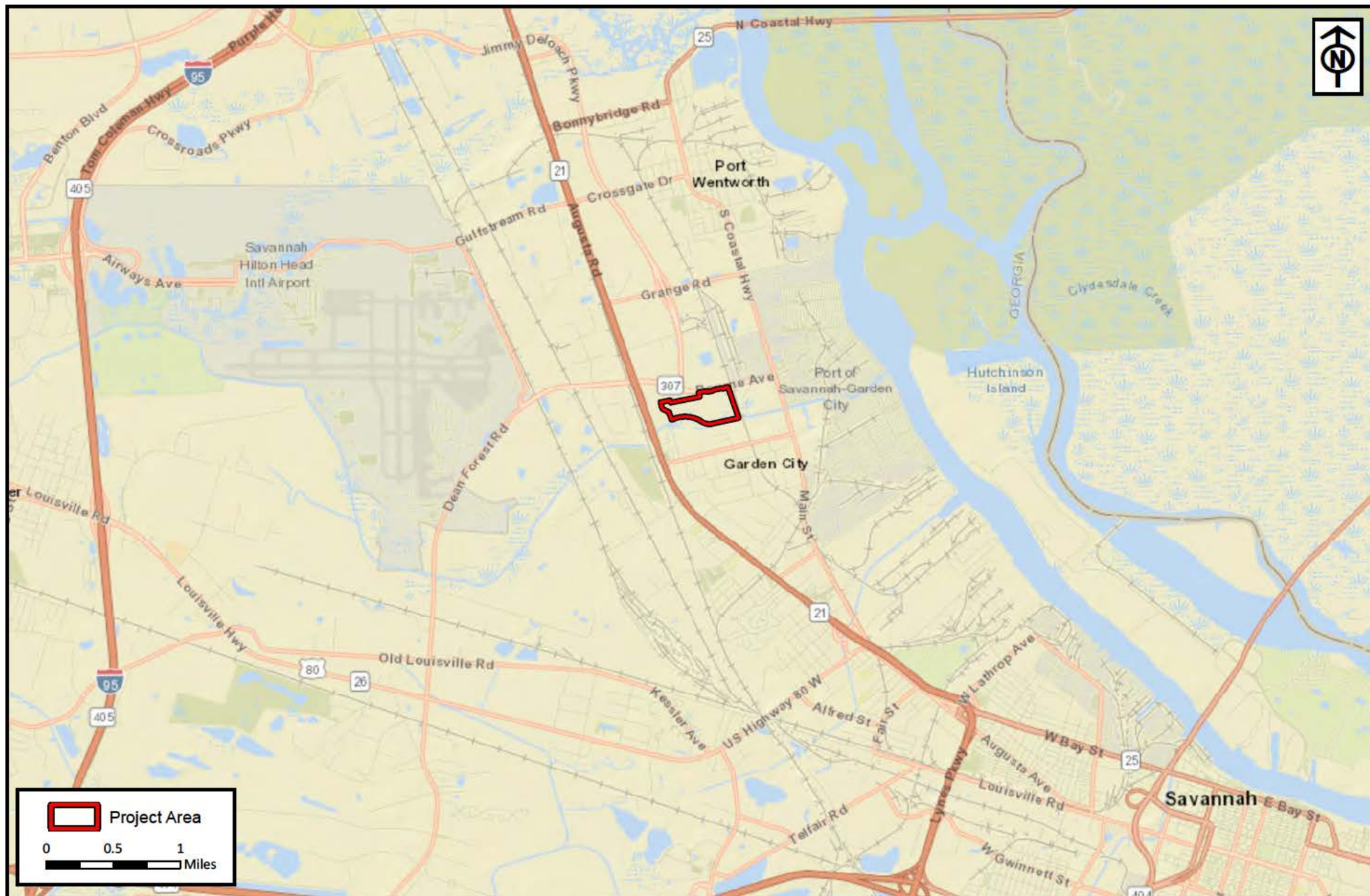
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments by email to sarah.e.wise@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mrs. Sarah Wise, 100 West Oglethorpe Avenue, Savannah, Georgia 31401, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mrs. Sarah Wise, Lead Biologist, Coastal Branch at 912-652-5550.

Enclosures:

1. Figure 1 – Vicinity Map
2. Plan and Profile Drawings



RLC Project No.: 22-100
 Figure No.: 1
 Prepared By: RL
 Sketch Date: 7/26/2023
 Map Scale : 1 inch = 1 miles

R.B. Baker Container Facility Expansion

Chatham County, Georgia

Project Location

Prepared For: RB Baker Container Yard, LLC



RESOURCE+LAND CONSULTANTS

41 Park of Commerce Way, Ste 101
 Savannah, GA 31405
 tel 912.443.5896 fax 912.443.5898



RLC Project No.: 22-100
Figure No.: 5
Prepared By: RL
Sketch Date: 7/26/2023
Map Scale : 1 inch = 350 feet

**R.B. Baker Container
Facility Expansion**
Chatham County, Georgia

Ortho Aerial

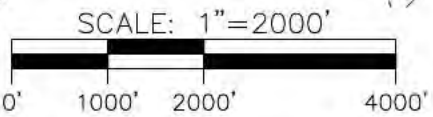
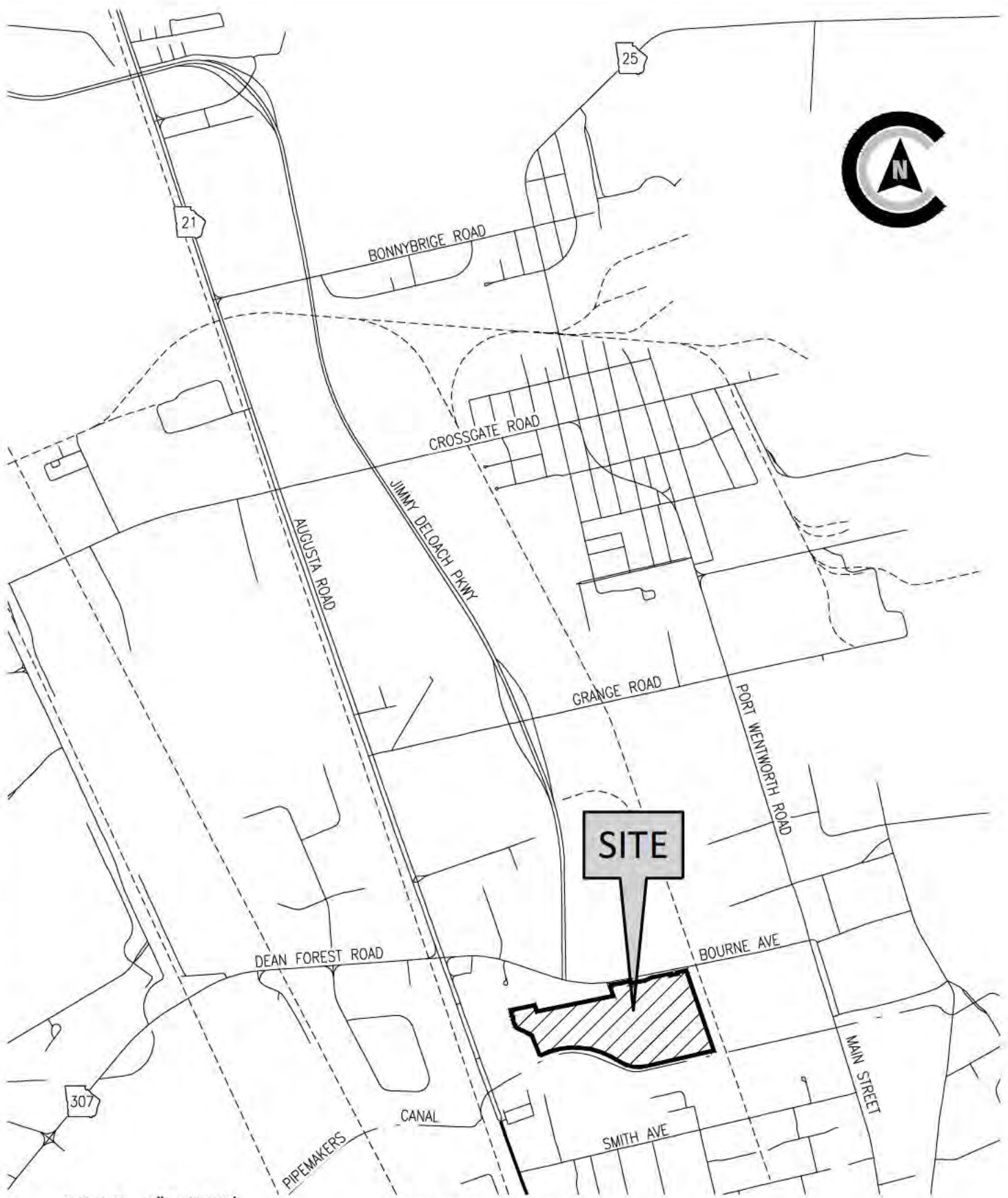
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Savannah, GA 31405
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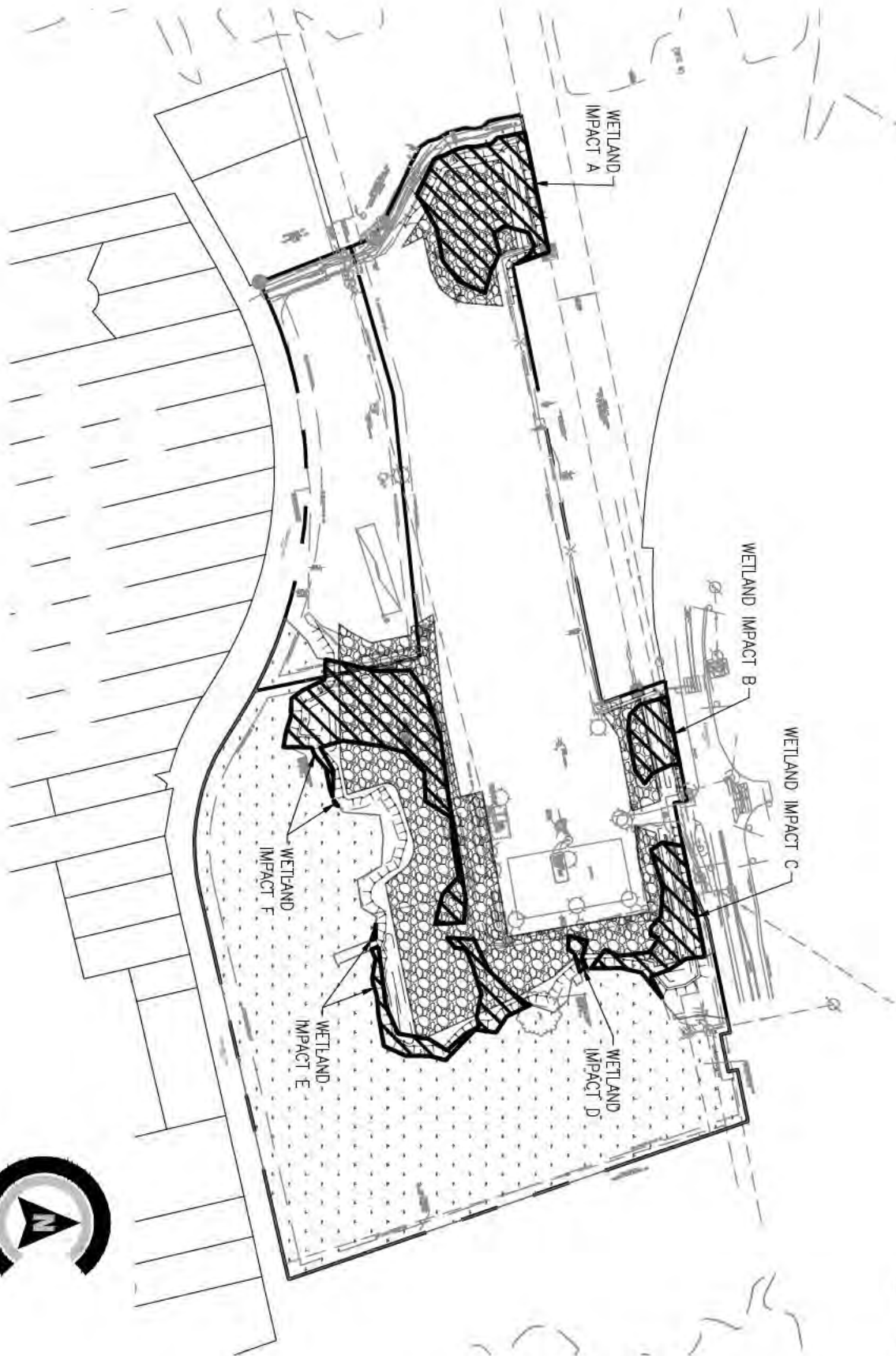
VICINITY MAP

1" = 2000'

SHEET: 1	JOB NUMBER:	22-368
	DATE:	06/27/23
	DRAWN BY:	MEL
	CHECKED BY:	PJW
	SCALE:	AS NOTED

WETLAND IMPACT EXHIBIT
R. B. BAKER CONTAINER YARD
PREPARED FOR:
RB BAKER CONTAINER YARD, LLC





SITE PLAN

1" = 400'

SCALE: 1"=400'



2

SHEET:

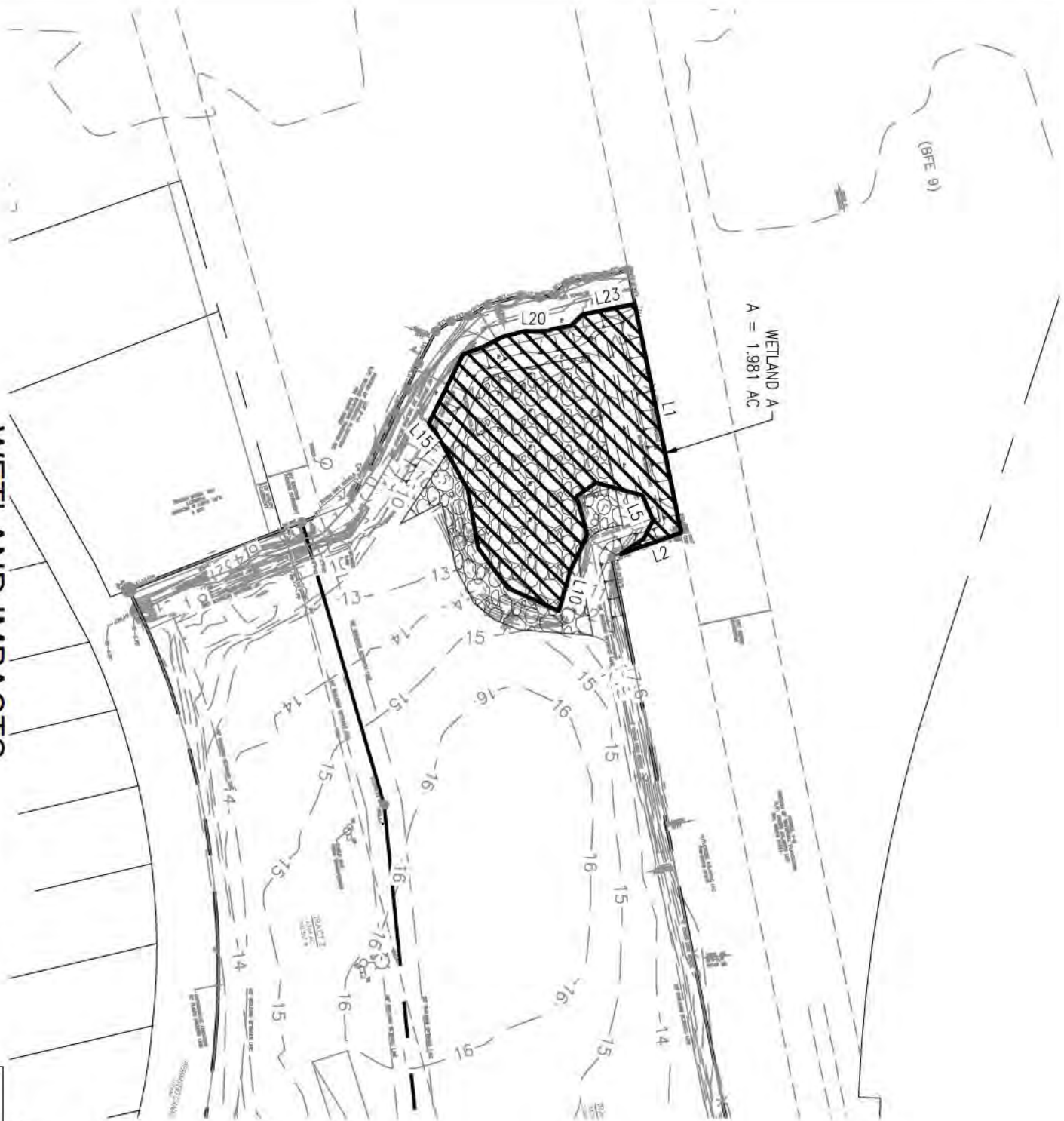
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SCALE: AS NOTED

WETLAND IMPACT EXHIBIT
R. B. BAKER CONTAINER YARD
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RB BAKER CONTAINER YARD, LLC



WETLAND IMPACTS

1" = 200'



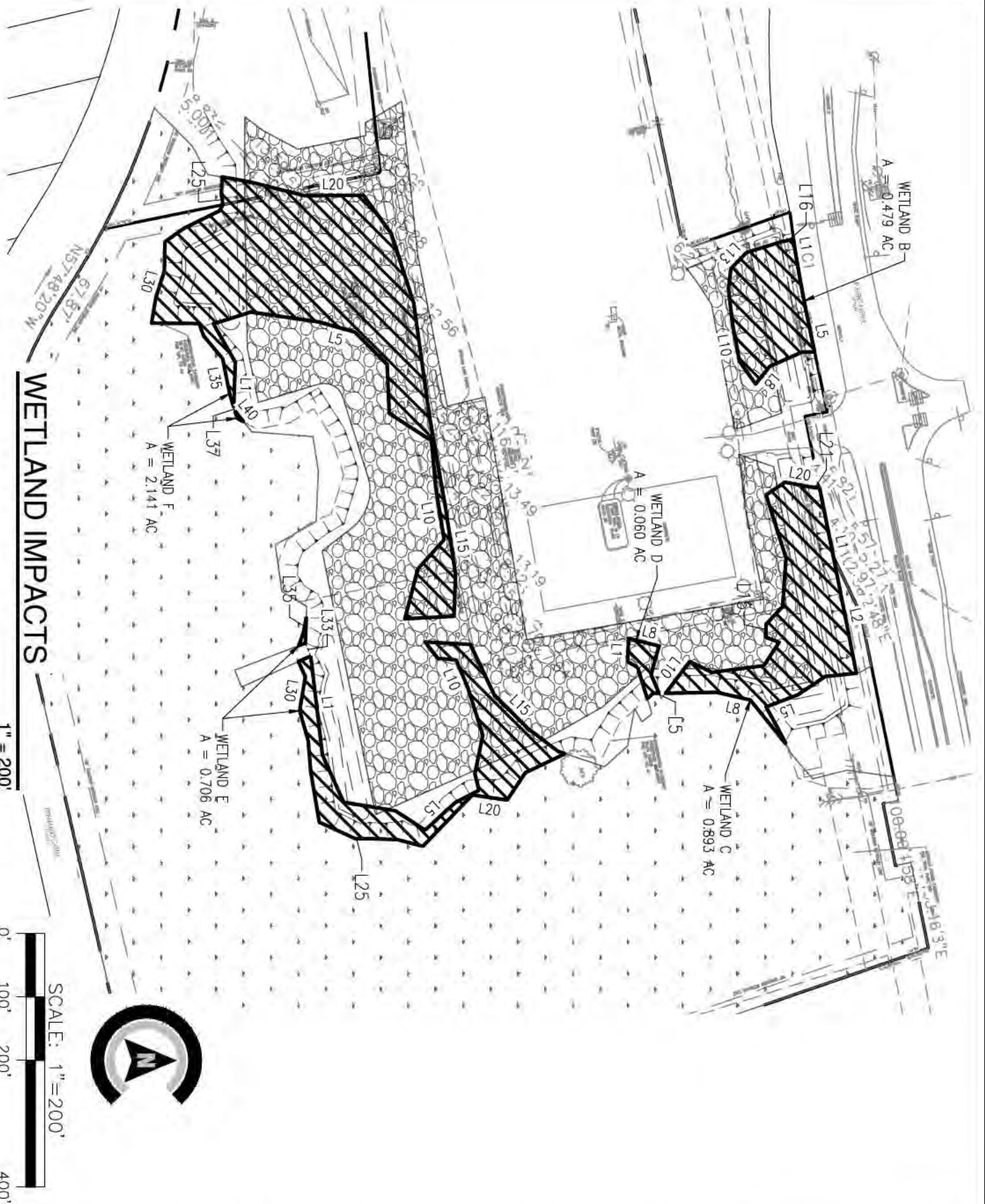
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SHEET:

JOB NUMBER 22-368
DATE: 06/27/23
DRAWN BY: MEL
CHECKED BY: PJW
SCALE: AS NOTED

WETLAND IMPACT EXHIBIT
R. B. BAKER CONTAINER YARD
PREPARED FOR:
RB BAKER CONTAINER YARD, LLC





WETLAND A

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	322.492	N78° 32' 56.86"E
L2	89.135	S19° 33' 44.02"E
L3	39.206	N34° 18' 34.18"W
L4	28.388	N63° 11' 42.28"W
L5	37.251	S66° 30' 45.51"W
L6	66.234	S14° 54' 47.81"W
L7	32.840	S34° 27' 36.21"E
L8	54.727	N73° 29' 55.85"E
L9	56.009	S64° 22' 50.63"E
L10	57.449	S74° 13' 57.00"E
L11	76.399	S24° 10' 54.78"W
L12	69.132	S52° 50' 43.86"W
L13	82.406	S80° 01' 14.17"W
L14	91.428	S60° 56' 45.80"W
L15	14.665	S47° 36' 05.46"W
L16	107.308	N63° 27' 36.54"W
L17	31.167	N21° 00' 07.44"W
L18	28.853	N26° 38' 50.44"W
L19	30.108	N15° 14' 19.30"W
L20	25.411	N00° 54' 23.12"E
L21	40.712	N11° 26' 39.01"W
L22	21.978	N45° 09' 42.15"W
L23	73.834	N11° 25' 26.89"W

WETLAND B

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.475	N81° 41' 32.67"E
L2	31.653	N80° 42' 44.08"E
L3	31.653	N79° 43' 50.29"E
L4	31.653	N78° 45' 02.69"E
L5	66.124	N78° 12' 15.26"E
L6	19.611	S00° 08' 13.45"W
L7	55.567	S23° 57' 38.78"E
L8	36.081	S50° 53' 52.08"E
L9	43.574	S54° 02' 13.02"W
L10	61.070	S79° 37' 11.08"W
L11	55.171	S83° 18' 26.79"W
L12	32.082	N82° 43' 12.40"W
L13	35.234	N45° 54' 04.63"W
L14	59.517	N17° 08' 16.56"W
L15	2.254	N01° 32' 33.90"W
L16	15.596	N15° 09' 11.94"W

WETLAND C

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	109.615	S78° 34' 58.00"W
L2	188.414	S78° 52' 21.06"W
L3	49.383	N05° 38' 34.61"W
L4	52.305	N33° 43' 51.72"W
L5	53.162	N20° 37' 10.46"W
L6	34.024	S62° 05' 42.52"W
L7	88.943	N51° 07' 58.14"E
L8	54.232	N12° 53' 32.81"E
L9	80.741	N00° 52' 46.60"W
L10	62.635	S52° 41' 27.41"E
L11	38.937	S25° 59' 59.28"W
L12	82.730	S07° 30' 26.55"E
L13	43.867	S57° 00' 44.45"E
L14	22.518	N20° 46' 56.74"E
L15	20.541	S88° 31' 31.97"E
L16	38.043	S46° 44' 45.11"E
L17	76.314	S85° 38' 43.81"E
L18	105.163	N72° 26' 16.41"E
L19	36.008	S33° 09' 39.06"E
L20	36.917	S10° 55' 22.70"W
L21	18.117	S06° 35' 38.39"W

WETLAND DATA

WETLAND D

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	36.858	N87° 19' 30.25"W
L2	18.312	S29° 41' 22.64"W
L3	51.489	S72° 48' 44.23"W
L4	12.640	S41° 00' 12.98"E
L5	9.151	S00° 52' 46.60"E
L6	31.935	N67° 01' 04.29"E
L7	46.556	S74° 46' 05.08"E
L8	49.416	N14° 26' 27.24"E

WETLAND E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	157.226	N83° 09' 51.78"E
L2	81.591	N65° 50' 43.48"E
L3	82.240	N09° 19' 59.28"E
L4	56.270	N32° 53' 43.95"E
L5	64.128	N42° 29' 11.13"W
L6	42.224	N27° 39' 49.40"W
L7	26.829	S76° 12' 43.92"W
L8	61.847	N78° 27' 23.27"W
L9	78.423	S72° 42' 47.45"W
L10	47.418	S67° 24' 23.56"W
L11	29.211	S05° 03' 31.87"W
L12	32.849	S52° 26' 46.07"W
L13	71.411	N03° 18' 41.27"E
L14	88.007	N64° 36' 37.56"E
L15	74.766	N44° 51' 39.51"E
L16	59.616	N37° 26' 47.38"E
L17	11.510	N18° 06' 17.21"E
L18	69.259	S25° 50' 49.17"E
L19	51.821	S56° 31' 07.90"E
L20	55.544	S08° 17' 18.59"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	112.340	S45° 57' 29.06"E
L22	41.233	S15° 00' 25.13"W
L23	39.219	S01° 56' 44.60"W
L24	23.874	S00° 35' 02.10"E
L25	2.661	S01° 35' 56.32"E
L26	63.536	S24° 20' 37.13"W
L27	81.348	S80° 27' 37.48"W
L28	48.419	S85° 09' 13.42"W
L29	49.553	S74° 13' 23.14"W
L30	54.046	N80° 23' 42.18"W
L31	26.335	S66° 08' 21.77"W
L32	21.093	N23° 56' 10.00"W
L33	22.260	N67° 18' 00.61"E
L34	41.212	S87° 58' 35.63"E
L35	23.765	N80° 51' 42.56"W
L36	23.247	N69° 21' 19.86"W
L37	11.262	S20° 58' 33.28"E

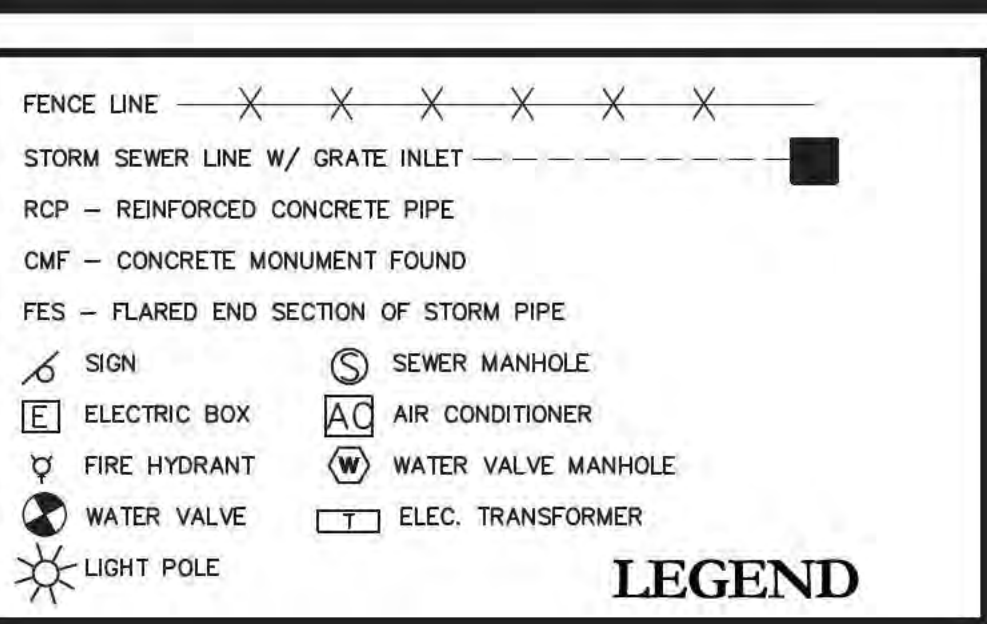
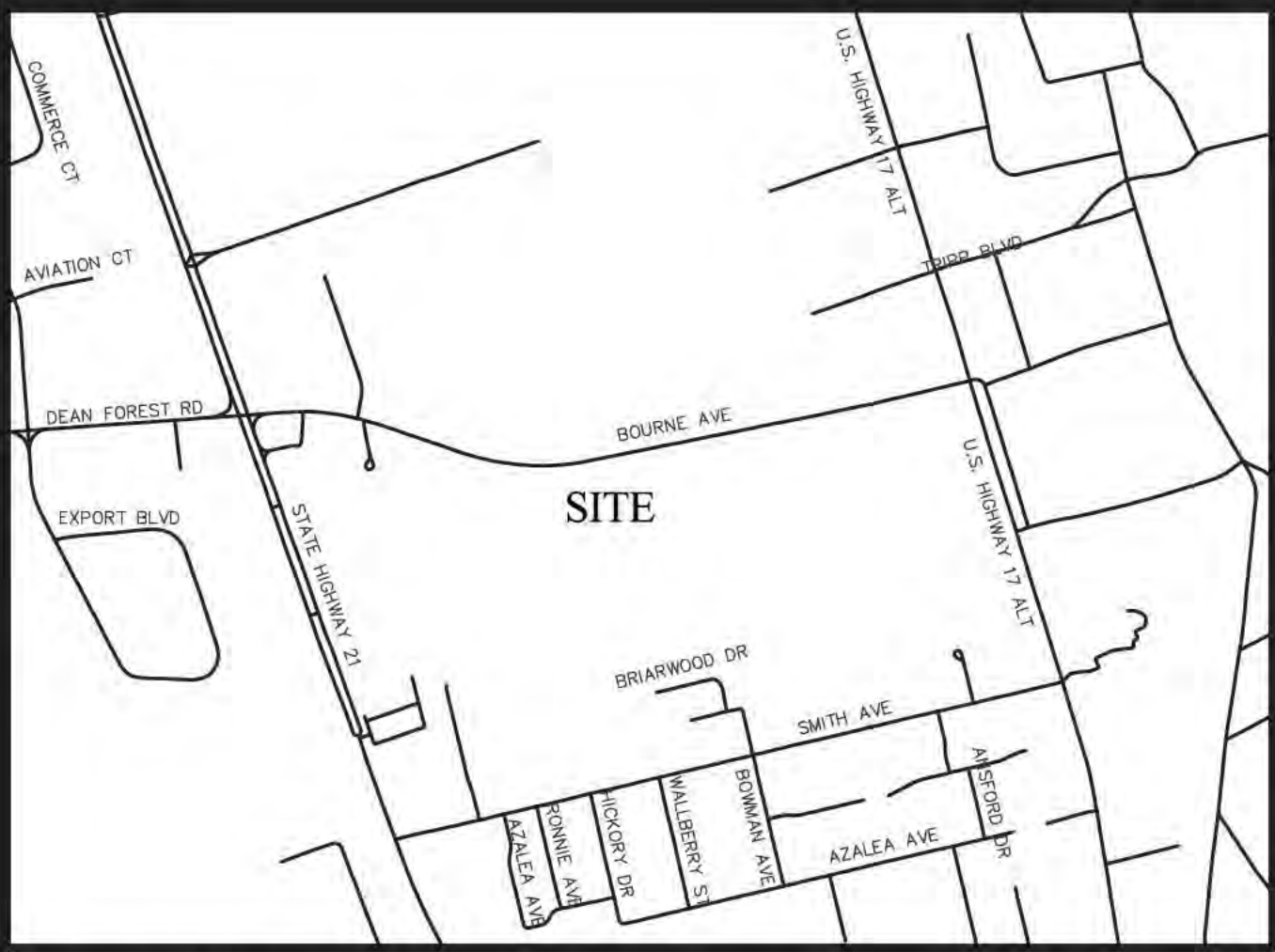
WETLAND DATA

WETLAND F

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	71.390	S88° 11' 25.93"E
L2	69.751	N60° 11' 40.25"E
L3	62.065	S17° 17' 33.53"E
L4	108.233	S08° 18' 33.33"W
L5	59.096	S15° 14' 54.52"W
L6	72.085	S45° 02' 37.32"W
L7	77.857	S87° 28' 27.13"W
L8	78.918	S32° 46' 06.65"W
L9	72.287	S84° 54' 46.12"W
L10	85.249	S80° 47' 21.72"W
L11	62.609	N48° 18' 23.56"W
L12	80.919	N75° 26' 32.49"W
L13	77.339	S02° 56' 26.93"E
L14	66.232	S87° 29' 11.55"E
L15	104.403	N81° 17' 15.54"E
L16	150.724	N80° 11' 26.51"E
L17	178.027	N82° 00' 30.07"E
L18	115.531	N72° 13' 24.44"E
L19	74.918	N53° 53' 25.93"E
L20	91.883	N00° 41' 34.59"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	87.798	N14° 05' 57.79"E
L22	47.279	N10° 10' 27.32"E
L23	4.591	S80° 47' 18.41"W
L24	22.995	N87° 14' 04.04"W
L25	16.439	S81° 56' 35.27"W
L26	11.508	N59° 15' 49.16"W
L27	61.391	N26° 05' 04.09"W
L28	37.365	N35° 16' 41.92"W
L29	46.208	N88° 48' 12.32"W
L30	44.576	N72° 31' 03.89"W
L31	40.257	N80° 43' 10.97"W
L32	74.871	S00° 31' 54.21"W
L33	20.422	S70° 01' 15.23"W
L34	47.121	S49° 51' 35.47"W
L35	56.476	S78° 47' 22.12"W
L36	22.713	S73° 09' 41.69"W
L37	6.069	N73° 09' 41.69"E
L38	11.913	S73° 09' 41.69"W
L39	11.444	S27° 51' 37.95"W
L40	21.556	N50° 59' 28.79"E

WETLAND DATA



LEGAL DESCRIPTION PER FIDELITY NATIONAL TITLE COMMITMENT NO. 212012GA, DATED DECEMBER 6, 2021

TRACT 1:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING IN THE 8TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA, CONTAINING 55.20 ACRES, MORE OR LESS, BEING SHOWN AND DESIGNATED AS LOT 2-B OF A MINOR SUBDIVISION OF A RESUBDIVISION OF LOT TWO (2), WHITEHALL PLANTATION SUBDIVISION, ON A MINOR SUBDIVISION MAP PREPARED FOR J.H.B. DEVELOPMENT CO., INC., BY HUSSEY, GAY, BELL & DEYOUNG, C.E., AND RECORDED IN THE OFFICE OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN SUBDIVISION MAP BOOK 16-5, PAGE 94, SAID MAP BEING HEREBY INCORPORATED INTO THIS DESCRIPTION BY REFERENCE AND BEING MADE A PART HEREOF FOR BETTER DETERMINING THE METES, BOUNDS, COURSES, AND DISTANCES OF THE SUBJECT PROPERTY.

ALSO, AN EASEMENT IN PERPETUITY FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, AND EGRESS, IN, TO, OVER, ACROSS, AND THROUGH ALL THAT CERTAIN STRIP OF LAND DESIGNATED AS "EXISTING 30' ACCESS EASEMENT," ON THE ABOVE-MENTIONED SUBDIVISION MAP, DATED FEBRUARY 4, 1997, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN SUBDIVISION MAP BOOK 16-5, PAGE 94, SAID MAP BEING INCORPORATED HEREIN BY REFERENCE AND BEING MADE A PART HEREOF FOR BETTER DETERMINING THE METES, BOUNDS, COURSES, AND DISTANCES OF SAID EASEMENT WHICH IS SHOWN THEREIN TO RUN FROM THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 21 (AUGUSTA ROAD) EASTWARD TO THE WESTERN BOUNDARY LINE OF THE SUBJECT PROPERTY.

TRACT 2:

ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING, AND BEING IN THE 8TH G. M. DISTRICT OF CHATHAM COUNTY, GEORGIA, WITHIN THE CITY LIMITS OF GARDEN CITY, SHOWN AS A SEVEN AND SEVENTY-FOUR ONE-HUNDRETHS (7.74) ACRE TRACT ON A PLAT PREPARED ON SEPTEMBER 28, 1982, FOR PENNY WIRTH, BY DOUGHTY, POWERS & RAMEE, INC., CONSULTING ENGINEERS & LAND SURVEYORS, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN PLAT RECORD BOOK 4-P, PAGE 77, SAID PLAT BEING HEREBY INCORPORATED INTO THIS DESCRIPTION BY REFERENCE AND BEING MADE A PART HEREOF FOR BETTER DETERMINING THE METES, BOUNDS, COURSES, AND DISTANCES OF THE SUBJECT PROPERTY WHICH IS SHOWN THEREIN TO BE BOUNDED AS FOLLOWS: ON THE NORTH BY LANDS NOW OR FORMERLY OWNED BY SAVANNAH DEVELOPERS & ASSOCIATES, ON THE SOUTH BY PIPEMAKERS CANAL; AND ON THE WEST BY 21 INDUSTRIAL PARK.

ALSO, AN EASEMENT IN PERPETUITY FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS, IN, TO, OVER, ACROSS, AND THROUGH ALL THAT CERTAIN STRIP OF LAND DESIGNATED AS "60' EXIST. ACCESS EASEMENT," ON THE ABOVE-MENTIONED PLAT, RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN PLAT RECORD BOOK 4-P, PAGE 77, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND BEING MADE A PART HEREOF FOR BETTER DETERMINING THE METES, BOUNDS, COURSES, AND DISTANCES OF SAID EASEMENT WHICH IS SHOWN THEREIN TO RUN FROM THE EASTERN RIGHT OF WAY LANE OF STATE HIGHWAY 21 (AUGUSTA ROAD) EASTWARD FOR A DISTANCE OF EIGHT HUNDRED ONE AND SIXTY-FOUR ONE-HUNDRETHS (801.64) FEET TO THE WESTERN BOUNDARY LINE OF THE SUBJECT PROPERTY.

LESS AND EXCEPT FROM SAID TRACT 1 AND TRACT 2 ANY PROPERTY CONVEYED BY THE FOLLOWING:

RIGHT OF WAY DEED FROM ROBERT B. BAKER TO CHATHAM COUNTY, DATED FEBRUARY 6, 2004, RECORDED FEBRUARY 10, 2004, IN DEED BOOK 285K, PAGE 281, AFORESAID RECORDS, AND

RIGHT OF WAY DEED FROM ROBERT B. BAKER TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 2, 2010, RECORDED MARCH 2, 2010, IN DEED BOOK 359H, PAGE 147, AFORESAID RECORDS.

NOTES:

1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051CD1320, EFFECTIVE DATE AUGUST 16, 2018, A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY THE TITLE EXAMINATION.

3. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL ISSUES OR THE LOCATION OF ANY SUB-SURFACE FEATURES.

4. THE COORDINATES AND BEARING SHOWN HEREON ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE NAD83.

5. THIS SITE IS ZONED L-H1 HEAVY INDUSTRIAL.

6. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE FIELD SURVEY.

7. ALL WETLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. ANY DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER AUTHORIZATION IS SUBJECT TO PENALTY BY LAW.

8. THERE ARE NO DIVISION OR PARTY WALLS RELEVANT OR ON THE SUBJECT PROPERTY.

9. THE PROPERTY DESCRIBED ON THIS SURVEY IS THE SAME PROPERTY AS LISTED IN TITLE COMMITMENT NO. 212012GA, DATED DECEMBER 6, 2021 AT 12:00 AM.

10. THE METES AND BOUNDS FOR PARCELS SHOWN HEREON ARE CONFIRMED TO BE MATHEMATICALLY CLOSED FIGURES AND THERE ARE NO GAPS, STRIPS OR GORES.

11. NO EVIDENCE WAS SEEN AT THE TIME OF THIS SURVEY OF THE SUBJECT PROPERTY IN USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

12. NO EVIDENCE WAS SEEN AT THE TIME OF THIS SURVEY OF CEMETARIES ON THE SUBJECT PROPERTY.

13. NO EVIDENCE WAS SEEN AT THE TIME OF THIS SURVEY OF WETLAND MARKERS.

14. PROJECT SITE LIES ALONG THE PUBLIC RIGHT OF WAY OF BOURNE AVENUE.

15. NO EVIDENCE WAS SEEN OF STREET CORROPTION OR MAINTENANCE.

16. REFERENCE DRAWINGS FOR EX. NO. 20 & 24 DO NOT DESCRIBE ELECTRICAL SERVICE LINES OR EASEMENTS BY METES AND BOUNDS. AN UNDERGROUND UTILITY CONTRACTOR WAS NOT HIRED AS A PART OF THIS SURVEY SCOPE. APPROXIMATE LOCATION IS SHOWN HEREON.

17. TRACT 1 HAS LEGAL ACCESS BY A CERTAIN 30' EASEMENT LEAVING HIGHWAY 21 - AUGUSTA ROAD. AT THE TIME OF THIS SURVEY THIS ACCESS IS NOT IN USE. DAILY ACCESS IS COMING FROM BOURNE AVENUE.

18. TRACT 2 HAS LEGAL ACCESS BY A CERTAIN 60' EASEMENT LEAVING HIGHWAY 21 - AUGUSTA ROAD. AT THE TIME OF THIS SURVEY THIS ACCESS IS NOT IN USE. DAILY ACCESS IS COMING FROM BOURNE AVENUE.

19. NO ENCROACHMENTS WERE FOUND AFFECTING THE SITE. THE SITE DOES HAVE POWER LINES ENTERING THE SITE AND SEVERAL FENCES RUNNING ALONG

20. BOUNDARY LINES SURVEYED WERE FOUND TO BE CONTIGUOUS BETWEEN SITE PROPERTIES AND ADJACENT TRACTS.

EXCEPTIONS FROM SCHEDULE B-PART II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 212012GA, DATED DECEMBER 6, 2021 AT 12:00 AM.

13. ALL MATTERS DISCLOSED ON PLAT OF SURVEY FILED AND RECORDED IN PLAT BOOK 4P, PAGE 77, CHATHAM COUNTY, GEORGIA RECORDS. (APPLICABLE - PLOTTABLE ITEMS SHOWN HEREON)

14. ALL MATTERS DISCLOSED ON PLAT OF SURVEY FILED AND RECORDED IN PLAT BOOK 18S, PAGE 94, AFORESAID RECORDS. (APPLICABLE - PLOTTABLE ITEMS SHOWN HEREON)

15. MINERAL RIGHTS RESERVED IN TRUSTEES DEED FROM MRS. ANNA M. HOPKINS, AND LIBERTY NATIONAL BANK & TRUST COMPANY OF SAVANNAH, AS EXECUTORS OF THE WILL AND TRUSTEES OF THE ESTATE OF W. LATHROP HOPKINS DATED MAY 12, 1944, RECORDED APRIL 29, 1949, IN DEED BOOK 48Y, PAGE 384, AFORESAID RECORDS.

16. RIGHT OF WAY EASEMENT BETWEEN SOUTHERN NITROGEN COMPANY, INC., AND SAVANNAH ELECTRIC AND POWER COMPANY, DATED SEPTEMBER 19, 1958, RECORDED OCTOBER 7, 1966, IN DEED BOOK BOX, PAGE 411, AFORESAID RECORDS. (APPLICABLE - PLOTTABLE ITEMS SHOWN HEREON)

17. EASEMENTS AND MINERAL RIGHTS RESERVED IN WARRANTY DEED FROM KAISER ALUMINUM & CHEMICAL CORPORATION TO BUILDERS TRANSPORT, INC., DATED OCTOBER 24, 1974, RECORDED JANUARY 7, 1975, IN DEED BOOK 104D, PAGE 473, AFORESAID RECORDS. (APPLICABLE - PLOTTABLE ITEMS SHOWN HEREON) (A PORTION OF LANDS SHOWN ON PB "Y", PG. 71 WAS LATER TRANSFERRED TO THE CURRENT CONFIGURATION OF THE SITE - PB 4"P", PG. 61 SHOWS THIS AREA AS PARCEL B)

18. COMPENSATORY MITIGATION RESTRICTIVE COVENANT BY ROBERT B. BAKER, DATED MARCH 3, 1998, RECORDED MARCH 6, 1998, IN DEED BOOK 191P, PAGE 588, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS BETWEEN U.S. CORPS OF ENGINEERS AND CHATHAM COUNTY, GEORGIA, DATED MARCH 25, 2004, RECORDED MARCH 26, 2004, IN DEED BOOK 267J, PAGE 434, AFORESAID RECORDS. (APPLICABLE - SHOWN HEREON)

19. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM ROBERT B. BAKER TO CHATHAM COUNTY, DATED FEBRUARY 6, 2004, RECORDED FEBRUARY 10, 2004, IN DEED BOOK 285K, PAGE 281, AFORESAID RECORDS. (APPLICABLE - SHOWN HEREON)

20. EASEMENT FROM ROBERT B. BAKER TO GEORGIA POWER COMPANY, DATED SEPTEMBER 14, 2006, RECORDED APRIL 5, 2007, IN DEED BOOK 323P, PAGE 585, AFORESAID RECORDS. (APPLICABLE - SEE NOTE 16 - APPROX. LOCATION SHOWN HEREON)

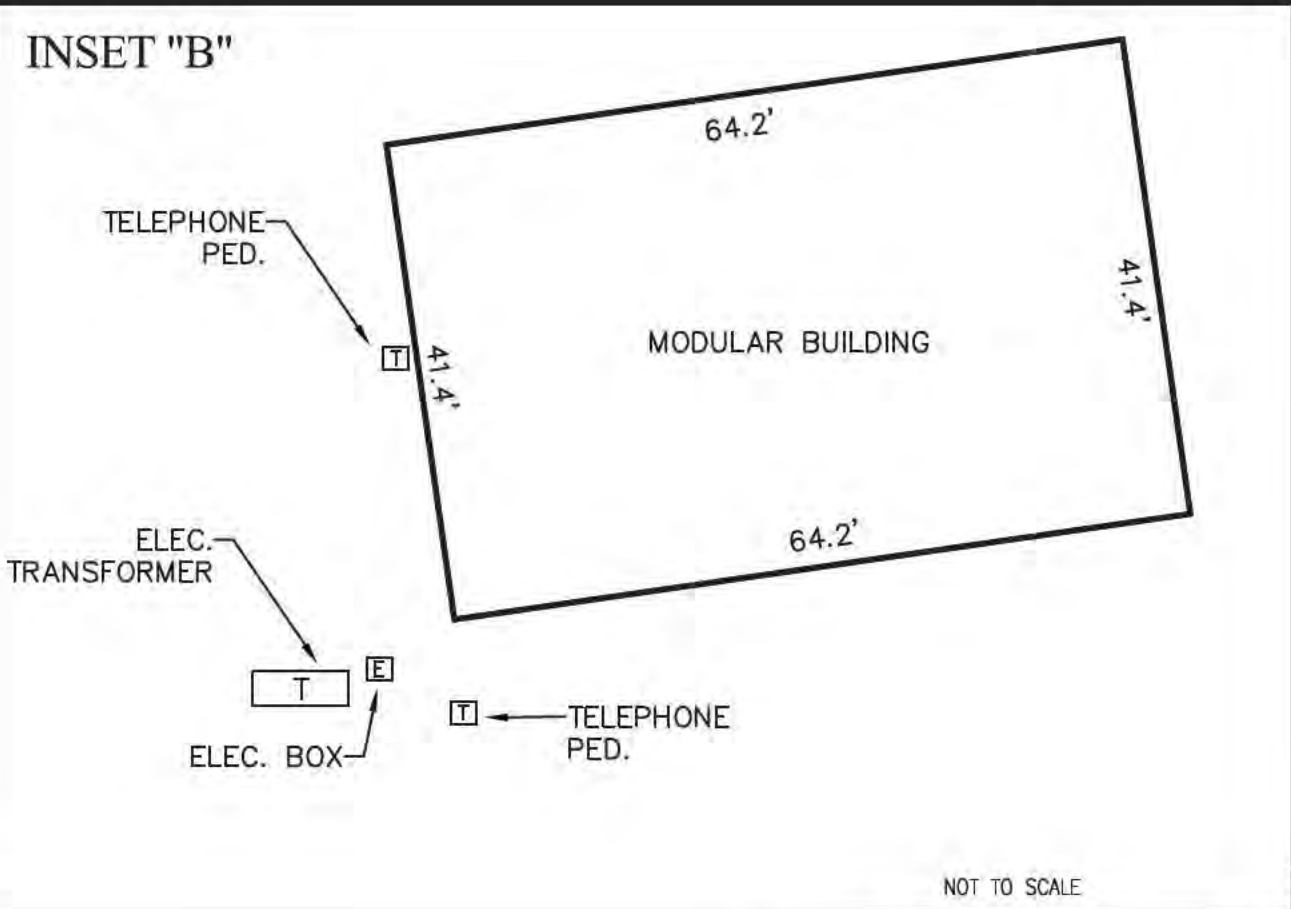
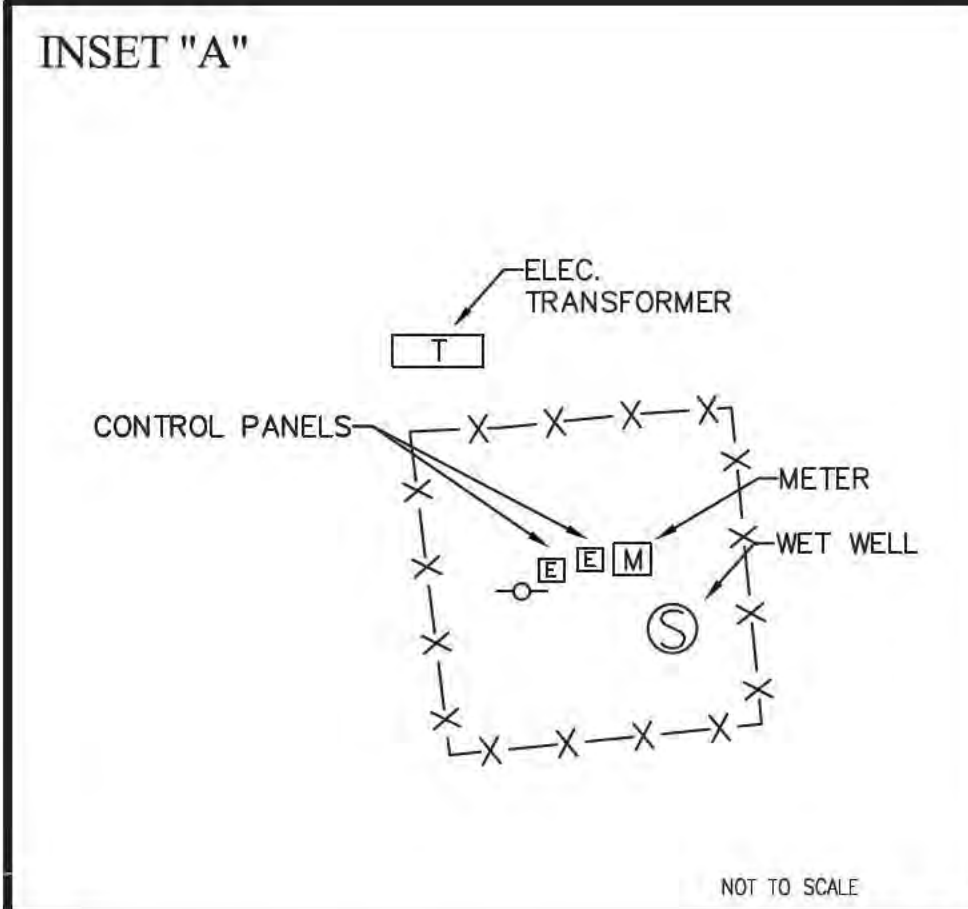
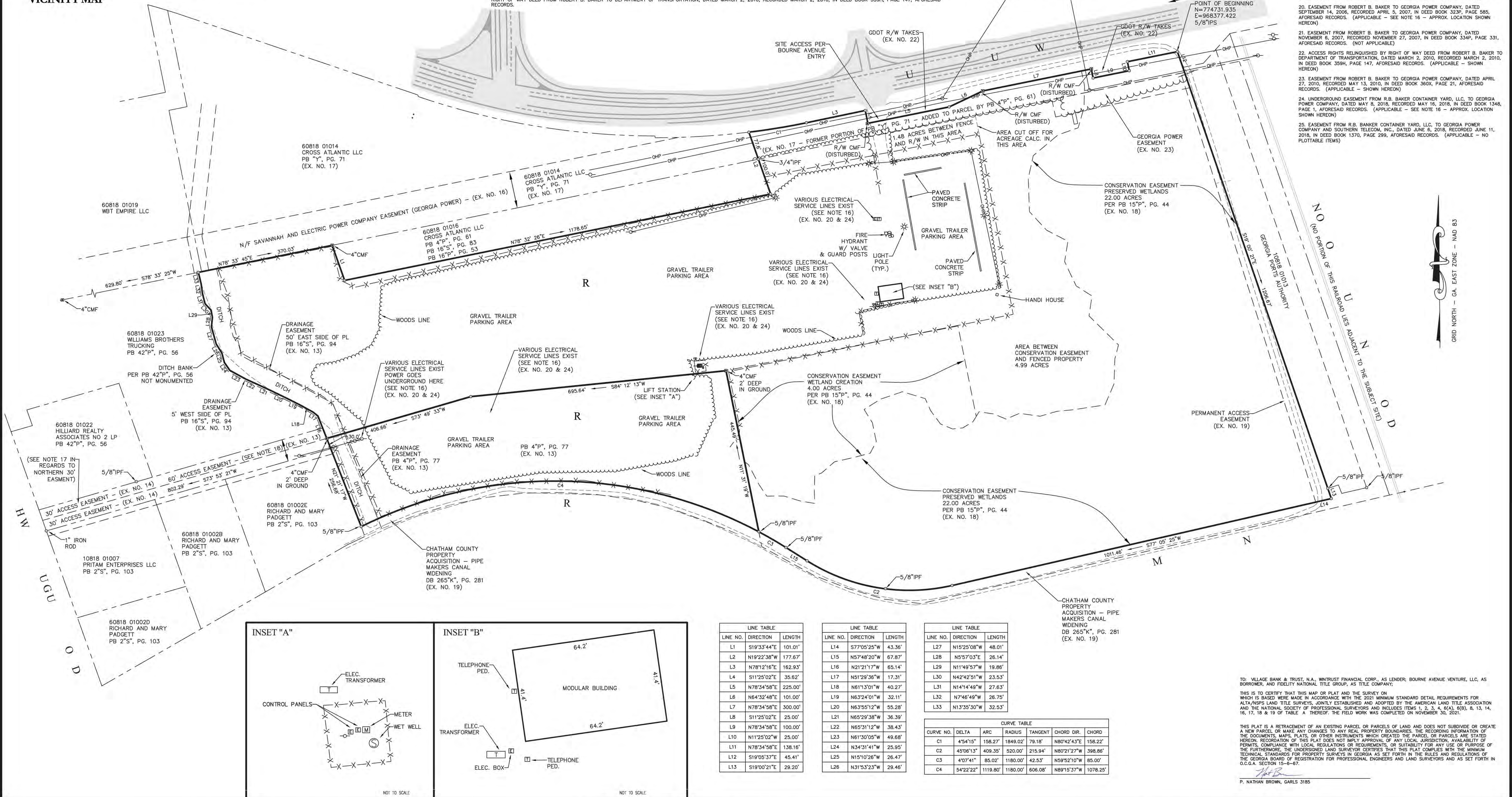
21. EASEMENT FROM ROBERT B. BAKER TO GEORGIA POWER COMPANY, DATED NOVEMBER 6, 2007, RECORDED NOVEMBER 27, 2007, IN DEED BOOK 334P, PAGE 331, AFORESAID RECORDS. (NOT APPLICABLE)

22. ACCESS RIGHTS RELINQUISHED BY RIGHT OF WAY DEED FROM ROBERT B. BAKER TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 2, 2010, RECORDED MARCH 2, 2010, IN DEED BOOK 359H, PAGE 147, AFORESAID RECORDS. (APPLICABLE - SHOWN HEREON)

23. EASEMENT FROM ROBERT B. BAKER TO GEORGIA POWER COMPANY, DATED APRIL 27, 2010, RECORDED MAY 13, 2010, IN DEED BOOK 360K, PAGE 21, AFORESAID RECORDS. (APPLICABLE - SHOWN HEREON)

24. UNDERGROUND EASEMENT FROM R.B. BAKER CONTAINER YARD, LLC, TO GEORGIA POWER COMPANY, DATED MAY 8, 2018, RECORDED MAY 16, 2018, IN DEED BOOK 134B, PAGE 1, AFORESAID RECORDS. (APPLICABLE - SEE NOTE 16 - APPROX. LOCATION SHOWN HEREON)

25. EASEMENT FROM R.B. BAKER CONTAINER YARD, LLC, TO GEORGIA POWER COMPANY AND SOUTHERN TELECOM, INC., DATED JUNE 6, 2018, RECORDED JUNE 11, 2018, IN DEED BOOK 137D, PAGE 299, AFORESAID RECORDS. (APPLICABLE - NO PLOTTABLE ITEMS)



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S19°33'44"E	101.01'
L2	N19°22'38"W	177.67'
L3	N78°12'16"E	162.93'
L4	S11°25'02"E	35.62'
L5	N78°34'58"E	225.00'
L6	N64°32'48"E	101.00'
L7	N78°34'58"E	300.00'
L8	S11°25'02"E	25.00'
L9	N78°34'58"E	100.00'
L10	N11°25'02"W	25.00'
L11	N78°34'58"E	138.16'
L12	S19°05'37"E	45.41'
L13	S19°00'21"E	29.20'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S77°05'25"W	43.36'
L15	N57°48'20"W	67.87'
L16	N21°21'17"W	65.14'
L17	N51°29'36"W	17.31'
L18	N61°13'01"W	40.27'
L19	N63°24'01"W	32.11'
L20	N63°55'12"W	55.28'
L21	N65°29'38"W	36.39'
L22	N65°31'12"W	38.43'
L23	N61°30'05"W	49.68'
L24	N34°31'41"W	25.95'
L25	N15°10'26"W	26.47'
L26	N31°53'23"W	29.46'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L27	N15°25'08"W	48.01'
L28	N5°57'03"E	26.14'
L29	N11°49'57"W	19.86'
L30	N42°42'51"W	23.53'
L31	N14°14'49"W	27.63'
L32	N7°46'49"W	26.75'
L33	N1°35'30"W	32.53'

CURVE TABLE					
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.
C1	4°54'15"	158.27'	1844.02'	79.18'	N80°42'43"E
C2	45°06'13"	409.35'	520.00'	215.94'	N80°21'27"W
C3	4°07'41"	85.02'	1180.00'	42.53'	N59°52'10"W
C4	54°22'22"	1119.80'	1180.00'	606.08'	N89°15'37"W

TO: VILLAGE BANK & TRUST, N.A., WINTHROP FINANCIAL CORP., AS LENDER; BOURNE AVENUE VENTURE, LLC, AS BORROWER, AND FIDELITY NATIONAL TITLE GROUP, AS TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 8, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2021.

THIS PLAT IS A RETRAITEMENT 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. RECORDEMENT 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 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.G.C.A. SECTION 15-6-67.

P. NATHAN BROWN, GARLS 3185