

Participant ID: 3238632815

BK: 29 PG: 969-969
Filed and Recorded
10-31-2024 11:10 AM
DOC# P2024-000218

Jason E. Bragg

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

SURVEYOR'S CERTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE GOVERNING AUTHORITY AS EVIDENCED BY THE SIGNATURES SHOWN ON THIS PLAT
O.C.G.A. Section 15-6-67 (c)(3)(A)(i)
As required by subsection (b) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed 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 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.

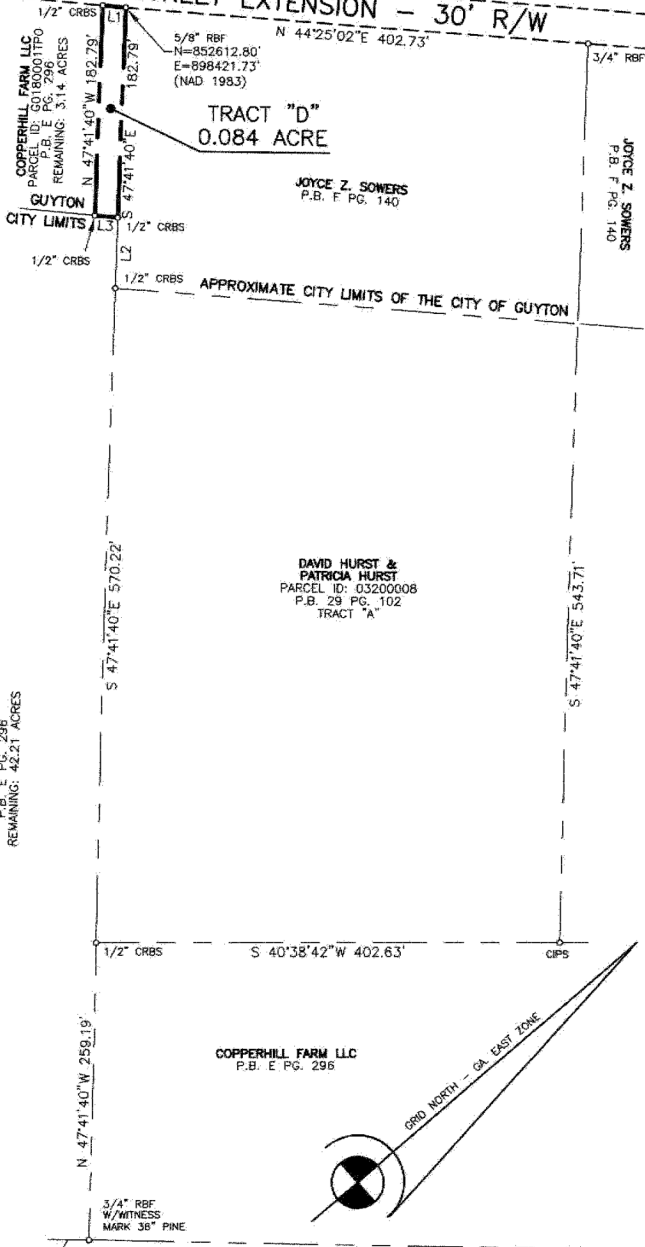
Chelsea Farnard 10/31/24
EFFINGHAM COUNTY ZONING ADMINISTRATION DATE:
Matt Anderson 10/30/24
CITY OF GUYTON MAYOR DATE:
Matt Anderson 10/24/24
LAND SURVEYOR DATE:



NOTES:

1. PLAT E.O.C. - 1' IN INFINITE'
2. FIELD E.O.C. - 1' IN 136,802'
3. ANGULAR ERROR - 03.8" PER POINT
4. ADJUSTMENT METHOD - LEAST SQUARES
5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.D.M.
6. A PORTION OF THIS SURVEY WAS COMPLETED USING GPS EQUIPMENT.
7. THE GPS RECEIVERS USED WERE CARLSON BRx6+ RECEIVERS USING L1, L2, & L5 FREQUENCIES WITH 5 CONSTELLATIONS.
8. THE SURVEY WAS DONE USING GPS BASE AND ROVER REAL TIME KINEMATIC.
9. ALL POINTS COLLECTED HAD A POSITIONAL TOLERANCE LEVEL OF 0.05 OR LESS WITH A 95% CONFIDENCE LEVEL.
10. NO N.G.S. MON. FND. WITHIN 500' OF THIS SURVEY.
11. CERTIFICATE OF AUTHORIZATION # - LSF000094
12. CURRENT OWNER IS COPPERHILL FARM LLC.
13. SUBJECT PROPERTY PLAT REFERENCES: P.B. "E" PG. 296 & P.B. "F" PG. 140
14. COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS.

FOURTH STREET EXTENSION - 30' R/W



FLOOD STATEMENT

THIS LOT IS NOT LOCATED IN A FLOOD HAZARD ZONE. AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM #13103C0235E, 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 SUBJECT TO PENALTY BY THE LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LEGEND

- CIPS - CAPPED IRON PIPE SET
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CMS - CONCRETE MONUMENT SET
- CRBS - CAPPED REBAR SET
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- NS - MAG NAIL SET
- RBF - REBAR FOUND
- RBS - REBAR SET

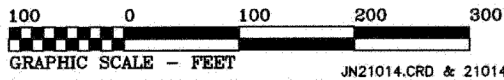
LINE CHART

COURSE	BEARING	DISTANCE
L1	N 45°14'01" E	20.03'
L2	S 47°41'40" E	61.82'
L3	S 45°14'01" W	20.03'

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

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

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



ALDEN STRANDBURG & DEAN STRANDBURG P.B. 23 PG. 217
JAMES M. ANDERSON & ASSOCIATES, INC. REGISTERED LAND SURVEYORS P.O. BOX 894 104 OAK STREET STATESBORO, GA. 30459 PHONE: (912) 764-2002