

Participant ID: 3238632815

BK: 29 Pg: 970-970
Filed and Recorded
10-31-2024 11:53 AM
DOC# P2024-000219

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE SUPERIOR COURT AND IS VALID AND CORRECT AS SHOWN ON THE PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE SIGNATURES SHOWN ON THIS PLAT THAT THE PROPERTY IS OWNED BY THE PERSONS WHOSE NAMES ARE SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE SIGNATURES SHOWN ON THIS PLAT THAT THE PROPERTY IS OWNED BY THE PERSONS WHOSE NAMES ARE SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE SIGNATURES SHOWN ON THIS PLAT THAT THE PROPERTY IS OWNED BY THE PERSONS WHOSE NAMES ARE SHOWN ON THIS PLAT.

DATE: 10/31/24
DATE: 10/29/24



NOTES:

- FIELD E.C. - 1" IN 346,252'
- FIELD E.C. - 1" IN 136,802'
- ADJUSTMENT METHOD - LEAST SQUARES
- EQUIPMENT USED - 100' STEEL TAPE
- A PORTION OF THIS E.D.M. WAS COMPUTED USING GPS EQUIPMENT.
- THE GPS RECEIVERS USED WERE CARLSON BRAGG RECEIVERS.
- USING 1.1, 1.2, & 1.3 FREQUENCIES WITH 5 CONSTELLATIONS.
- ALL POINTS COLLECTED HAD A POSITIONAL TOLERANCE LEVEL OF 0.05 OR LESS WITH A 95% CONFIDENCE LEVEL.
- NO N.C.S. NON-INTERFERING # - LST0000944
- CURRENT OWNER IS COPPERHILL FARM LLC.
- COORDINATES SHOWN ARE STATE PLANE COORDINATES.
- NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS.
- NEED PARCELS ADJACENT AND 022000011
- TRACT "E" CANNOT BE SOLD AS A SEPARATE PARCEL. THIS ACRES MUST BE ADDED TO CURRENT 10.21 ACRES & "A" & "B" DAVID HURST & PATRICIA H. HURST.

FLOOD STATEMENT

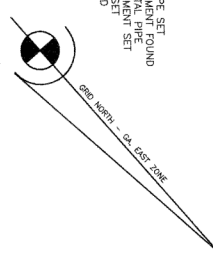
THIS LOT IS NOT IN A FLOOD HAZARD ZONE AS PER THE FLOOD HAZARD INSURANCE PROGRAM FIRM #1310X0235E. MAP EFFECTIVE ON MARCH 16, 2015.

WETLAND STATEMENT

A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE REQUIRED TO OBTAIN A WETLAND PERMIT FROM THE CORPS OF ENGINEERS WITHOUT PROPER AUTHORIZATION.

LEGEND

- CGPS - CAPRED IRON PIPE SET
- CMF - CONCRETE MONUMENT FOUND
- CON - CONCRETE MONUMENT FOUND
- CRS - CAPRED REBAR SET
- IPF - IRON PIPE FOUND
- NS - NAG NAIL SET
- RRB - REBAR FOUND
- RBS - REBAR SET

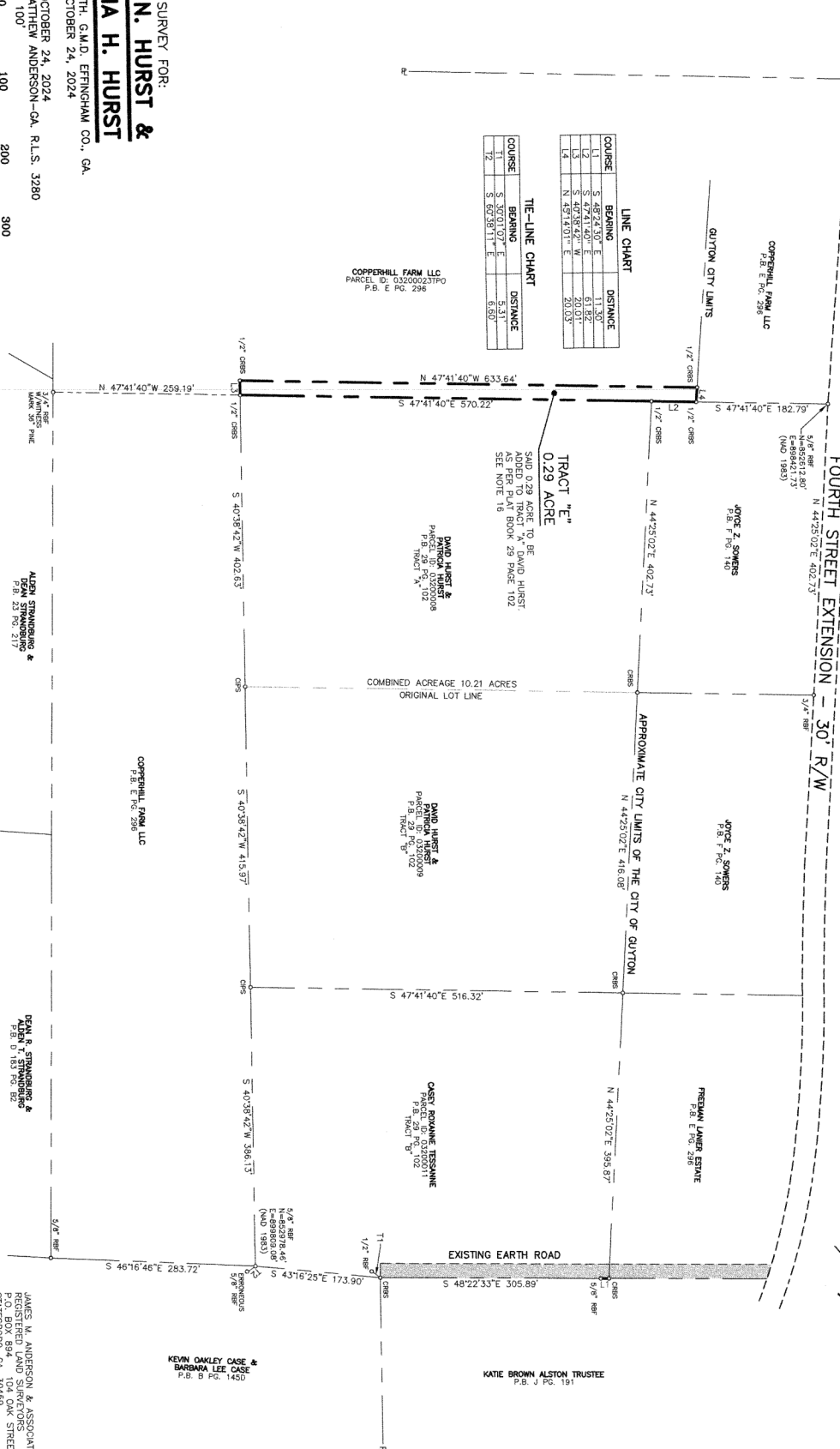


LINE CHART

COURSE	BEARING	DISTANCE
1	S 48°24'30" E	11.80'
2	S 47°38'42" W	20.03'
3	S 47°38'42" W	20.03'
4	N 45°14'07" E	20.03'

TE-LINE CHART

COURSE	BEARING	DISTANCE
T1	S 30°01'07" E	5.31'
T2	S 60°28'11" E	6.80'



PROPERTY SURVEY FOR:
**DAVID N. HURST &
PATRICIA H. HURST**

LOCATION: 10TH, G.M.D. EFFINGHAM CO., GA.
SURVEYED: OCTOBER 24, 2024

PLAT DATE: OCTOBER 24, 2024
BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280
SCALE: 1" = 100'

GRAPHIC SCALE - FEET

JAN1014.CRD & JAN1014-TRACT-E.DWG

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 884 104 OAK STREET
EFFINGHAM COUNTY, GA 31039
PHONE: (912) 764-2002